



Robert L. Ehrlich, Jr.

Baltimore

Profile

As the 60th governor of the state of Maryland and a United States Congressman established a reputation as a champion of education, a promoter of economic the environment. In February, 2007, Governor Ehrlich joined Womble Carlyle as a founder of the firm's Baltimore office.

The Baltimore native took office in 2003 on a platform of increasing education state budget and protecting the Chesapeake Bay. He became Maryland's first Republican governor in n

During his tenure, Maryland moved from a \$1.8 billion budget deficit to a budget surplus, and Governor balanced budgets each of his four years in office. Schools were funded at the highest allocations in state low-income and high cost Colleges and Universities Chesapeake Bay Restor

But Governor Ehrlich has 1995-2003, he represent Deputy Whip. He served Services Committees du

From 1987-1995, Govern also was a member of th Council during that time

Governor Ehrlich began to



Henry Fawell

Baltimore

Profile

Communications Consultant

Education

B.A., History, Gettysburg College, 1999; News Editor, *The Gettysburgian*, 1998 and 1999.

Prior Business Experience

Press Secretary, 2006-2007; Deputy Press Secretary, 2003-2006, Office of Governor Robert L. Ehrlich, Jr., State of Maryland, Annapolis, MD; Press Secretary & Legislative Assistant, 2001-2003; Legislative Assistant, 2000-2001, Office of Congressman Robert L. Ehrlich, Jr., Baltimore, MD.

Area[s] of Expertise

Government Affairs

Industry Team[s]

Crisis Communications >



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Subject: another queen anne's county land deal

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[REDACTED] please remove my name if you forward this information This is lengthy, but a very odd land deal with environmental implications. We wanted [REDACTED] to know.

At tomorrow's Board of Public Works meeting, the Board will be asked by DNR to approve the purchase of 74 acres in Queen Anne's County for \$7.2 million (the higher of the two appraisals) from a company called Atchafayala Holdings, LLP. Atchafayala bought the property in November 2002 for \$1.75 million and will stash away a tidy 310% profit.

It gets even more interesting.

Atchafayala bought the property from a company called CJ Langenfelder and Son Inc, which has held a sole-source contract with the State since the early 1990s for oyster shell dredging and recycling. Langenfelder has received at least \$26 million in no-bid contracts from the State. After Langenfelder sold the property to Atchafayala, it continued to run its dredging, aggregates storage, and marine repair business on the site. There is a close-but-undefined relationship between the two companies; the BPW agenda lists Atchafayala as 'an affiliate' of Langenfelder. Some speculate that Atchafayala is wholly-owned by Langenfelder.

The BPW will also be asked tomorrow to then immediately lease 12 acres of the property back to Langenfelder so it can, you guessed it, continue to operate its marine business on the property.

So:

1. Langenfelder sells the property to a sibling company (Atchafayala) for \$1.75 million
2. Atchafayala then sells the property to the State for \$7.2 million
3. The State turns around and leases it back to Langenfelder for \$215,000 per year.

A sweet deal, to be sure, if you're Mr. Langenfelder or his son.

There are some significant but private misgivings about this deal, though people are pretty tight lipped after what happened to Nelson Riechart last week:

First, \$7.2 million is excessive. It equates to more than \$97,000 per acre. It also reflects the higher of the two State appraisals (\$7.2 and \$6.8 million).

Second, most of the property has been used as industrial and storage space by Langenfelder. There has been no environmental assessment to determine what toxics may be on site or to identify other environmental remediation needs. There is no doubt among people involved that the property is littered with waste oil, fuel, and other toxics.

Third, the property not only is not under any development pressure whatsoever, it will continue to be used as an industrial site by Langenfelder. Many people are troubled by the prospect of spending \$7.2 million in Open Space money on land that has no value as open space.

Atchafayala Holdings LLP was created in July 2002 by a Havre de Grace attorney named Robert J. Carson.