

Minutes from meeting of MET's Land Committee
Wednesday May 20, 2026
1:00 pm

Attendees: T. Kovacs, J Turgeon, K. Bull, J. Markline, A. Jones, C. McCann, D. Skalos, M. Ludington, M. Benjamin, M. D'Arcy, C. Highfield, C. Wells, E. Moshier

Agenda Item 1) Review and approve minutes from previous Lands Committee meeting
M. Benjamin asked for a motion to approve minutes from previous meeting. A. Jones motioned to approve the minutes. M. D'Arcy seconded. No discussion. All in favor, motion passed.

M. Benjamin altered the agenda to add the matter of needing to elect a new Chair for the Lands Committee because she would be vacating that position in order to serve as the MET Board of Trustees (BOT) Chair beginning June 1. A request was made for nominees, either themselves or someone else that could serve as Lands Committee Chair. The matter will be presented for a full vote at the BOT meeting on June 1, 2026. J. Turgeon asked M. D'Arcy if she was interested in the position and she stated that she would consider it.

C. Wells was thanked for serving on the Board as he will be ending his term as a member.

Conservation Easement Projects – Agenda Item 2(b)

i. Donation to MET by Ty Clark and Jessica Cash-Clark – 167.8 acres in Garrett County

Discussion: Clarification was made that the existing house would be retained as the sole building on the property, no other rights will be reserved. The owners have changed their mind since the previous Lands Committee discussion regarding the prohibition on commercial timber harvest. They do not intend to deed-restrict commercial harvesting and will not alter the model easement language for requiring a Forest Stewardship Plan (FSP). They already have an FSP on the property. The owners will include a restriction to prohibit cattle grazing in the wooded areas, which is an issue in Western U.S. where cattle are routinely allowed to graze in the forests, but does not seem to be an issue on the east coast. It is still a good prohibition to have because cattle could cause a lot of damage to the forest.

C. Highfield motioned to add the item to the BOT consent agenda. C. Wells second. All in favor, none opposed, motion passed to add Clark easement to consent agenda.

ii. Donation to MET and Catoctin Land Trust by Mountain Forest, LLC – 66.11 acres in Frederick County.

The owner has two parcels, which are adjacent to each other, but owned by two separate entities. The owners would like to make two separate CEs. One parcel is completely forested and there are no buildings of any kind. The landowners do not wish to retain any building rights. The property boundary also crosses over two county lines so it will be recorded in both Frederick and Washington counties. The owners use the property for hunting and enjoyment and may donate it to the Audubon Society in the future. Some members expressed concerns over the property not

retaining any building rights. J. Markline also expressed concern with stewardship and enforcement of properties that do not have a resident on site. An argument was made that prohibiting any buildings would be the best option for the property since it is completely forested and is good FIDS habitat. The committee discussed returning to the owner to request retention of at least one residential right, but if the owner does not want to retain the right, MET should still accept the easement. A point was made that undoing an LLC to join with another LLC is time consuming and costly and it is unlikely that an owner would merge the two properties. M. Ludington clarified that any potential dwelling units could be required to be located close to the road so as not to impact the interior FIDS habitat.

A. Jones motioned to place on the BOT consent agenda with one or no residential rights. M. Benjamin seconded. All in favor, none opposed, motion passed to add Mountain Forest, LLC easement to consent agenda.

iii. Donation to MET and Catoctin Land Trust by Augusta Roswitha and Donald Dittberner – 64.65 acres in Frederick County.

The property has two dwelling units, both of which will be retained.

M. Benjamin motioned to place the item on the BOT consent agenda. A. Jones seconded. All in favor, none, motion passed to add Roswitha – Dittenberner easement to consent agenda.

iv. Donation to MET and Eastern Shore Land Conservancy by Tulip Forest Farming Corp. – 203 acres in Kent County

Two historical sites, one dwelling unit. C. Wells commented that he recently saw the monument and the property and it's a beautiful. C. Wells motioned. M. D'Arcy seconded. All in favor, none opposed, motion passed to add Tulip Forest Farming easement to consent agenda.

Stewardship Items – Agenda Item 3(b)

i. 0274FRO94.WASH - The matter was summarized by J. Markline then Ms. Moshier was invited by M. Benjamin to make a statement regarding the matter. Ms. Moshier began by stating that she has lived on the property her entire life and has almost lost the property four times when she was months behind on payments after her father passed away. She survived lymphoma, 2 husbands, and has survived going back and forth arguing with both MET and the county about her property and stated that she would survive MET. She used the video call to demonstrate the impervious nature of the gravel in question by dumping a bucket of water over it to show the committee members how it infiltrated the ground. She also showed the trees that were referred to as being impacted by the impervious surface and stated that the only reason they are present is because of the rock outcropping so they cannot mow the area and that is why they placed gravel there.

She also expressed frustration with MET and feels as though she has been harassed by J. Markline subtly and directly and feels that her son was also interrogated and harassed. She

requested that J. Markline no longer come to the property or have communication with her or her son.

She stated that she had to sell her cows in 2021 after her divorce has hired 3 employees to help run the property and she uses the flowers grown on the property for all of the events that she hosts and argued that the property is an agricultural business and that the impervious material is only two inches of gravel over landscape fabric. She would like to put up a greenhouse and a lean to against the carriage house.

She then welcomed any questions from the committee.

M. D'Arcy thanked Ms. Moshier for giving a virtual tour. Discussion confirmed that there is no impervious surface limitation in the easement. After being asked for the purpose of the gravel Ms. Moshier stated that people were stepping over roots and grass was not growing so a retaining wall was built and gravel was put down as a way to separate two areas and to put up a seating area, so people wouldn't be stuck under the barn. She also explained that the property is too small to support corn or soybeans and that she has to have a unique niche to be able to economically sustain the property, claiming that the limitations do not allow her to support herself and her business. She gave an example that the electric is just 500 dollars a month.

M. D'Arcy thanked her and her family for preserving her property. Ms. Moshier reemphasized that J. Markline is not welcome to the property and expressed frustration at being made to wait through the committee meeting to be heard. She stated that she would submit the design for the greenhouse and that she will put a lean to shelter on the side of the floral studio to make the property efficient.

M. D'Arcy motioned to go into closed session to receive legal guidance on the matter. C. Highfield seconded. All in favor, no discussion motion passed.

Motion to reopen opens session by M. Benjamin, seconded by C. Wells. All in favor, none opposed, open session begins at 14:44.

M. Benjamin motioned to recommend that MET Director J. Turgeon communicate in writing to Ms. Moshier to recommit to the existing agreement and ask for more information in regard to the carriage house addition. A. Jones seconded. All in favor, none opposed, motion passed to have MET Director communicate with Ms. Moshier in writing.

ii. 0438MIL98.FRED - Request for commercial ecosystem service for Conservation Easement. Discussion was held about the Creek ReLeaf program and its requirements. C. Highfield motioned to approve. C. Wells seconded. All in favor, none opposed, motion passed to allow landowners to pursue Creek ReLeaf program.

iii. 0819WIL04.FRED - Request for Bed and Breakfast and to Host Commercial Activity. J. Markline stated that the CE reserved the right for commercial activity to take place within the existing structures and approval was necessary for activity that would take place outside around the improved areas. K. Bull clarified that the current owners approached MET

prior to buying the property to ask about using the Manor Home for commercial activity. A. Jones motioned to approve the request in concept pending review by the OAG. M. D'Arcy seconded. All in favor, none opposed, motion passed to allow landowners to pursue commercial use of Manor Home as stated in the original easement.

Meeting adjourned at 15:12