


Howard County
Agricultural Land Preservation Program

MEMORANDUM

Subject: Testimony for the Moore-Roby Property Installment Purchase Agreement

To: Lonnie Robbins, Chief Administrative Officer, Department of Administration DocuSigned by:
Lonnie R. Robbins
5CD75AC2B756483...

Through: Amy Gowan, Director, Department of Planning and Zoning DS
AG

Through: Beth Burgess, Chief, Resource Conservation Division, Department of Planning and Zoning DS
BB

From: Joy Levy, Agricultural Land Preservation Program Administrator, Department of Planning and Zoning

Date: May 11, 2021

The Department of Planning and Zoning supports Council Bill No. -2021. This bill approves an Installment Purchase Agreement to acquire an agricultural preservation easement on property owned by Karen Moore-Roby. 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 approval of an Installment Purchase Agreement for the Moore-Roby property would preserve 24.6 acres of land with about 13 acres in woods and the rest in pasture, corn and hay. The property is comprised of 95% Class I, II and III soils, and is improved with a principal dwelling. There is also a horse barn and a run-in shed.

Ms. Moore-Roby has a small horse boarding operation. Although there is relatively little land in preservation immediately adjacent to the Moore-Roby farm, there is a high concentration of preserved land within 3/4 mile. Preserving this property would add to over 22,800 acres of farmland that have been preserved to date.

Fiscal Impact Analysis:

The purchase price of the Moore-Roby easement is \$629,800.00, however; when twice yearly interest payments over 20 years are factored in, the overall cost will be \$688,368.00. The funding comes from the 25% portion of the 1% local transfer tax that is dedicated to the Agricultural Land Preservation Program.

Ms. Moore-Roby will be paid 5% of the purchase price in cash at settlement. The balance will be paid through the Installment Purchase Agreement in 20 equal yearly installments. The owner will also receive twice yearly interest payments on the remaining principal over the 20-year term. Please see the attached draft amortization schedule for detailed payments. There are no other expenditures associated with the Moore-Roby acquisition. Current ALPP staff member manages all aspects of the acquisition process.

Having met all eligibility criteria for the acquisition of an agricultural preservation easement, staff supports Council Bill No. -2021.

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

3/4/2021

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

		Acres:	24.60
Landowner:	Karen Moore-Roby	Price per acre:	\$25,600.00
	20 Year Amortization - 5% Down	Total price:	<u>\$629,800.00</u>
		Down Payment	\$31,490.00
Interest Rate:	1.0000%	Interest:	58,567.95
Settlement:	November 1, 2021 Estimated - subject to change	Total payments:	<u>\$688,367.95</u>

Date	Principal Amount	Interest	Semi-annual Debt Service	Annual Debt Service	Balance
					\$598,310.00
February 15, 2022	29,915.50	1,728.45	31,643.95	31,643.95	568,394.50
August 15, 2022		2,841.97	2,841.97		568,394.50
February 15, 2023	29,915.50	2,841.97	32,757.47	35,599.44	538,479.00
August 15, 2023		2,692.40	2,692.40		538,479.00
February 15, 2024	29,915.50	2,692.40	32,607.90	35,300.30	508,563.50
August 15, 2024		2,542.82	2,542.82		508,563.50
February 15, 2025	29,915.50	2,542.82	32,458.32	35,001.14	478,648.00
August 15, 2025		2,393.24	2,393.24		478,648.00
February 15, 2026	29,915.50	2,393.24	32,308.74	34,701.98	448,732.50
August 15, 2026		2,243.66	2,243.66		448,732.50
February 15, 2027	29,915.50	2,243.66	32,159.16	34,402.82	418,817.00
August 15, 2027		2,094.09	2,094.09		418,817.00
February 15, 2028	29,915.50	2,094.09	32,009.59	34,103.68	388,901.50
August 15, 2028		1,944.51	1,944.51		388,901.50
February 15, 2029	29,915.50	1,944.51	31,860.01	33,804.52	358,986.00
August 15, 2029		1,794.93	1,794.93		358,986.00
February 15, 2030	29,915.50	1,794.93	31,710.43	33,505.36	329,070.50
August 15, 2030		1,645.35	1,645.35		329,070.50
February 15, 2031	29,915.50	1,645.35	31,560.85	33,206.20	299,155.00
August 15, 2031		1,495.78	1,495.78		299,155.00
February 15, 2032	29,915.50	1,495.78	31,411.28	32,907.06	269,239.50
August 15, 2032		1,346.20	1,346.20		269,239.50
February 15, 2033	29,915.50	1,346.20	31,261.70	32,607.90	239,324.00
August 15, 2033		1,196.62	1,196.62		239,324.00
February 15, 2034	29,915.50	1,196.62	31,112.12	32,308.74	209,408.50
August 15, 2034		1,047.04	1,047.04		209,408.50
February 15, 2035	29,915.50	1,047.04	30,962.54	32,009.58	179,493.00
August 15, 2035		897.47	897.47		179,493.00
February 15, 2036	29,915.50	897.47	30,812.97	31,710.44	149,577.50
August 15, 2036		747.89	747.89		149,577.50
February 15, 2037	29,915.50	747.89	30,663.39	31,411.28	119,662.00
August 15, 2037		598.31	598.31		119,662.00
February 15, 2038	29,915.50	598.31	30,513.81	31,112.12	89,746.50
August 15, 2038		448.73	448.73		89,746.50
February 15, 2039	29,915.50	448.73	30,364.23	30,812.96	59,831.00
August 15, 2039		299.16	299.16		59,831.00
February 15, 2040	29,915.50	299.16	30,214.66	30,513.82	29,915.50
August 15, 2040		149.58	149.58		29,915.50
February 15, 2041	29,915.50	149.58	30,065.08	30,214.66	0.00
	\$ 598,310.00	\$ 58,567.95	\$ 656,877.95	\$ 656,877.95	