Howard County
Agricultural Land Preservation Program

MEMORANDUM

Subject: Testimony for the Freeze Property Installment Purchase Agreement

To: Brandee Ganz, Chief Administrative Officer, Department of Administration

Through: Lynda Eisenberg, Director, Department of Planning and Zoning (DPZ) ADE

Through: Joy Levy, Agricultural Land Preservation Program Administrator, DPZ

From: Ashley McAvoy, Planner II, DPZ

Date: September 14, 2026

The Department of Planning and Zoning supports Council Bill No. -2026. This bill approves an Installment Purchase Agreement to acquire an agricultural preservation easement on a property owned by Eugene Freeze, as trustee of the Eugene A. Freeze Revocable Trust. Section 15.507(e)(4) of the Howard County Code requires County Council approval of a multi-year Installment Purchase Agreement pursuant to Section 612 of the Howard County Charter.

The 62.98-acre Freeze farm is located at 2698 Jennings Chapel Road in Woodbine and is an equine farm specializing in dressage and full-time equine care and rehabilitation. There are approximately 42.39 acres in agricultural production which includes hay production and infrastructure to facilitate dressage training. The property contains 99% Class I, II and III soils. A Soil Conservation and Water Quality Plan is currently implemented, and the owner has a longstanding relationship with the Howard Soil Conservation District. The farm is improved with a 1,216 square-foot dwelling that was built in 1979. The property has 1,400 acres of preserved land within a ¾ mile radius. Preserving this property would add to over 23,380 acres of farmland that have been preserved to date.

Fiscal Impact Analysis:

The purchase price of the Freeze easement is $2,363,100.00, however; when twice yearly interest payments over 15 years are factored in, the overall cost will be $2,767,780.95. The funding comes from the 20% portion of the 1.25% local transfer tax that is dedicated to the Agricultural Land Preservation Program.

Eugene Freeze will be paid 10% of the purchase price in cash at settlement. The balance will be paid through the Installment Purchase Agreement in 15 equal yearly installments. The owner will also receive twice yearly interest payments on the remaining principal over the 15-year term. Please see the attached draft amortization schedule for detailed payments. There are no other expenditures associated with the Freeze acquisition. The current ALPP staff members manage all aspects of the acquisition process.

Having met all eligibility criteria for the acquisition of an agricultural preservation easement, staff supports Council Bill No. -2026.

cc: Jennifer Sager, Legislative Coordinator, Department of Administration
Rafiu Ighile, Director, Department of Finance
Lisa Bagrosky, Senior Assistant County Solicitor, Office of Law

Howard County, Maryland
Agricultural Land Preservation Program
Installment Purchase Amortization Schedule

		Acres:	62.98
		Price per acre:	$37,520.00
Landowner:	Freeze	Total price:	$2,363,100.00
	15 Year Amortization - 10% Down		
		Down Payment	$236,310.00
Interest Rate:	2.5000%	Interest:	404,680.95
Settlement:	January 5, 2027 **Estimated - subject to change**	Total payments:	$2,767,780.95

Date	Principal Amount	Interest	Semi-annual Debt Service	Annual Debt Service	Balance
					$2,126,790.00
August 15, 2027	141,786.00	32,492.63	174,278.63		1,985,004.00
February 15, 2028		24,812.55	24,812.55	199,091.18	1,985,004.00
August 15, 2028	141,786.00	24,812.55	166,598.55		1,843,218.00
February 15, 2029		23,040.23	23,040.23	189,638.78	1,843,218.00
August 15, 2029	141,786.00	23,040.23	164,826.23		1,701,432.00
February 15, 2030		21,267.90	21,267.90	186,094.13	1,701,432.00
August 15, 2030	141,786.00	21,267.90	163,053.90		1,559,646.00
February 15, 2031		19,495.58	19,495.58	182,549.48	1,559,646.00
August 15, 2031	141,786.00	19,495.58	161,281.58		1,417,860.00
February 15, 2032		17,723.25	17,723.25	179,004.83	1,417,860.00
August 15, 2032	141,786.00	17,723.25	159,509.25		1,276,074.00
February 15, 2033		15,950.93	15,950.93	175,460.18	1,276,074.00
August 15, 2033	141,786.00	15,950.93	157,736.93		1,134,288.00
February 15, 2034		14,178.60	14,178.60	171,915.53	1,134,288.00
August 15, 2034	141,786.00	14,178.60	155,964.60		992,502.00
February 15, 2035		12,406.28	12,406.28	168,370.88	992,502.00
August 15, 2035	141,786.00	12,406.28	154,192.28		850,716.00
February 15, 2036		10,633.95	10,633.95	164,826.23	850,716.00
August 15, 2036	141,786.00	10,633.95	152,419.95		708,930.00
February 15, 2037		8,861.63	8,861.63	161,281.58	708,930.00
August 15, 2037	141,786.00	8,861.63	150,647.63		567,144.00
February 15, 2038		7,089.30	7,089.30	157,736.93	567,144.00
August 15, 2038	141,786.00	7,089.30	148,875.30		425,358.00
February 15, 2039		5,316.98	5,316.98	154,192.28	425,358.00
August 15, 2039	141,786.00	5,316.98	147,102.98		283,572.00
February 15, 2040		3,544.65	3,544.65	150,647.63	283,572.00
August 15, 2040	141,786.00	3,544.65	145,330.65		141,786.00
February 15, 2041		1,772.33	1,772.33	147,102.98	141,786.00
August 15, 2041	141,786.00	1,772.33	143,558.33	143,558.33	0.00
	$ 2,126,790.00	$ 404,680.95	$ 2,531,470.95	$ 2,531,470.95	