



Frederick County, Maryland

Staff Report Concurrence Form

To: Office of the County Executive

Date: 01/21/2026

Division Director: Katie Stevens

Approved: Katie Stevens

DocuSigned by:

69FD2B274C5C478...

From: Cassie Fitzpatrick

Division: Office of Agriculture

Phone #: 301-600-3039

Please verify you have attached the correct documents

Staff Report Topic:

Staff Memo: ☒

Attachments: Yes: ☒ No: ☐

Public Hearing - FY-2026 Installment Purchase Program (IPP) Applications

Time Sensitive? Yes ☒ (if yes, deadline for approval: 01/27/2026) No ☐

Action Requested by Executive's Office: Signature Requested ☒ OR Information Only ☐

Staff Report Review:

This staff report has been thoroughly reviewed first by the appropriate divisions/agencies noted on Page 2 followed by those outlined below:

| | Name | Signature | Date |
|--------------------------|-----------------|--|-----------|
| Budget Office | Kelly Weaver | <u>Kelly Weaver</u> DocuSigned by: 15B09697D28946D... | 1/22/2026 |
| Finance Division | Erin White | <u>Erin White</u> DocuSigned by: 2138DCA88D8E4DA... | 1/22/2026 |
| County Attorney's Office | Joshua Brewster | <u>Joshua Brewster</u> DocuSigned by: B8BC975C7119448... | 1/22/2026 |

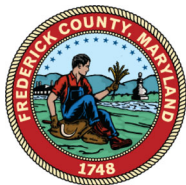
Refer to County Council? Yes ☒ No ☐

(County Attorney's Office to complete)

| | | | |
|------------------------------|-------------------|--|-----------|
| Chief Administrative Officer | John Peterson | <u>John Peterson</u> DocuSigned by: 0090FF05084D471... | 1/22/2026 |
| County Executive | Jessica Fitzwater | <u>Jessica Fitzwater</u> DocuSigned by: 32F7AAE4DF204E6... | 1/27/2026 |

Forward to Council? Yes ☒ No ☐

(County Executive to complete)



Frederick County, Maryland

Staff Report Concurrence Form

Other Reviewers:

| | Title | Name | Signature | Date |
|-----|---------------------------------------|------------------|--|-----------|
| 3. | Beth Ahalt, Planner II | Beth Ahalt | DocuSigned by: Beth Ahalt | 1/21/2026 |
| 4. | Ag Preservation Program Administrator | Shannon O'Neil | 14EF396C1B0A41D... Signed by: Shannon O'Neil | 1/21/2026 |
| 5. | Accounting Manager | Stephanie Musson | 74A31F003052471... DocuSigned by: Stephanie Musson | 1/22/2026 |
| 6. | Financial Services Mgr | Susan Keller | 15DEB4B4DE7C44A... DocuSigned by: Susan Keller | 1/22/2026 |
| 7. | | | C27C0DC5808F4E4... | |
| 8. | | | | |
| 9. | | | | |
| 10. | | | | |

Comments:

| From | Date | Comment |
|------|------|---------|
| | | |
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FREDERICK COUNTY GOVERNMENT


OFFICE OF AGRICULTURE

Department of Agricultural Preservation


Jessica Fitzwater
County Executive


Katie Stevens, Director
Shannon O'Neil, Administrator

TO: County Council

THROUGH: County Executive Jessica Fitzwater ^{DS} 

THROUGH: Katie Stevens, Director, Office of Agriculture ^{DS} 

THROUGH: Shannon O'Neil, Agricultural Preservation Program Manager ^{Initial} 

FROM: Beth Ahalt, Agriculture Preservation Specialist, Office of Agriculture ^{DS} 

DATE: January 21, 2026

SUBJECT: Public Hearing - FY-2026 Installment Purchase Program (IPP) Applications

ISSUE:

Should the County Council approve Installment Purchase Program applications IPP#26-01 through IPP#26-21?

BACKGROUND:

The Frederick County Installment Purchase Program (IPP) was created in 2002 with the purpose of accelerating land preservation easement purchases, providing an additional land preservation program for the landowners and citizens of Frederick County, to preserve productive agricultural land and woodland which provides for the continued production of food and fiber for the citizens of the County, and to protect farmland/open space from the impacts from development. The IPP has acquired easements on 170 farms totaling 23,725 acres. The total permanently preserved acres through all programs is 77,445 acres.

The IPP works through the County's bond authority to acquire easements at today's prices and pay for them with a deferred principal payment as well as annual tax-exempt interest payments. The County invests in a zero-coupon bond that matures to the full principal value of the easement. The property owner then receives the annual tax-free interest as well as a lump sum principal payment at the end of a term between 10 and 20-years. When the county invests in the zero-coupon bond, the landowner is locked in to an interest rate on the day of the real estate settlement.

Last Cycle- FY-2025 Applications: Staff received 46 applications encompassing 5,574 acres for the FY-2025 IPP application cycle. The County Council approved the top 21 ranked applications on a total of 3,466 acres. Four offers were made and all accepted. Two of these properties have settled and staff are currently working towards settlement with the other two landowners.

Current Cycle – FY-2026 Applications: Staff received 47 applications encompassing 5,274 acres for the FY-2026 IPP application cycle. The applications have been ranked according to the adopted IPP Easement Valuation System (EVS), which was updated in July 2024 ([Attachment 1](#) and [Attachment 2](#)). The top 21 applications were approved by the Agricultural Preservation Advisory Board, and the County Executive ([Attachment 3](#) and [Attachment 4](#)). The Planning Commission recommended approval of applications #26-01 and #26-03 through #26-21. The Planning Commission recommended denial of application #26-02. Once the County Council has approved the applications, staff will make offers in ranking order to the applicants until the funding is expended. Each Installment Purchase Agreement (IPA) bond agreement will be reviewed by the Executive and require Council approval prior to settlement.

Funding for the IPP comes from a dedicated revenue source, a percentage of local recordation tax collections. A portion of the budgeted funding is currently being expended on the annual interest payments made to previous IPP transactions. As in past years, the number of applications exceeds the available funding for easement purchases through the program. In October of 2020, the recordation tax was amended from \$6 per \$500 of a property's mortgaged value, to \$7 per \$500 of a property's mortgaged value. The extra \$1.00 collected has gone to agricultural preservation. As a result of the recordation tax rate increase, our funding available to make landowners offers in the IPP has also significantly increased. Recently though, recordation tax revenue has been down so the County has less funds to make offers with this year.

Land values in Frederick County have been on the rise over the past several years. The County's average fair market value (land only) based on MALPF appraisals has risen greatly; from \$6,700 per acre in FY2019 to \$11,700/acre in FY2025. IPP values had been unchanged since 2015. So, in July 2024, the Agricultural Preservation Advisory Board and County Executive agreed to increase the dollar per point value in the IPP from \$8 per point to \$11.20 per point. This brings average IPP offer values in line with appraised values seen in other agricultural preservation programs.

In order to stretch the County's funding, staff, The Agricultural Preservation Advisory Board, and the County Executive agreed that we will offer only 10-20 year bond options this cycle. Also, the IPP will also collaborate with the Division of Planning and Permitting's FRO easement program. The County will offer applicants who accept offers the opportunity to enter into a FRO easement on qualifying acres which will also stretch County funding further.

STRATEGIC ANALYSIS:

The County Executive recently announced an increase to the agricultural preservation acres preserved goal from 100,000 acres to 160,000 acres by 2051. This was a recommendation from the Transition Report under the Sustainability, Infrastructure, and Transportation Core Value item E. Engage the Agricultural Community. The original goal of 100,000 acres preserved by 2040 is noted in the Livable Frederick Comprehensive Plan under Goal 3.2.2.5. Preservation and Conservation which aims to maximize the present and future viability of our County's agricultural assets through the permanent protection of a minimum of 100,000 acres of land in the County by 2040. Approval of the IPP applications as presented in this report

will directly support these goals by preserving additional agricultural land in the County. Currently, there are 77,445 total acres permanently preserved.

RECOMMENDATION:

The Agricultural Preservation Advisory Board reviewed the applications in an open meeting on October 27, 2025, and recommended approval of the top 21 applications as presented in this staff report.

The Frederick County Planning Commission reviewed the applications in an open meeting on December 10, 2025. The Planning Commission voted to approve 20 of the 21 of the applications as presented in this staff report. Application 26-02 was not recommended for approval from the Planning Commission.

Staff recommends approval of twenty-one (21) applications to the FY-2026 Installment Purchase Program, file numbers IPP#26-01 through IPP#26-21 as shown in (Attachments #2, #3 and #4).

Yes ☒ No ☐

DocuSigned by:

Jessica Fitzwater

1/27/2026

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Jessica Fitzwater County Executive
Frederick County, Maryland

Date

FINANCIAL IMPACT- Yes- Direct

1. Fiscal Year of Financial Impact: FY2026 – FY2027
2. Account Unit / Activity & Account: 20.01.455.605 55001
3. Budget Balance as of January 9, 2026: \$9,841,976.95
4. Budget Journal Required: No
5. Is or will lead to an ongoing expense (yes or no). Yes, once offers are made/ accepted and settlement occurs, applicants will enter into 10-20 year bonds. Annual interest payments will be made for the life of the bond.
6. Amount of County Funding Requested: None until offers are made/ accepted by applicants, and Resolutions are adopted on each property. That is when direct financial impact will occur.
7. Adding FTEs not budgeted: No
8. Other Pertinent Information: N/A

ATTACHMENTS:

Attachment 1 - Adopted IPP Ranking System

Attachment 2 – FY-2026 Applications Ranking Spreadsheet

Attachment 3 – FY-2026 Countywide Map

Attachment 4 – FY-2026 Applications – Aerial Maps

Revised 6/11/01
Revised 5/19/04
Revised 7/2005
Revised 5/2006
Revised 9/2006
Revised 08/2010
Revised 03/2012
Revised 11/2015
Revised 09/2018
Revised 07/2024

**THE INSTALLMENT PURCHASE PROGRAM
PRIORITY RANKING SYSTEM
550 PT MAXIMUM**

Name of Property Owner _____ Acres _____
Location of Property _____ Tax Map _____ Parcel _____

| | | | |
|------|--|-------|-------------|
| I. | SOIL POTENTIAL RATING | 200 | PTS MAXIMUM |
| II | TILLABLE LAND OR CROPLAND | 25 | PTS MAXIMUM |
| | Acres of tillable cropland x .20 to maximum of 25 pts | | PTS |
| III. | PROXIMITY TO COUNTY COMP PLAN GROWTH AREA | 25 | PTS MAXIMUM |
| | Within 1000 feet --25 pts | | |
| | 1001-2000 feet --10 pts | | |
| | Beyond 2000 feet -- 0 pts | | PTS |
| IV. | DEVELOPMENT RIGHTS | 50 | PTS MAXIMUM |
| | 5 pts per dev. rights to a maximum of 50 pts | | PTS |
| | 50 pt Bonus for Original Tracts | 50 | PTS MAXIMUM |
| | | | PTS |
| V. | SIZE OF PARCEL | 50 | PTS MAXIMUM |
| | Size of parcel in acres x .15 to maximum of 50 pts. | | PTS |
| VI. | CONCENTRATION OF PRESERVED LAND | 30 | PTS MAXIMUM |
| | Within 500 feet of a minimum of 50 acres permanently protected land with acres x .06 to maximum of 30 pts. | | PTS |
| VII. | OWNER/OPERATED | 20 | PTS MAXIMUM |
| | Applicant and/or applicant's family is/are the primary operator/s of the farm | 20 | pts |
| | Applicant leases a majority of the farm | 10 | pts |
| | All others | 0 | pts |
| | | _____ | PTS |

VIII. SOIL CONSERVATION PLAN

25 PTS MAXIMUM

Soil Conservation Plan in owners name addressing all aspects of soil and water conservation including best management practice has been approved and is fully implemented. 25 pts

Soil Conservation Plan in owners name addressing all aspects of soil and water conservation including best management practice has been approved and is being implemented according to the 10 year implementation schedule 20 pts

Soil Conservation Plan in owners name addressing all aspects of soil and water conservation including best management practice has been approved. 10 pts

Soil Conservation Plan on which the schedule has not been fully followed. Plan for property out of date or not in owners name. 5 pts

No plan at time of application 0 pts _____ PTS

IX. WELLHEAD PROTECTION

25 PTS MAXIMUM

Points given for percentage of property located on or within wellhead protection area at a maximum of 25 points. Example: 50 % of property on or within area = 12.5 points

X. PRIORITY PRESERVATION AREA

50 PTS MAXIMUM

Points given for being located within a Priority Preservation Area _____ PTS

Total Points: _____

PTS x \$11.20

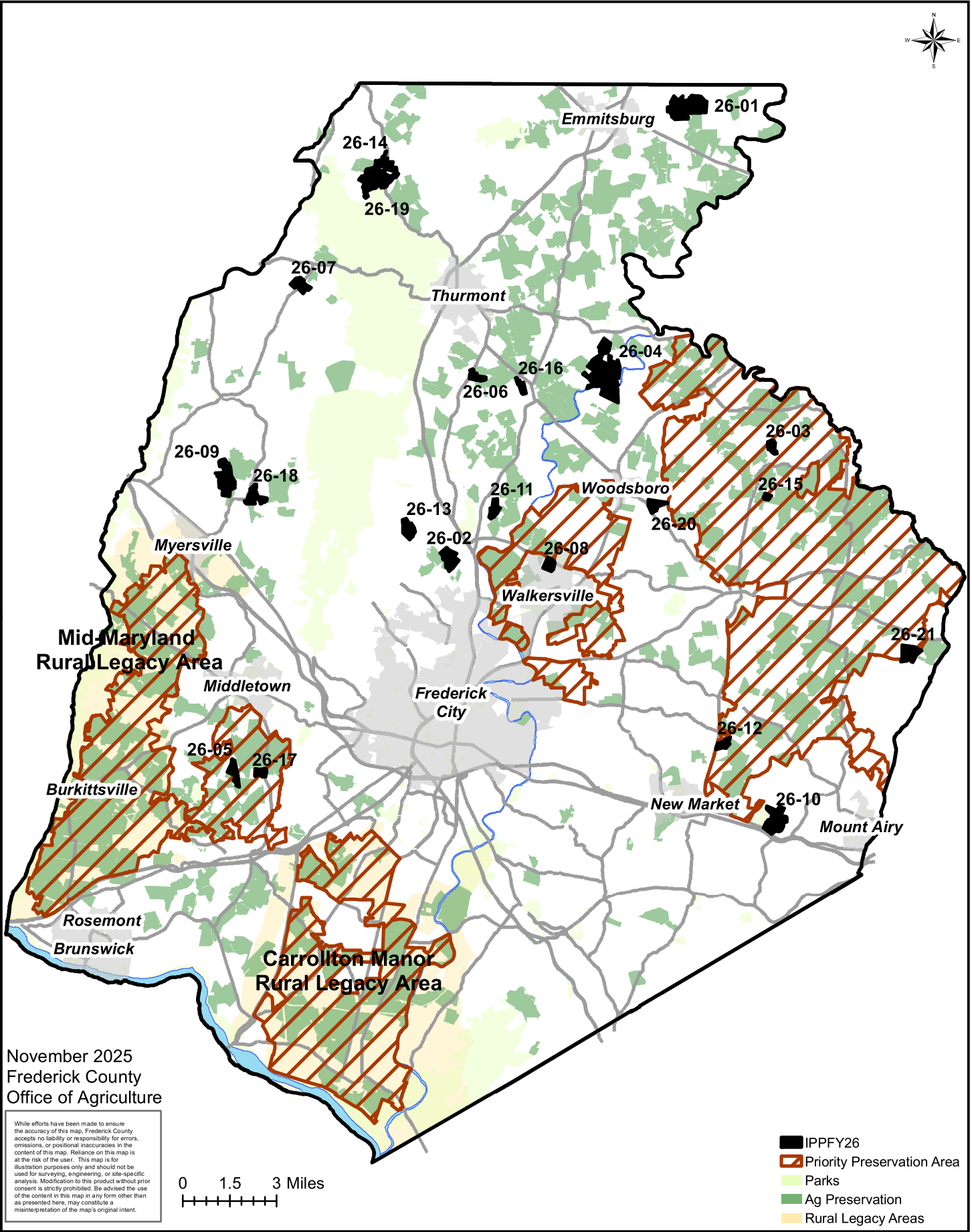
+ \$1,000 base

Price Per Acre \$ _____

Attachment 2

| File | Name | Location | Soil Potential (200 pts max) | Tillable Cropland (25 pts max) | Comp Plan (25 pts max) | Dev Rights (50 pts max) | Orig. Tract (50 pts max) | Parcel Size (50 pts max) | Preserved Area (30 pts max) | Owner/Operator (20 pts max) | Soil Cons Plan (25 pts max) | Wellhead Protec (25pts max) | PPA(50 pts max) | Total |
|-------|----------------------------------|---------------------------------------|------------------------------|--------------------------------|------------------------|-------------------------|--------------------------|--------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------|-------|
| 26-01 | Waybright, Joel and Christina | Harney Road | 421 | 25.0 | 0 | 50 | 50 | 50 | 30 | 20 | 20 | 0 | 0 | 376.7 |
| 26-02 | Woodvale Farms c/o the Herzog | Bartgis Rd. | 150 | 24.3 | 0 | 50 | 50 | 22.5 | 16.6 | 20 | 20 | 0 | 0 | 339.1 |
| 26-03 | Mitchell, Leah | Bunker Hill Rd | 52 | 2.9 | 0 | 45 | 50 | 7.8 | 6.8 | 20 | 0 | 0 | 50 | 328.6 |
| 26-04 | Eaves, Glenn Jr. | Legore Bridge Rd | 701.82 | 25.0 | 0 | 50 | 0 | 50 | 30 | 20 | 20 | 0 | 0 | 324.5 |
| 26-05 | Harrisville Land LLC | Old Middletown Road | 87 | 17.4 | 0 | 0 | 0 | 13.06 | 30 | 20 | 20 | 0 | 50 | 319.7 |
| 26-06 | Duhan, Timothy and Stephanie | 12751 Hessong Bridge Road | 60 | 146.62 | 0 | 50 | 50 | 8.7 | 30 | 20 | 0 | 0 | 0 | 311.1 |
| 26-07 | Willard, Dennis and Peggy | 14333 Stottlemeyer Road | 96 | 8.3 | 0 | 50 | 50 | 14.33 | 1.8 | 20 | 20 | 25 | 0 | 304.0 |
| 26-08 | Staley, Tiffany | Eyer Court | 69.287 | 11.4 | 25 | 10 | 0 | 6 | 30 | 10 | 5 | 25 | 0 | 303.9 |
| 26-09 | Leatherman, Steve, Joann, Dwight | Harp Hill Rd | 260.38 | 25.0 | 0 | 50 | 0 | 39.1 | 23.4 | 20 | 20 | 0 | 0 | 303.0 |
| 26-10 | 7 J's Farm | Old National Pike | 275.32 | 14.1 | 0 | 50 | 50 | 41.3 | 15.5 | 10 | 0 | 0 | 0 | 299.5 |
| 26-11 | Lenhart, Tim and Mary | Lenhart Rd | 77.24 | 10.9 | 0 | 50 | 50 | 11.6 | 30 | 10 | 20 | 0 | 0 | 291.5 |
| 26-12 | Walcott/ Besner | Green Valley Rd | 57.68 | 3.8 | 0 | 25 | 50 | 8.7 | 30 | 10 | 5 | 0 | 50 | 289.5 |
| 26-13 | Rice, Lawrence | Bethel Rd | 114 | 9.8 | 0 | 50 | 50 | 17.1 | 2.6 | 20 | 0 | 0 | 0 | 284.6 |
| 26-14 | Callmer/Miller | Foxville Deerfield Rd & Sabillasville | 176.89 | 21.0 | 0 | 50 | 0 | 26.5 | 10.8 | 20 | 20 | 5 | 0 | 282.5 |
| 26-15 | Wyatt, Barbara | Molasses Rd | 23.98 | 2.0 | 0 | 20 | 50 | 3.6 | 30 | 10 | 5 | 0 | 50 | 282.4 |
| 26-16 | McGoff & Dimopoulos | Blacks Mill Rd | 48.754 | 6.6 | 0 | 25 | 50 | 7.3 | 30 | 20 | 0 | 0 | 0 | 281.1 |
| 26-17 | Daisey, Jason | Holler Road | 49 | 6.3 | 0 | 0 | 0 | 7.3 | 30 | 20 | 0 | 0 | 50 | 280.3 |
| 26-18 | Brandenburg, Jody and Obed | 3908 and 4044 Crow Rock Rd. | 119.5 | 12.9 | 0 | 45 | 50 | 17.9 | 30 | 20 | 20 | 0 | 0 | 279.2 |
| 26-19 | Deerfield Farms LP | Manahan Rd | 240.76 | 23.3 | 0 | 50 | 0 | 36.11 | 30 | 20 | 20 | 0.7 | 0 | 275.3 |
| 26-20 | Malandrucco, Roby | Woodboro Rd | 83.18 | 5.0 | 10 | 30 | 50 | 12.5 | 0 | 10 | 20 | 0 | 0 | 269.1 |
| 26-21 | Johnson/White | Liberty Rd | 147.575 | 14.3 | 0 | 50 | 0 | 22.1 | 17.5 | 10 | 0 | 0 | 47 | 268.0 |

Frederick County Agricultural Preservation FY-2026 Installment Purchase Program (IPP) Applicants





FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26
- MALPF Easement
- ForestResource
- MALPF District



Frederick County, Maryland
Office of Agriculture

October, 2025

0 0.175 0.35 0.7
Miles

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
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FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26
-
- CREP

 ForestResource CreekReLeaf_Sites

Frederick County, Maryland
Office of Agriculture

October, 2025

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FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26
- MALPF Easement
- PriorityPresAreas
- ForestResource



Frederick County, Maryland
Office of Agriculture

October, 2025

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FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26

FRO Banking

ForestResource
- CREP

IPP

MALPF District
- MALPF Easement

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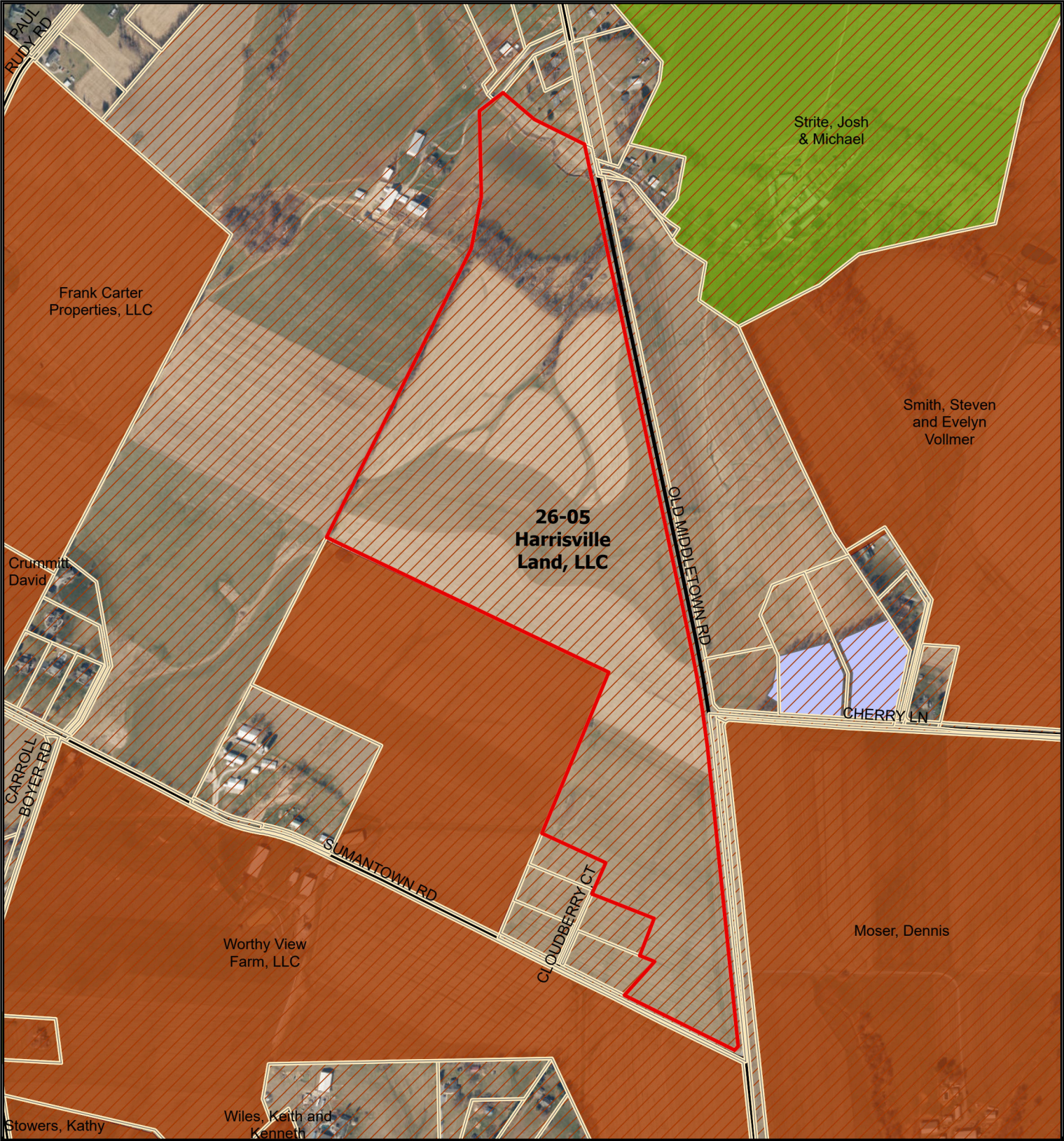
Frederick County, Maryland
Office of Agriculture

October, 2025

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FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPP FY26

ForestResource

MALPF Easement

PriorityPresAreas

IPP
-
- Frederick County, Maryland**
Office of Agriculture
- October, 2025
-
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FY-2026 Installment Purchase Program Applications

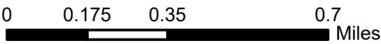
2023 Ortho

- IPPFY26
- IPP
- MALPF Easement
- CREP
- MALPF District



Frederick County, Maryland
Office of Agriculture

October, 2025



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FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26
-
- MET

 ForestResource OtherRestrictions

Frederick County, Maryland
Office of Agriculture

October, 2025

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FY-2026 Installment Purchase Program Applications

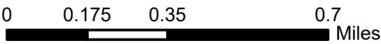
2023 Ortho

- IPP FY26
- Priority Pres Areas
- MALPF Easement
- Parks (All)
- IPP



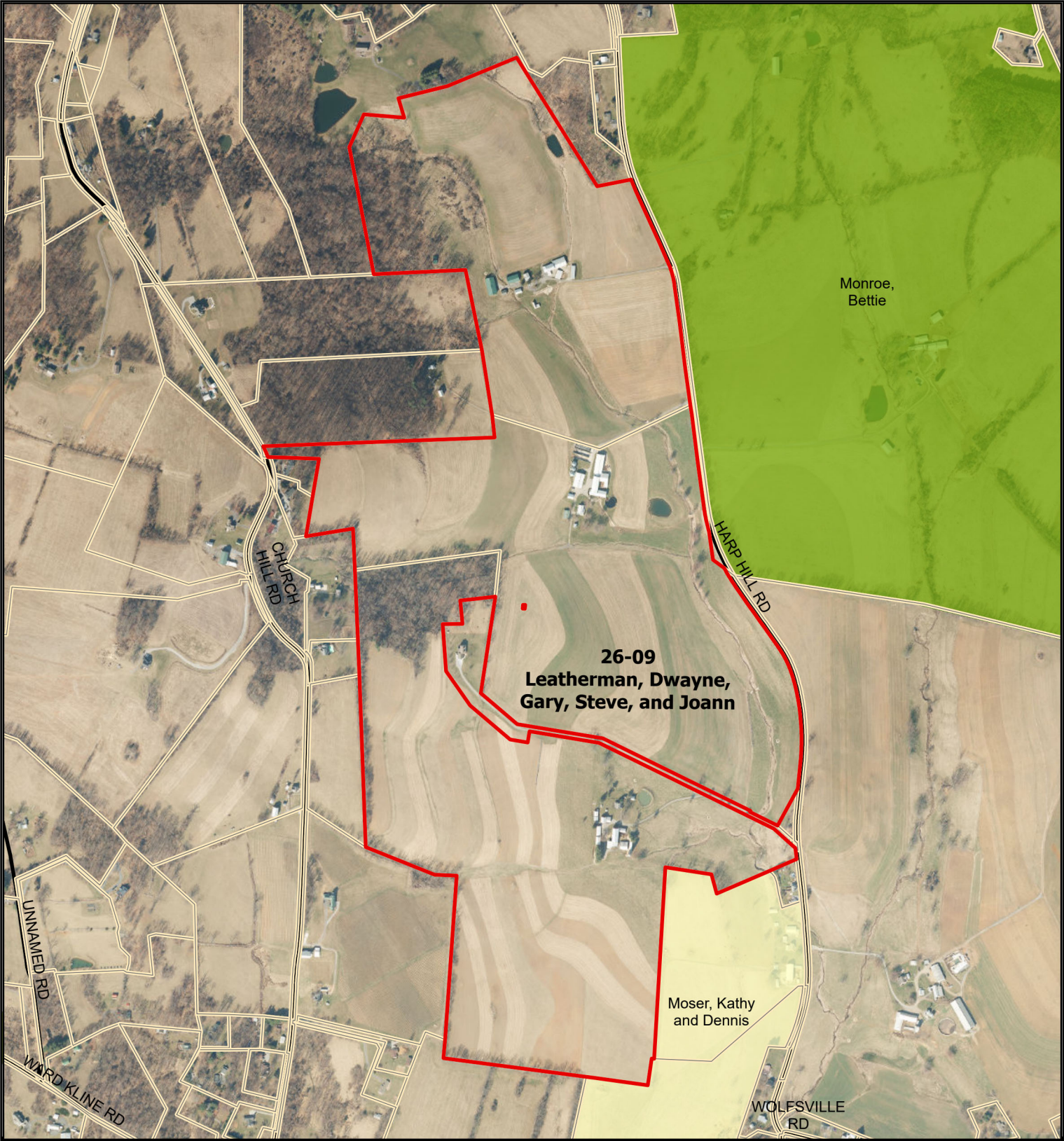
Frederick County, Maryland
Office of Agriculture

October, 2025



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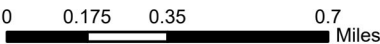
FY-2026 Installment Purchase Program Applications

2023 Ortho IPPFY26 MALPF Easement
 Critical Farms



Frederick County, Maryland
Office of Agriculture

October, 2025



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FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26

County Park Boundaries

ForestResource

Parks (All)

PriorityPresAreas
- The logo of Frederick County, Maryland, featuring a circular seal with a landscape scene and the text "FREDERICK COUNTY, MARYLAND" and "1748".
- Frederick County, Maryland**
Office of Agriculture
- October, 2025
- A scale bar showing distances in miles: 0, 0.175, 0.35, and 0.7.
- Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
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- A simple black arrow pointing upwards, labeled with the letter "N" for North.



FY-2026 Installment Purchase Program Applications

2023 Ortho IPPFY26 IPP
 Critical Farms



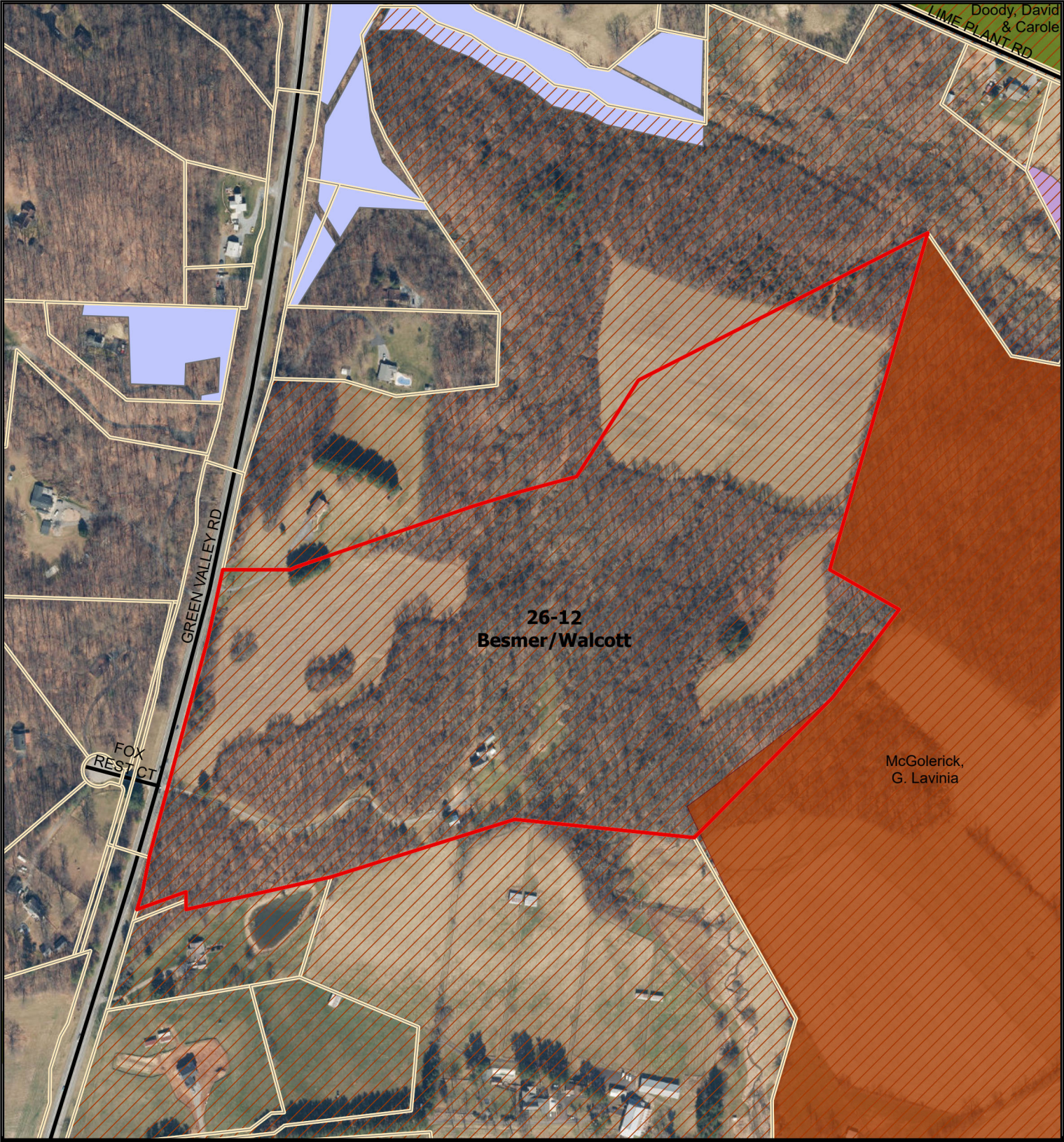
Frederick County, Maryland
Office of Agriculture

October, 2025

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Miles

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FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPP FY26

Forest Resource

Priority Pres Areas

CREP

FRO Banking

IPP
-
- Frederick County, Maryland**
Office of Agriculture
- October, 2025
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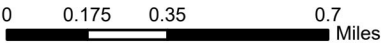
FY-2026 Installment Purchase Program Applications

2023 Ortho IPPFY26
 ForestResource



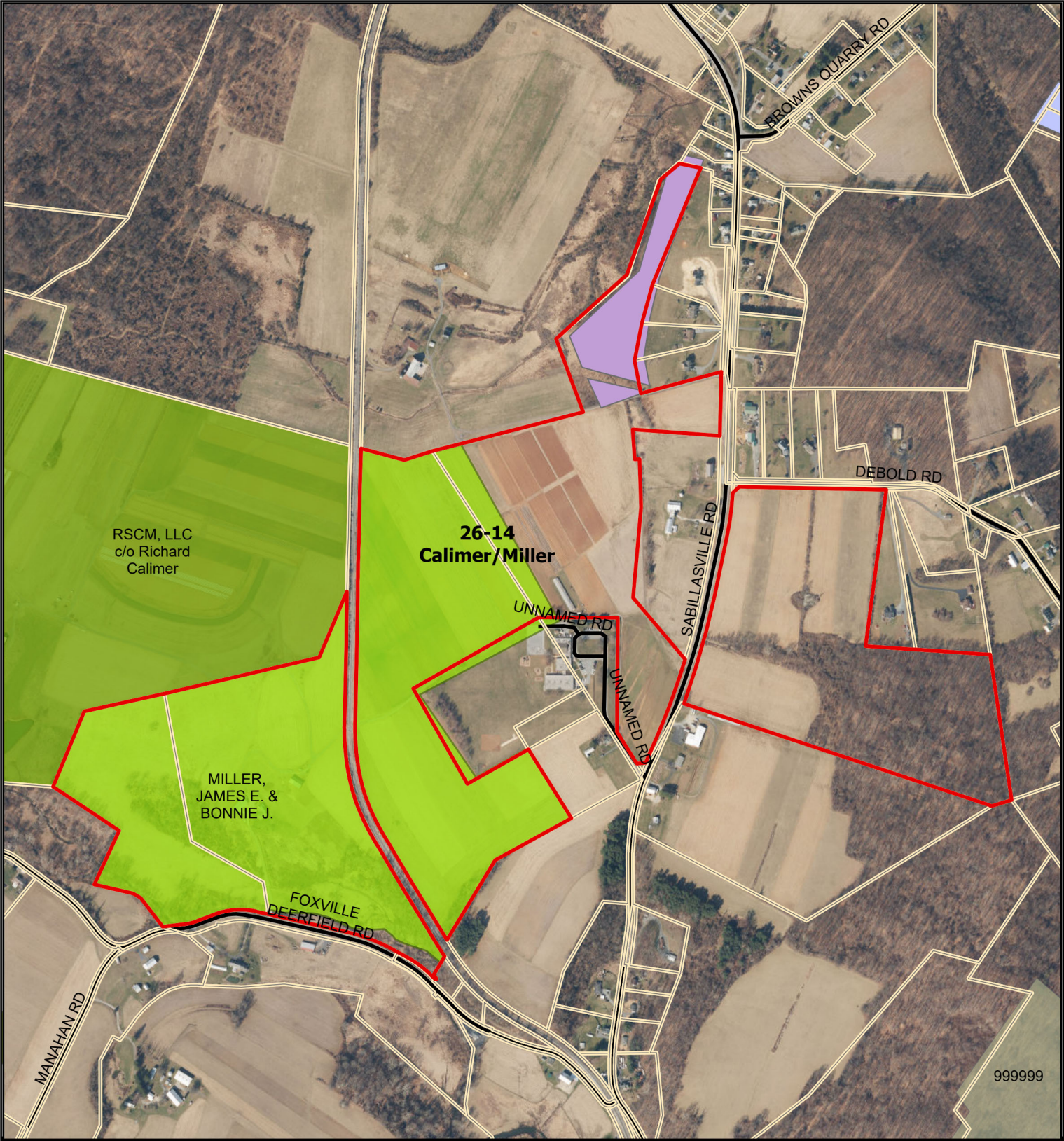
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Office of Agriculture

October, 2025



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FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26
- FRO Banking
- ForestResource

- MALPF District
- MALPF Easement
- Other Governmental



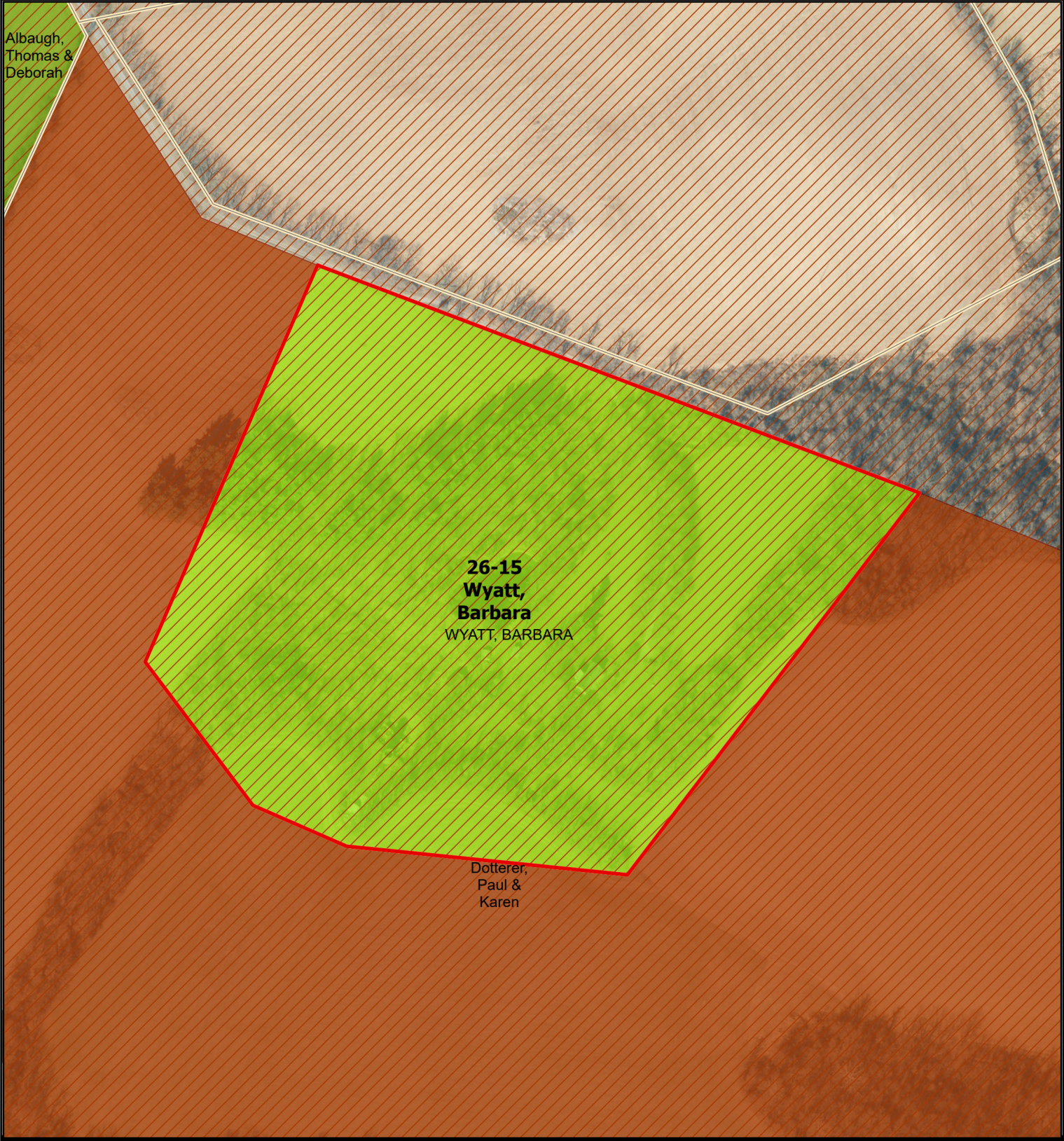
Frederick County, Maryland
Office of Agriculture

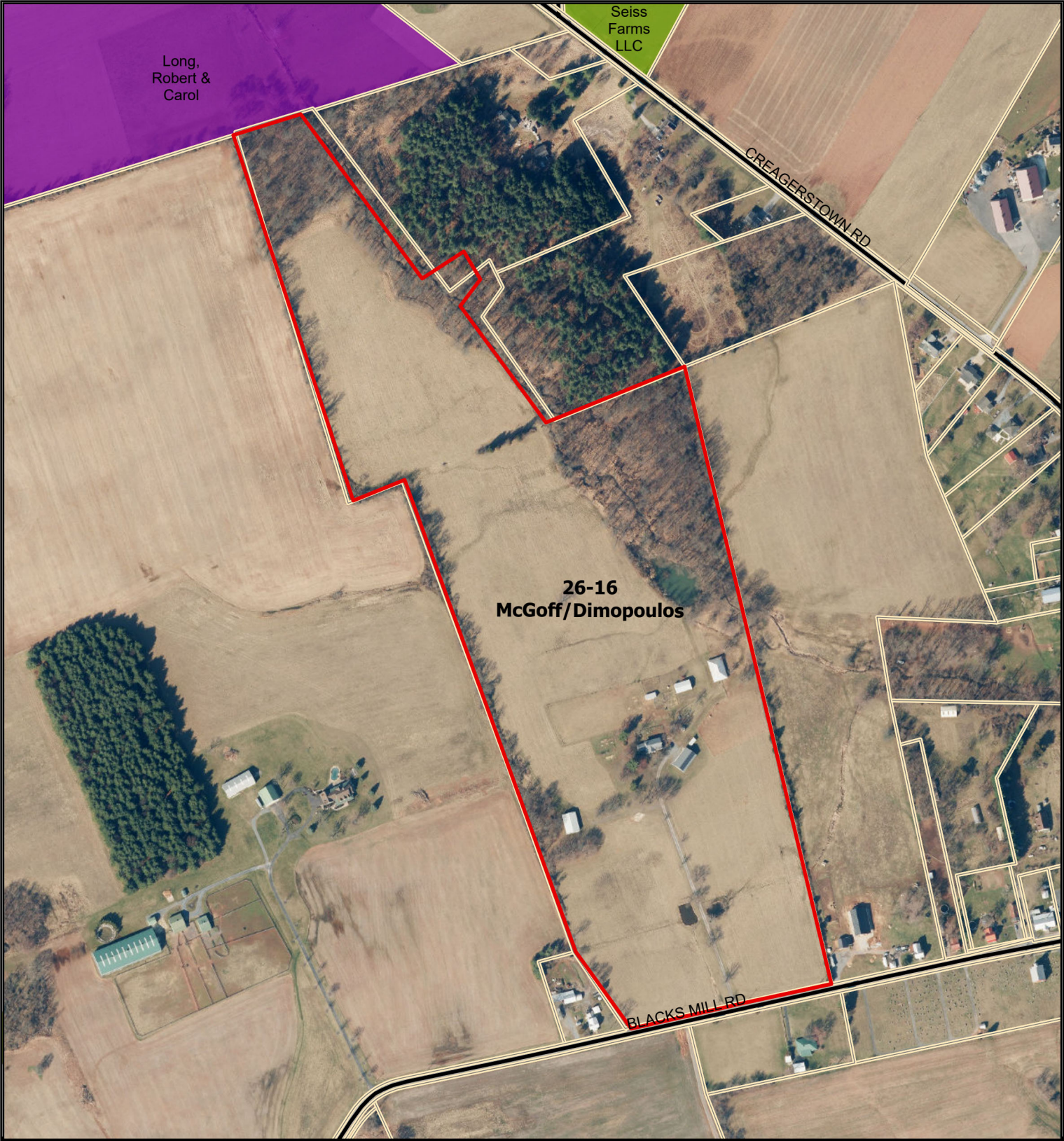
October, 2025

0 0.175 0.35 0.7 Miles

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
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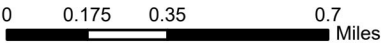
FY-2026 Installment Purchase Program Applications

2023 Ortho IPPFY26 MALPF Easement
 FFP



Frederick County, Maryland
Office of Agriculture

October, 2025



Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
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FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26
-
- MALPF Easement

 PriorityPresAreas

Frederick County, Maryland
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October, 2025

0 0.175 0.35 0.7
Miles

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IPPFY26

Next Generation

IPP

MALPF Easement



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0 0.175 0.35 0.7 Miles

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Parks (All)

ForestResource
- CreekReLeaf_Sites
- MALPF District
- MALPF Easement

Other Governmental

Frederick County, Maryland
Office of Agriculture

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0 0.175 0.35 0.7
Miles

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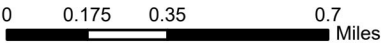
IPPFY26

PriorityPresAreas



Frederick County, Maryland
Office of Agriculture

October, 2025



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- IPPFY26

ForestResource

MALPF Easement
- PriorityPresAreas

CREP



Frederick County, Maryland
Office of Agriculture

October, 2025

0 0.175 0.35 0.7
Miles

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