



# Howard County

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## Agricultural Land Preservation Program


### MEMORANDUM

**Subject:** Testimony for the Winkler Property Installment Purchase Agreement

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

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

**Through:** Beth Burgess, Chief, Resource Conservation Division, DPZ 

**From:** Joy Levy, Agricultural Land Preservation Program Administrator, DPZ 

**Date:** December 11, 2023

The Department of Planning and Zoning supports Council Bill No. -2023. This bill approves an Installment Purchase Agreement to acquire an agricultural preservation easement on a property owned by Jeffrey and Rhonda Winkler. 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 56.02-acre Winkler family farm is located at 1611 Saint Michaels Road in Woodbine and is a crop farm, with about 53 acres in corn, soybeans and wheat. The property contains 78% Class I, II and III soils. A Soil Conservation and Water Quality Plan is being implemented and the owners have a longstanding relationship with the Howard Soil Conservation District. The farm is improved with a chicken coop, a tool shed, a storage barn and a spring house. There is no principal dwelling currently, but there will be the right to construct one. There is a significant amount of preserved land nearby. Preserving this property would add to over 23,100 acres of farmland that have been preserved to date.

#### *Fiscal Impact Analysis:*

The purchase price of the Winkler easement is \$2,191,600.00, however; when twice yearly interest payments over 15 years are factored in, the overall cost will be \$2,571,568.65. The funding comes from the 25% portion of the 1% local transfer tax that is dedicated to the Agricultural Land Preservation Program.

Mr. and Mrs. Winkler 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 Winkler acquisition. The 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. -2023.

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

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

		Acres:	56.02
Landowner:	Winkler	Price per acre:	\$39,120.00
	15 Year Amortization - 10% Down	Total price:	\$2,191,600.00
		Down Payment	\$219,160.00
Interest Rate:	2.5000%	Interest:	379,968.65
Settlement:	June 1, 2024	Total payments:	\$2,571,568.65
	Estimated - subject to change		

Date	Principal Amount	Interest	Semi-annual Debt Service	Annual Debt Service	Balance
					\$1,972,440.00
February 15, 2025	131,496.00	34,791.65	166,287.65	166,287.65	1,840,944.00
August 15, 2025		23,011.80	23,011.80		1,840,944.00
February 15, 2026	131,496.00	23,011.80	154,507.80	177,519.60	1,709,448.00
August 15, 2026		21,368.10	21,368.10		1,709,448.00
February 15, 2027	131,496.00	21,368.10	152,864.10	174,232.20	1,577,952.00
August 15, 2027		19,724.40	19,724.40		1,577,952.00
February 15, 2028	131,496.00	19,724.40	151,220.40	170,944.80	1,446,456.00
August 15, 2028		18,080.70	18,080.70		1,446,456.00
February 15, 2029	131,496.00	18,080.70	149,576.70	167,657.40	1,314,960.00
August 15, 2029		16,437.00	16,437.00		1,314,960.00
February 15, 2030	131,496.00	16,437.00	147,933.00	164,370.00	1,183,464.00
August 15, 2030		14,793.30	14,793.30		1,183,464.00
February 15, 2031	131,496.00	14,793.30	146,289.30	161,082.60	1,051,968.00
August 15, 2031		13,149.60	13,149.60		1,051,968.00
February 15, 2032	131,496.00	13,149.60	144,645.60	157,795.20	920,472.00
August 15, 2032		11,505.90	11,505.90		920,472.00
February 15, 2033	131,496.00	11,505.90	143,001.90	154,507.80	788,976.00
August 15, 2033		9,862.20	9,862.20		788,976.00
February 15, 2034	131,496.00	9,862.20	141,358.20	151,220.40	657,480.00
August 15, 2034		8,218.50	8,218.50		657,480.00
February 15, 2035	131,496.00	8,218.50	139,714.50	147,933.00	525,984.00
August 15, 2035		6,574.80	6,574.80		525,984.00
February 15, 2036	131,496.00	6,574.80	138,070.80	144,645.60	394,488.00
August 15, 2036		4,931.10	4,931.10		394,488.00
February 15, 2037	131,496.00	4,931.10	136,427.10	141,358.20	262,992.00
August 15, 2037		3,287.40	3,287.40		262,992.00
February 15, 2038	131,496.00	3,287.40	134,783.40	138,070.80	131,496.00
August 15, 2038		1,643.70	1,643.70		131,496.00
February 15, 2039	131,496.00	1,643.70	133,139.70	134,783.40	0.00
	\$ 1,972,440.00	\$ 379,968.65	\$ 2,352,408.65	\$ 2,352,408.65	