

MARYLAND DEPARTMENT OF THE ENVIRONMENT

Land and Materials Administration

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LEAD POISONING PREVENTION COMMISSION March 5, 2026 • 9:30 a.m. – 11:30 a.m. • Hybrid Meeting Meeting Minutes

Members Present:

Adam Skolnik	Fred Banks	Nicole Hart
Alexandra Nestadt	Manjula Paul	Ruth Ann Norton
Barbara Moore	Michael Ichniowski	Susan Kleinhammer
Christina Peusch	Naadiya Hutchinson	
Cliff Mitchell	Nicola Tran	

Members Absent:

Mary Washington
Jacob Benzaquen

Guests Present:

A.C. Alrey-City of Cambridge	Eunice Johnson-GEO	Paula Montgomery-MDE
Adewole Adegborioye-MDE	George (Wes) Stewart-GHHI	Rashad Taylor-MDE
Alice Volpitta-Blue Water	Jeanne Pope-OAG	Riley Roshong-GHHI
Anastasia Solano-MDE	Jennifer Martin-BCHD	Robert Allen-Public
Anthony Zeller-MDE	Jennifer Thompkins-The Verlyn Group	Samantha Keane-MDE
Ashley Ray-MDE	Jonathan Riddix-BC-DHCD	Shadia Musa-GHHI
Attilah Edges-BCHD	Katherine Rush-MDE	Shamola Dye-MDE
Bay Hanson-GHHI	Katherine Taylor-BC-DHCD	Sheneka Frasier-MDE
Brionna Adams-BCHD	Kevin Stanley-MDE	Stephanie Cobb-Williams-MDE
Carlie Furtaw-GHHI	Kira Jaskolski-MDE	Steven Homola-BCDHCD
Celisia Rouson-Smith-GHHI	Lenora Thompson-GEO	Thelonious Williams-MDH
Chris White-ARC	Marjorie D'Ambrosio-MDE	Tim Rule-MDE
Danielle Alexander-Public	Nancy Servatius-MDH	Wendy Phillips-MDE
David Griffin-MDE	Neil Roseman-Public	William Doyle-HCH
Denifah Bun-Tejan-MDE	Nekia Randall-BC-DHCD	
Dontrell Jones-MDE	Patrick Connor-CECS	

Documents Distributed:

- Agenda 03/02/26
- Minutes 02/25/26
- Legislation 2026
- Maryland Lead Commission PP Presentation-EPA Lead and Copper Rule Improvements
- Article Bridge Shedding
- Article from Baltimore Banner

Approval of Minutes:

A motion was made by Frederick Banks, Program Manager for Maryland Department of the Environment's (MDE) Lead Poisoning Prevention Program (LPPP) and Commissioner, seconded by Adam Skolnik, Executive Director for the Maryland Multi-Housing Association, Inc. (MMHA) and Commissioner to amend the February 2026 minutes. All present Commissioners were in favor of the amendments; the amended minutes were approved.

Amendments:

- Change name from "Riley Rashon" to "Riley Roshong"
- **Delegate Rosenberg's Bills for Lead Poisoning Reduction:** Ms. ~~Rashon~~Roshong discussed two pending bills requested by Delegate Rosenberg. One bill would modify the requirements for a landlord to comply MDE to issue with a notice of EBL level defect for lead by removing the requirement for an independent inspection, returning to the pre-2019 standard while keeping the Elevated Blood Lead (EBL) level risk level at 3.5 micrograms per deciliter, aiming to prevent delays in care for high lead level cases. The second bill seeks to include single-tenant occupancies under the lead poisoning reduction subtitle to cover tenants who rent rooms but share access to amenities like bathrooms and kitchens, addressing current gaps in coverage while including language to ease MDE regulation by focusing on areas with shared access. Sam McGranahan, Delegate Rosenberg's chief of staff, confirmed that the bills were submitted to DLS, and are awaiting return.
- **Concerns with Expedited Wrongful Detainer Proceedings:** Ms. ~~Rashon~~Roshong also flagged House Bill 59, relating to expedited wrongful detainer proceedings for properties listed for sale or lease. She noted concern that landlords have filed such cases against lawful tenants attempting to force them to address lead issues, potentially manipulating the law to circumvent the lead statute requirements. Sam McGranahan, Delegate Rosenberg's chief of staff, confirmed that the bills were submitted to DLS, and are awaiting return.
- **Lead and Copper Rule Update and Environmental Grants** Ms. ~~Rashon~~Roshong reported that she plans to submit an amicus brief would be submitted by mid-March focusing on the disproportionate

Old & New Business:

- **Establishment of Commission Committees:** Ruth Ann Norton, President of the Green & Healthy Homes Initiative (GHHI) and Commission Chair introduced a new commission structure with six standing committees, and commission members were asked to sign up for them to begin meetings. The following link was shared with the Commission:
<https://docs.google.com/spreadsheets/d/1page0uLdKIfuN-qT6JtGkzubWdMPYjjB4NP-OpaoA0s/edit?usp=sharing>

The new structure showing the committees and subcommittees are listed below. After the Commissioners sign up, GHHI will work to start scheduling the various meetings.

- Housing Policy
 - a. AdHOC Subcommittee: Recommendations on Rural Community Strategies for MDH and State
 - Health Policy
 - a. AdHOC Subcommittee: Committee to Research-Discuss Implementation of a Lead Insurance/Bond Fund
 - Community Engagement (including Resource Mapping and Public Outreach)
 - Training and Accreditation (including contractor/workforce development)
 - Resource Development (including a lead and healthy homes fund)
 - Legislative (including research/discuss SB203/HB252 implementation).
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- **Legislation**
 - **Discussion on Baltimore City Legislation:** Chair Norton reported on a hearing for Odette Ramos' proposal for "Safer Homes Now" in Baltimore City, noting the strong turnout of supporters. A key issue being considered by the City Council is the licensing of rental property owners who are not in compliance with or registered under the Maryland lead risk reduction in housing law.
 - **Review of State Legislation Updates:** Adam Skolnik, Executive Director for the Maryland Multi-Housing Association, Inc. (MMHA) and Commissioner provided legislative updates for the below listed bills.
 - HB196/SB570 Public Health - Baby Food Testing and Labeling - Requirements
 - HB252/SB203 Environment – Lead Paint Abatement Services – Performance Bond and Liability Insurance (Maryland Department of the Environment's bill)
 - HB1067/SB181 Hunting - Lead and Lead-Based Ammunition - Phase-Out
 - Chair Banks noted that in relation to bill HB1067/SB181 concerning lead and ammunition, there is a lack of data on lead poisoning in children caused by ammunition. Riley Roshong, Family Advocate Attorney for GHHI cited a 2009 study showing lead fragments in donated wild game meat in food pantry programs as evidence of this risk.
 - HB1549/SB872-Reduction of Lead Risk in Housing - Rental Dwelling Unit - Definition
 - HB59 Real Property - Expedited Wrongful Detainer Proceedings - Property for Sale or Lease
 - SB635 Residential Real Property - Notice of Landlord Entry - Tenant Consent
 - HB1547/SB873 Environment - Reduction of Lead Risk in Housing - Modified Risk Reduction Standard

- **Modified Risk Reduction Requirements: Concerns, Cost, Responsibility, and Impacts:** Commissioner Skolnik raised a concern that the bill, as drafted, would automatically trigger a modified risk reduction, incurring costs for the landlord even if the child's elevated blood lead level was later found to be caused by a source other than the property. Susan Kleinhammer, President of Leadtec Services, Inc. (LSI) and Commissioner agreed, stating the cost of modified risk reduction is up to \$10,000 to \$15,000, and it is crucial to confirm the exposure source before placing the responsibility solely on the landlord. Chair Norton stressed that the proposed action would compel owners to conduct the normal modified risk reduction, which focuses on timely inspection and repair of chipping, peeling, flaking paint, to protect children. Chair Norton also stated that the lack of timeliness can lead to irreversible damage, citing a case where a child's blood lead level dramatically increased while awaiting inspection. Commissioner Skolnik stated that if there is no visible chipping paint, the modified risk reduction should not automatically kick in, and it is MDE's job to conduct inspections when there is an elevated blood lead level. He also stated that he is against placing more onus on rental property owners when a significant percentage of exposed children reside in owner-occupied housing. Dr. Michael Ichniowski, Pediatric Environmental Health advocate for the Maryland Chapter, American Academy of Pediatrics (MDAAP) and Commissioner emphasized that a high lead level results in irreversible damage to a child, and there is no safe level of lead for a child's developing brain. Commissioner Dr. Ichniowski also stated that lead paint is the leading cause of exposure, and it is incumbent to protect children from lead dust exposure, which may not be visibly flaking or peeling. Commissioner Kleinhammer brought up the role of tenancy cleanliness as an intervention, suggesting that better cleaning practices could mitigate lead exposure. Naadiya Hutchinson from Baltimore Renters United (BRU) and Commissioner noted that an education gap exists, citing an instance of a pregnant friend kicking up lead dust while doing DIY insulation, and stressed the importance of educating homeowners on safe repairs.

- **Rural Community Strategies for MDH:** Dr. Clifford Mitchell, Bureau Director for the Maryland Department of Health (MDH) and Commissioner discussed the need for commission assistance in developing strategies for rural communities. Key concerns include increasing the number of qualified individuals for renovation, repair, and painting (RRP), increasing awareness and testing rates among parents and providers, and addressing the lack of infrastructure for lead testing and abatement. Commissioner Dr. Mitchell highlighted the need for better understanding and handling of non-housing-related risk factors in rural communities, such as lead exposure from target practice shooting. He emphasized the importance of ensuring equity in resource provision for children in rural communities like Cumberland and the Eastern Shore.
- **Lead Insurance Fund and Regulatory Process:** Commissioner Banks discussed the lead insurance fund, and Commissioner Skolnik noted that MDE intends to get the bill passed and then promulgate regulations. Commissioner Kleinhammer expressed concern about the sequencing, suggesting that discussions on availability and cost should occur before the bill passes.

- **Review of Annual Report:** Commissioner Banks asked commissioners to submit any comments to Chair Norton and Wendy Phillips.
- **Update on 28th Street Bridge Lead Investigation:** Commissioner Banks reported that MDE's lead program investigated a complaint from Bluewater Baltimore regarding paint chips on the 28th Street Bridge. Samples tested showed lead levels over 100 times the acceptable amount, and Solid Waste issued a complaint to the city. Alice Volpitta from Blue Water Baltimore reported that they have confirmed lead shedding at three bridge locations. Ms. Volpitta reported on the investigation of lead paint contamination on several bridge overpasses, including the 28th Street overpass, the I95 overpass at Potomac Avenue and Arbutus Avenue, the Orleans Street overpass at Guilford Avenue and Bath Street, and the I 83 Falls Road exit. The team found high levels of lead and confirmed polychlorinated biphenyls (PCB) contamination in all tested samples. They are planning to investigate the Howard Street overpass as well. Ms. Volpitta explained that their organization has reached out to their membership to watch for additional paint flakes near overpass bridges. If they receive reports of contamination, they plan to test the samples. Commissioner Dr. Mitchell suggested that it should be assumed that any bridge with paint on it likely contains lead. He expressed concern about a disconnect between the work of the Department of Labor and MOH (Maryland Occupational Safety and Health) regarding permitting and contracting for bridge work, particularly whether lead protection and RRP are integrated into contracts from the outset. Commissioner Banks confirmed that they receive notifications about lead abatement on bridges but noted that the reported contamination cases were not from active work. Commissioner Kleinhammer raised questions about the validity of recovering paint chips from the ground rather than the bridge itself, suggesting this might lead to inaccurate sampling if the lead primer layer is missed. Commissioner Kleinhammer also questioned whether a high negative reading—even if no safe level of lead in paint exists—could permit repairs like open sanding, potentially creating a hazard. Ms. Volpitta informed the group that although the initial sampling of the 28th Street Bridge occurred on February 4th and MDE had issued a directive for cleanup, the area had not yet been remediated as of earlier this week. The directive required Baltimore City to clean the area and sandblast the bridge to prevent further paint chipping.
- **Update on the Lead and Copper Rule Improvements (LCR) Regulation:** West Stewart, Senior Advisor and General Counsel/Maryland Programs Director for GHHI provided a slide presentation and reported on significant developments regarding the Lead and Copper Rule Improvements regulation, the final version of which was released in October 2024. Key changes include reducing the action level from 15 to 10 parts per billion and establishing a deadline of November 2027 for water systems to submit their lead service line replacement plans, with a 10-year deadline (by 2037) for completion of replacements. This initiative is supported by \$15 billion in infrastructure bill investments. Mr. Stewart also reported on the legal challenges to the LCR and replacement deadlines. He noted that lawsuits have been filed against the EPA over the LCR improvements rule, specifically challenging the 10-year replacement deadline. The American Waterworks Association, joined by other stakeholders, is suing the EPA, although the EPA maintains the 10-year rule is feasible. Several public health agencies, including GHHI, are filing briefs in support of the EPA's position. Additionally Mr. Stewart discussed funding and financial support for lead service line replacement and

emphasized that financial resources, including the \$15 billion in federal funds and the state revolving loan fund, are available to help water systems meet the mandated deadlines for lead service line replacement. Manjula Paul, Nurse Consultant for the Maryland State Department of Education's (MSDE) Office of Child Care (OCC) and Commissioner expressed concern that while the LCR mandates water testing for child care programs, these programs lack the resources for necessary remediation, such as flushing or replacing faucets. She requested the commission recommend allotting separate funding within MSDE to help early education programs remediate these lead issues.

- **Development of Lead Resource Guide and Mapping Tool:** MDE, MDH and GHFI are collaborating on a comprehensive lead resource guide for both the public and organizations. The tool will include a centralized, searchable database of national, state, and local resources related to lead, asthma, and healthy housing, organized by eligibility, services, and contact information. An interactive mapping feature will allow users to search by location to identify available resources within their jurisdiction. The resource is expected to be completed by June 30, 2026, following vetting, and recommendations were made to include information on available interpreter services.
- **Update on Thriving Communities Nonprofit Support:** Chair Norton announced that a portal will soon open for nonprofit organizations, including those in Maryland, that work on lead issues, to apply for approximately \$75,000 in operating resource support. Referrals and nominations are being accepted.
- **MDH Funding Update for Case Management Services:** Theo Williams, Healthy Homes Program Administrator for Maryland Department of Health (MDH) announced that the Association of State and Territorial Health Officials has awarded MDH additional funding to support enhanced case management services for the 13 local health departments not participating in the home visiting program. This funding will continue to support those services in jurisdictions without home visiting programs.
- **Commissioner Concerns Regarding Unidentified Lead Sources and Investigation Reports:** Chair Kleinhammer expressed concern that many lead exposure concerns from prior meetings are still unresolved, especially the need to identify all sources of lead exposure. She requested that redacted environmental investigation reports from MDE and Baltimore City be shared with the commission to ensure all parties, including government agencies, are following the same regulatory procedures, specifically the HUD guidelines. Commissioner Skolnik supported this request and specifically asked that one of the reports shared be one where the source of lead exposure was unidentified.
- **Status of Inactivated Inspection Certificates:** Patrick Connor, President of Connor Environmental Consulting Services inquired about the status of property owners coming into compliance after their lead inspection certificates were invalidated, referencing firms like American Homeowner Services and Green Environmental. Chair Banks stated that of the approximately 1,400 certificates invalidated in one specific case, about 900 have been reinspected, and they will investigate the possibility of generating a report on compliance for all past invalidated cases.

- **Discussion and Motion on New Dust Lead Hazard Standards:** Mr. Connor asked how organizations like Baltimore City Health Department and DHCD are currently handling the dramatic change in the dust lead hazard standards that took effect in January 2026, especially concerning federally funded work. Commissioner Banks confirmed MDE is working to update their regulations to reflect the federal standard by January 12, 2027. Commissioner Kleinhammer made a motion, which Commissioner Banks seconded, to make the impact of the new dust standards and the resulting confusion with Maryland's "risk reduction" definition an agenda item for the next meeting. Mr. Connor is seeking clarification on how programs using federal funding are currently communicating with property owners. Specifically, he wants to know how they explain that—even if a property has passed clearance—the dust lead levels still meet the threshold for a hazard. He is also asking whether property owners are being advised to update their educational materials and disclosure forms, and to inform current or prospective occupants that the unit contains a dust lead hazard.

Adjournment:

The Commission Adjourned at 11:30 am

Future Meeting Date:

Next Meeting Reminder: Thursday, April 2, 2026, 9:30 a.m. – 11:30 a.m.