




Howard County


Agricultural Land Preservation Program

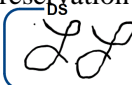
MEMORANDUM

Subject: Testimony for the Edward E. Day Revocable Trust Property Installment Purchase Agreement

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

Through: Lynda Eisenberg, Director, Department of Planning and Zoning (DPZ) ^{DS} 

Through: Joy Levy, Agricultural Land Preservation Program Administrator, DPZ ^{DS} 

From: Lauren Longo, Planner I, DPZ ^{DS} 

Date: May 10, 2024

The Department of Planning and Zoning supports Council Bill No. -2024. This bill approves an Installment Purchase Agreement to acquire an agricultural preservation easement on a property owned by the Edward E. Day Revocable Living 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 86.16-acre Day family farm is located at 880 Long Corner Road in Mount Airy and is a crop farm, with approximately 64 acres in corn, soybeans and wheat production. The property contains 81% Class I, II and III soils. A Soil Conservation and Water Quality Plan is being implemented and the owner has an existing relationship with the Howard Soil Conservation District. The farm is improved with a 2,800 square-foot principal dwelling built in 1927, and a wagon shed. There is a significant amount of preserved land nearby. Preserving this property would add to over 23,200 acres of farmland that have been preserved to date.

Fiscal Impact Analysis:

The purchase price of the Day easement is \$2,905,400, however; when twice yearly interest payments over 15 years are factored in, the overall cost will be \$3,392,780.85. The funding comes from the 25% portion of the 1% local transfer tax that is dedicated to the Agricultural Land Preservation Program.

The Edward E. Day Revocable Living Trust's fiduciary and trustee, Mr. Gregory Day, 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 Day 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. -2024.

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