

AGRICULTURAL PRESERVATION WORK GROUP MEETING MINUTES

October 31, 2007

1. **Attendance:** Thomas Dernoga, Marilyn Bland, Boyd Campbell, Daniel Filippelli, Fred Tutman, Laura Moore, Debra Naylor, Stephanie DeVille-Eugene, Richard Krueger, Charles Renninger, Torben Agesen

2. **Meeting Agenda:**

- I. **Approval of Minutes (October 3rd and October 17th)**

Minutes of October 3rd and October 17th were approved.

- II. **Discussion –**

- Outline for Final Report to the County Council

Chair Dernoga distributed an outline for the final report and requested comments and suggestions. The outline includes the following sections: I. Basic Agricultural Issues, II. Land Preservation, III. Taxation, IV. Economic Development, V. Future Issues.

Charles Renninger inquired if the report will contain an executive summary indicating that the Word program can generate a summary based on the report. Mr. Renninger also suggested the possibility of minority reports.

Based on the discussion of the outline, additions were made as follows:

- I. Basic Agricultural Issues – two subsections were added for “Discussion of Agricultural Activities in Other Tiers” and “Youth Education”

- II. Land Preservation – a subsection was added for “Maryland-National Capital Park and Planning Commission Agricultural Activities”
 - III. Taxation – a subsection was added for “Fiscal Impact of Tax Breaks”
 - IV. Economic Development – three subsections were added for “Promote existing Farmers’ Markets and create additional ones”, “Coordinate with Maryland & Federal Agencies to Provide Financing Options” and “Explore partnership opportunities with Beltsville Agricultural Research Center (BARC)”
 - V. Future Issues – Clarified that two existing boards, Agricultural Resources Advisory Board and Agricultural Land Preservation Advisory Board should be reconstituted and restructured and added two subsections for “Provide for Discussion of Agriculture in Master Plans” and “Expand coordination with the University of Maryland”
 - VI. Minority Reports – this was added as a new section to the outline
- CB-44-2007 Transfer of Development Rights (TDRs) Legislation

Chair Dernoga discussed a TDR Value spreadsheet which he prepared. He also prepared a chart summarizing comments received on CB-44-2007 including an indication as to who made the comments.

The Chair discussed the TDR equation in terms of balancing the sending and receiving areas and the consequence to the equation if comments target one point. He encouraged that comments include a suggestion as to how to change the legislation while maintaining balance in the equation.

Torben Agesen suggested the importance of hearing from adjacent Counties about their TDR program and commented that Charles County has a voluntary program that seems to work. Chair Dernoga responded that in preparation of the original TDR legislation (CB-5-2006), the Park and Planning staff contracted with a consultant with national experience to assist in drafting the legislation and also consulted with Montgomery County Planning staff concerning their successful program.

Charles Renninger inquired as to how many rezoning applications are being filed per year because if that number is low, there is no demand created by increasing density.

Boyd Campbell expressed concern regarding housing affordability as a result of a TDR program. Mr. Campbell also noted that the Work Group is at a disadvantage because they did not hear previous Council discussions which transpired during the review of CB-5-2006, that Prince George's County is not like other jurisdictions for purposes of comparing their programs, and comments from the building industry are practical and should be considered.

Debra Naylor commented that at some point in time, the livelihood of all of the members have been challenged as a result of something similar to how the TDR program is being perceived to affect the development community and housing market.

4. **Next Meeting:** November 14, 2007 at 3:00 p.m.
5. **Adjourn:** The meeting was adjourned at 4:40 p.m.