

County Council Of Howard County, Maryland

2018 Legislative Session

Legislative Day No. 10

Resolution No. 114 -2018

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION approving an application by John and Gina Robb to sell an agricultural land preservation easement on their property, located at 830 Morgan Station Road in Woodbine, Howard County, Maryland and shown as Tax Map 8, Parcel 1, consisting of approximately 26.6 acres to the Maryland Agricultural Land Preservation Foundation.

Introduced and read first time July 2, 2018.

By order Jessica Feldmark, Administrator

Read for a second time at a public hearing on July 16, 2018.

By order Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted, Adopted with amendments, Failed, Withdrawn, by the County Council on July 27, 2018.

Certified By Jessica Feldmark, Administrator

Approved by the County Executive Aug 6, 2018.

Allan H. Kittleman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, John and Gina Robb are the fee simple owners of a farm containing

2 approximately 26.6 acres located at 830 Morgan Station Road in Woodbine, Howard County,

3 Maryland and shown on Tax Map 8, Parcel 1 (the "Property"), as shown on the attached exhibits;

4 and

5 **WHEREAS**, John and Gina Robb have submitted an application to sell an agricultural

6 land preservation easement on the Property to the Maryland Agricultural Land Preservation

7 Foundation ("MALPF"), and pursuant to Section 2-510 of the Agriculture Article of the

8 Annotated Code of Maryland, an application must be referred to the County's governing body

9 for its consideration and to the County Agricultural Preservation Advisory Board for its

10 recommendation; and

11 **WHEREAS**, on June 18, 2018, the State Agricultural Preservation Advisory Board of

12 Howard County recommended the approval of the application to sell an easement on the

13 Property to MALPF; and

14 **WHEREAS**, for the reasons above, the County Executive requests County Council

15 approval of the application of John and Gina Robb, to sell an easement on their Property to the

16 Maryland Agricultural Land Preservation Foundation.

17 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,

18 Maryland, this 27th day of July, 2018, that the application of John and Gina

19 Robb to sell an easement on their Property located at 830 Morgan Station Road in Woodbine,

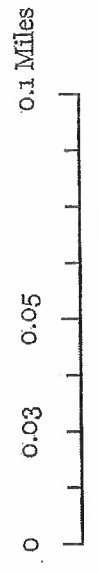
20 Howard County, Maryland and shown on Tax Map 8, Parcel 1, as shown in the attached exhibits,

21 and consisting of approximately 26.6 acres, to the Maryland Agricultural Land Preservation

22 Foundation, is hereby approved.



Est. HERE, Garmin, © OpenStreetMap contributors



ROBB PROPERTY

830 Morgan Station Road
Woodbine, MD 21707



Tax Map: 8
Parcel(s): 1

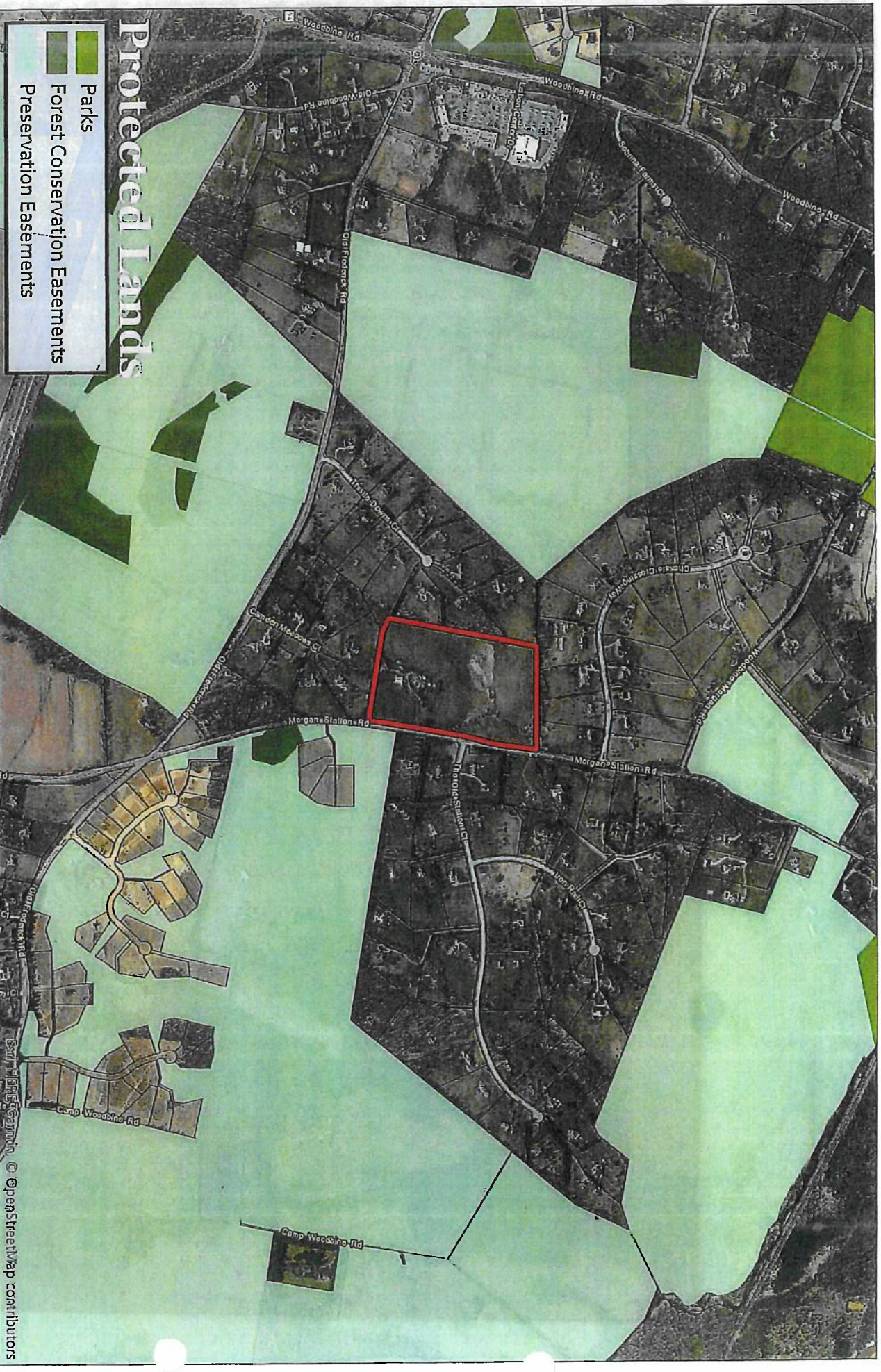
Howard County Dept. of Planning & Zoning
Resource Conservation Division
Division of Research
June 05, 2018

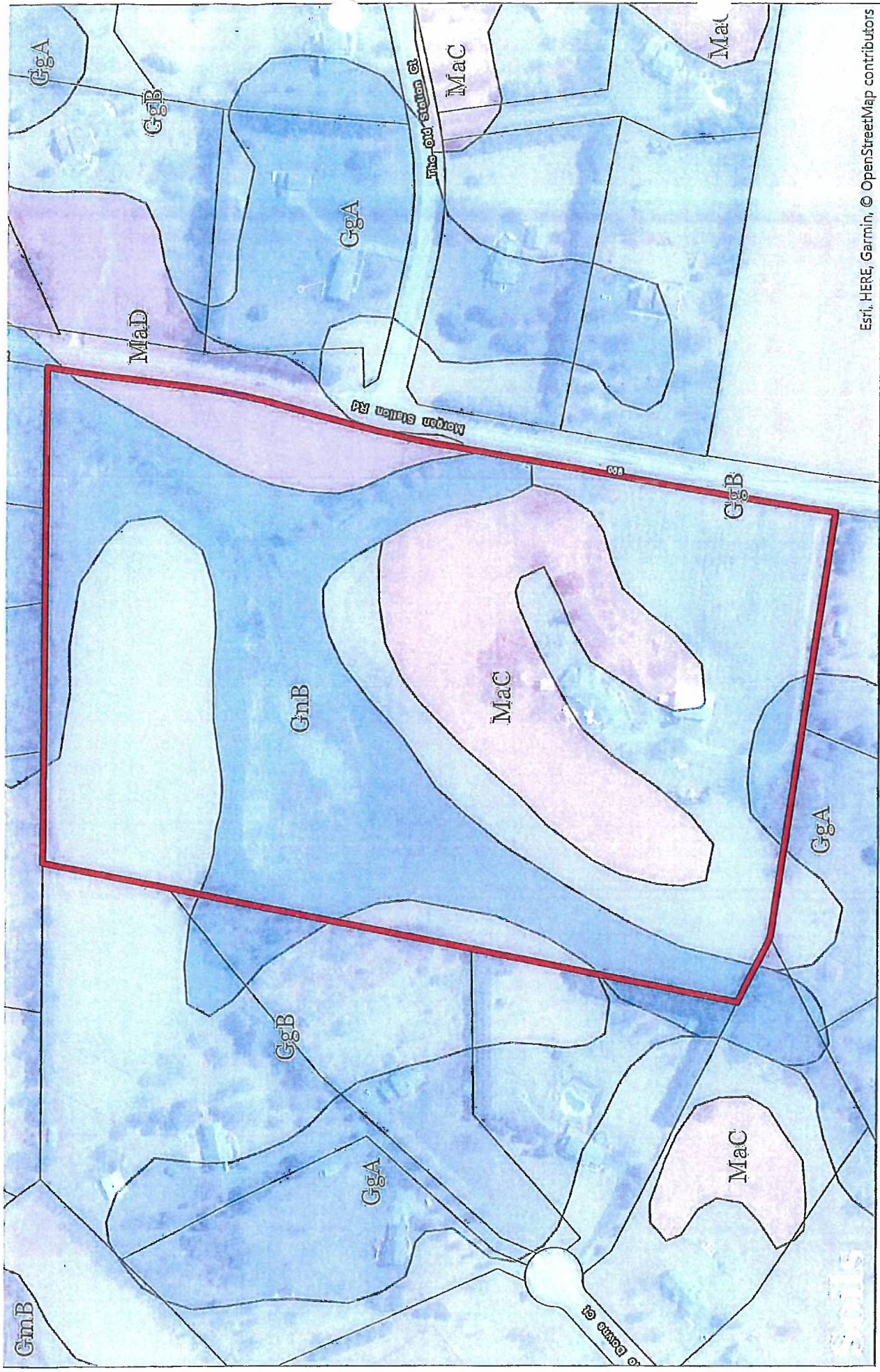


**ROBB
PROPERTY**
830 Morgan Station Road
Woodbine, MD 21707

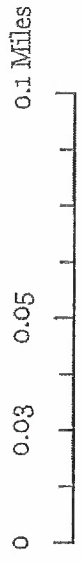
Tax Map: 8
Parcel(s): 1

Howard County Dept. of Planning & Zoning
Resource Conservation Division
Division of Research
June 05, 2018





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**ROBBY
PROPERTY**
830 Morgan Station Road
Woodbine, MD 21797



Tax Map: 8
Parcel(s): 1

Howard County Dept. of Planning & Zoning
Resource Conservation Division
Division of Research
June 05, 2018


Howard County
Agricultural Land Preservation Program

MEMORANDUM

Subject: Testimony for MALPF Easement Application, Robb Property
To: Lonnie Robbins, Chief Administrative Officer, Department of Administration
Through: *W* Valdis Lazdins, Director, Department of Planning and Zoning
Through: *Bb* Beth Burgess, Chief, Resource Conservation Division, Department of Planning and Zoning
From: Joy Levy, Agricultural Land Preservation Program Administrator, Department of Planning and Zoning
Date: June 25, 2018

The Department of Planning and Zoning supports Council Resolution No. 114-2018. This resolution approves a Maryland Agricultural Land Preservation Foundation (MALPF) application for the purchase of an agricultural land preservation easement on property owned by John and Gina Robb. Section 15.15.01.09 of the Code of Maryland Regulations (COMAR) requires the County's governing body approve agricultural land preservation easement applications to MALPF.

Council approval of this acquisition will preserve 26.6 acres of productive farmland in the County, adding to over 22,800 acres that have been preserved to date. The Robbs have a horse breeding operation and 81% of the property comprises an active agricultural use. The property contains 95% Classes I-III soils- exceeding MALPF's requirement. A preserved property is located across Morgan Station Road, along with 930 acres of preserved land within a mile.

This preservation easement application complies with MALPF's eligibility criteria, therefore, staff supports Council Resolution No. 114-2018 and recommends Council approval. Thank you for your consideration.

cc: Jennifer Sager, Legislative Coordinator, Department of Administration
Lisa O'Brien, Senior Assistant County Solicitor, Office of Law
Robb File

Howard County Maryland Agricultural Land Preservation Program (Fund 20) Cash Flow Analysis as of 03/15/2018																
Fiscal Year	Beginning Fund Balance	Revenues					Expenses					Total Expenses	Ending Balance			
		Acct 485200	Acct 432490 & 489900	Acct 401550	Acct 409930	Total	Existing Debt Service			Settled (1)	Cost of			Admin		
		Interest on Cash Balance Only + 0.50%	Miscellaneous	State Ag Transfer	Transfer Tax Receipts	Revenues	Through Batch 14	Treasury Strip Income	Net	Open Enrollment	NET DEBT SERVICE			Zero Coupon Bonds or Cash or 5% Down (3)	Costs 2.00%	
1989*	6,354,294	706,268		481,283	3,025,054	4,212,605							312,364	312,364	10,254,535	
1990*	10,254,535	968,033		245,416	3,157,620	4,371,069	113,121		113,121		113,121	780,975	412,158	1,306,254	13,319,350	
1991*	13,319,350	973,479		120,383	2,182,444	3,276,306			1,391,632		1,391,632	1,286,044	512,586	3,190,262	13,405,394	
1992*	13,405,394	540,000		95,795	2,414,000	3,049,795			2,902,362		2,902,362	841,019	492,159	4,235,540	12,219,649	
1993*	12,219,649	425,833		307,068	2,867,643	3,600,544			3,249,157		3,249,157	249,855	220,083	3,719,095	12,101,098	
1994*	12,101,098	434,712		173,644	2,924,150	3,532,506			3,047,698		3,047,698		291,205	3,338,903	12,294,701	
1995*	12,294,701	632,862		309,360	2,638,781	3,581,003			3,764,416		3,764,416	1,195,984	391,596	5,351,996	10,523,708	
1996*	10,523,708	52,619	35,889	288,878	2,579,633	2,957,019			3,979,581		3,979,581	93,415	308,705	4,381,701	9,099,026	
1997*	9,099,026	505,856		648,547	2,807,126	3,961,529			3,976,066		3,976,066	756,713	344,458	5,077,237	7,983,318	
1998*	7,983,318	247,392	33,169	648,624	3,460,501	4,389,686			4,256,933		4,256,933		279,786	4,536,719	7,836,285	
1999*	7,836,285	427,116	12,500	936,770	4,137,528	5,513,914			4,203,247		4,203,247		292,169	4,495,416	8,854,783	
2000*	8,854,783	273,536	85,812	557,200	4,263,890	5,180,438			4,256,710		4,256,710		244,463	4,501,173	9,534,048	
2001*	9,534,048	200,000	6,200	588,231	4,352,006	5,146,437			4,174,116		4,174,116		318,900	4,493,016	10,187,469	
2002*	10,187,469	100,000	1,000	457,510	4,883,685	5,442,195			4,259,652		4,259,652	478,644	369,167	5,107,463	10,522,201	
2003*	10,522,201	100,000		986,115	5,415,733	6,501,848			4,254,375		4,254,375		358,480	4,612,855	12,411,194	
2004*	12,411,194	113,000		1,832,033	6,925,516	8,870,549			4,385,582		4,385,582		493,883	4,879,465	16,402,278	
2005*	16,402,278	110,000		608,704	8,488,301	9,207,005			4,277,428		4,277,428		466,400	4,743,828	20,865,455	
2006*	20,865,455	745,655		1,326,231	9,253,090	11,324,976			4,356,963		4,356,963		530,411	4,887,374	27,303,057	
2007*	27,303,057	1,018,815		1,663,296	7,491,284	10,173,395			4,248,809		4,248,809		494,635	4,743,444 #	32,733,008	
2008*	32,733,008	1,288,612	42,828	446,135	6,021,535	7,799,110			4,603,210		4,603,210	5,105,604	548,120	10,256,934	30,275,184	
2009*	30,275,184	535,715		55,585	4,592,745	5,184,045			4,731,892		4,731,892	526,928	613,380	5,872,200	29,587,029	
2010*	29,587,029	121,154	8,297	98,306	5,319,203	5,546,960			4,846,765		4,846,765		807,122	5,653,887	29,480,101	
2011*	29,480,101	66,497	255	39,306	5,329,914	5,435,971			4,872,648		4,872,648	1,141,600	958,109	6,972,358	27,943,715	
2012*	27,943,715	34,342	11,946	164,703	6,450,253	6,661,244			6,977,789		6,977,789	2,805,900	1,027,270	10,810,959	23,794,000	
2013*	23,794,000	27,014	1,000	104,136	6,316,161	6,448,311			7,404,920		7,404,920		1,097,624	8,502,544	21,739,767	
2014*	21,739,767	18,281	12,800	153,431	6,726,946	6,911,458			7,435,078		7,435,078	4,453,745	1,223,474	13,112,297	15,538,929	
2015*	15,538,929	23,318	7,616	162,316	7,741,048	7,934,298			7,277,546	612,187	7,889,733	652,495	1,071,788	9,614,016	13,859,210	
2016*	13,859,210	53,274	745	105,166	7,892,622	8,051,806			7,307,704	948,454	8,256,158	340,085	1,326,804	9,923,047	11,987,969	
2017*	11,987,969	45,348	600	125,326	9,476,018	9,647,292			13,753,373	(6,608,200)	7,145,173	1,021,346	1,469,848	10,202,497	11,432,765	
2018	11,432,765	57,164	5,000	150,000	7,200,000	7,412,164			8,395,158	(1,669,000)	6,726,158	2,293,469	9,019,627	10,770,825	8,074,104	
2019	8,074,104	40,371		100,000	7,000,000	7,140,371			7,248,477	(759,000)	6,489,477	2,061,143	8,550,621	10,170,654	5,043,820	
2020	5,043,820	25,219		100,000	7,140,000	7,265,219			19,742,111	(13,604,000)	6,138,111	2,026,896	1,652,434	9,817,441	2,491,598	
2021	2,491,598	12,458		100,000	7,282,800	7,395,258			19,299,498	(14,481,000)	4,818,498	1,992,649	6,811,147	8,496,630	1,390,227	
2022	1,390,227	6,951		100,000	5,571,342	5,678,293			3,800,478	(3,695,000)	1,958,402	5,758,881	1,719,192	7,478,073	(409,553)	
2023	(409,553)			100,000	5,682,769	5,782,769			3,541,367		3,541,367	1,924,155	5,465,522	7,219,099	(1,845,883)	
2024	(1,845,883)			100,000	5,796,424	5,896,424			13,721,970	(10,219,000)	3,502,970	1,889,908	5,392,878	7,181,526	(3,130,984)	
2025	(3,130,984)			100,000	5,912,353	6,012,353			2,657,090		2,657,090	1,855,661	4,512,751	1,824,421	6,337,171	(3,455,803)
2026	(3,455,803)			100,000	8,020,698	8,120,698			3,150,637	(557,000)	2,593,637	1,821,414	4,415,051	1,860,909	6,275,961	(1,611,066)
2027	(1,611,066)			100,000	8,181,112	8,281,112			7,566,689	(5,245,000)	2,321,689	1,787,167	4,108,856	1,898,127	6,006,983	663,062
2028		3,315		100,000	8,344,734	8,448,049			4,251,587	(2,158,000)	2,093,587	1,756,316	3,849,902	1,936,090	5,785,992	3,325,119
2029	3,325,119	16,626		100,000	8,511,629	8,628,254			1,904,839		1,904,839	1,718,674	3,623,513	1,974,812	5,598,325	6,355,049
2030	6,355,049	31,775		100,000	8,681,861	8,813,636			1,856,362		1,856,362	1,272,746	3,129,108	2,014,308	5,143,416	10,025,269
2031	10,025,269	50,126		100,000	8,855,498	9,005,625			1,807,885		1,807,885	1,247,574	3,055,459	2,054,594	5,110,053	13,920,841
2032	13,920,841	69,604		100,000	9,032,608	9,202,213		270,081			805,409	1,075,490	2,095,686	3,171,176	19,951,877	
2033	19,951,877	99,759		100,000	9,213,260	9,413,020					789,385	789,385	2,137,600	2,926,985	26,437,912	
2034	26,437,912	132,190		100,000	9,397,526	9,629,715					773,361	773,361	2,180,352	2,953,713	33,113,915	
2035	33,113,915	165,570		100,000	9,585,476	9,851,046					649,035	649,035	2,223,959	2,872,994	40,091,967	
2036	40,091,967	200,480		100,000	9,777,186	10,077,666					395,757	395,757	2,268,438	2,664,195	47,505,417	
2037	47,505,417	237,527		100,000	9,972,729	10,310,257					387,424	387,424	2,313,807	2,701,231	55,114,443	
2038	55,114,443	275,572		100,000	10,172,184	10,547,756					156,481	156,481	2,360,083	2,516,564	63,145,635	
2039	63,145,635	315,728		100,000	10,375,628	10,791,356							2,407,284	2,407,284	71,529,707	
2040	71,529,707	357,649		100,000	10,583,140	11,040,789							2,455,430	2,455,430	80,115,066	
2041	80,115,066	400,575		100,000	10,794,803	11,295,378							2,504,539	2,504,539	88,905,905	
2042	88,905,905	444,530		100,000	11,010,699	11,555,229							2,554,629	2,554,629	97,906,505	
2043	97,906,505	489,533		100,000	11,230,913	11,820,446							2,605,722	2,605,722	107,121,228	
2044	107,121,228	535,606		100,000	11,455,531	12,091,137							2,657,836	2,657,836	116,554,529	
Total		14,757,037	265,656	16,479,499	383,917,334		237,218,002	(58,995,200)	178,222,802	32,145,015	210,367,817	21,438,066	73,413,407	305,219,290		

*Actual
#Includes encumbrances
Budgeted amount
Estimated Figure
(1) Includes Pfefferkorn (LLC, Jim and Louis), G Carroll, Berman, Our Forsythe LLC, Pue, Egan, Strader, Cattail Meadows, Iglehart, Frey and Sachs.
(2) Includes Ziegler Family Trust Parcels D & E.
(3) FY 2014 Includes cash payment to Cissel and Taro.