



# Frederick County, Maryland

## Staff Report Concurrence Form

To: Office of the County Executive

Date: 01/21/2026

Division Director: Katie Stevens

From: Cassie Fitzpatrick

Approved: 

Phone #: 301-600-3039

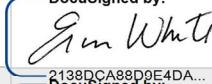
Please verify you have attached the correct documents

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	 DocuSigned by: 15B09697D28946D...	1/22/2026
Finance Division	Erin White	 DocuSigned by: 15B09697D28946D...	1/22/2026
County Attorney's Office	Joshua Brewster	 DocuSigned by: 2139DCA88D9E4DA...	1/22/2026

Refer to County Council? Yes  No 

(County Attorney's Office to complete)

Chief Administrative Officer	John Peterson	 DocuSigned by: John Peterson	1/22/2026
County Executive	Jessica Fitzwater	 DocuSigned by: Jessica Fitzwater	1/27/2026

Forward to Council? Yes  No 

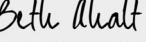
(County Executive to complete)



# Frederick County, Maryland

## Staff Report Concurrence Form

### Other Reviewers:

Title	Name	Signature	Date
3. Beth Ahalt, Planner II	Beth Ahalt	DocuSigned by:  14EF396C1B0A41D...	1/21/2026
4. Ag Preservation Program Administrator	Shannon O'Neil	Signed by:  74A34F063052471...	1/21/2026
5. Accounting Manager	Stephanie Musson	DocuSigned by:  15DEB4B4DE7C44A...	1/22/2026
6. Financial Services Mgr	Susan Keller	DocuSigned by:  C27C0DC5808F4E4...	1/22/2026
7.			
8.			
9.			
10.			

### Comments:

From	Date	Comment



## 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  
JF

**THROUGH:** Katie Stevens, Director, Office of Agriculture

DS  
KS

**THROUGH:** Shannon O'Neil, Agricultural Preservation Program Manager

Initial  
SO

**FROM:** Beth Ahalt, Agriculture Preservation Specialist, Office of Agriculture

DS  
BA

**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

Staff Report Memo re. Public Hearing - FY-2026 Installment Purchase Program (IPP) Applications  
January 21, 2026

Page 3

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

**RECOMMENDATION:**

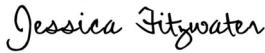
The Agricultural Preservation Advisory Board reviewed the applications in an open meeting on October 27, 2025, and recommended approval of the top 21 applications as presented in this staff report.

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   X   No \_\_\_\_\_

DocuSigned by:



1/27/2026

32F/AAE4DF204E6  
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:**

Staff Report Memo re. Public Hearing - FY-2026 Installment Purchase Program (IPP) Applications  
January 21, 2026

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

## VIII. SOIL CONSERVATION PLAN

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

## 25 PTS MAXIMUM

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 practices 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

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

## 25 PTS MAXIMUM

## X. PRIORITY PRESERVATION AREA

Points given for being located within a Priority  
Preservation Area

## 50 PTS MAXIMUM

PTS

**Total Points:**

PTS x \$11.20

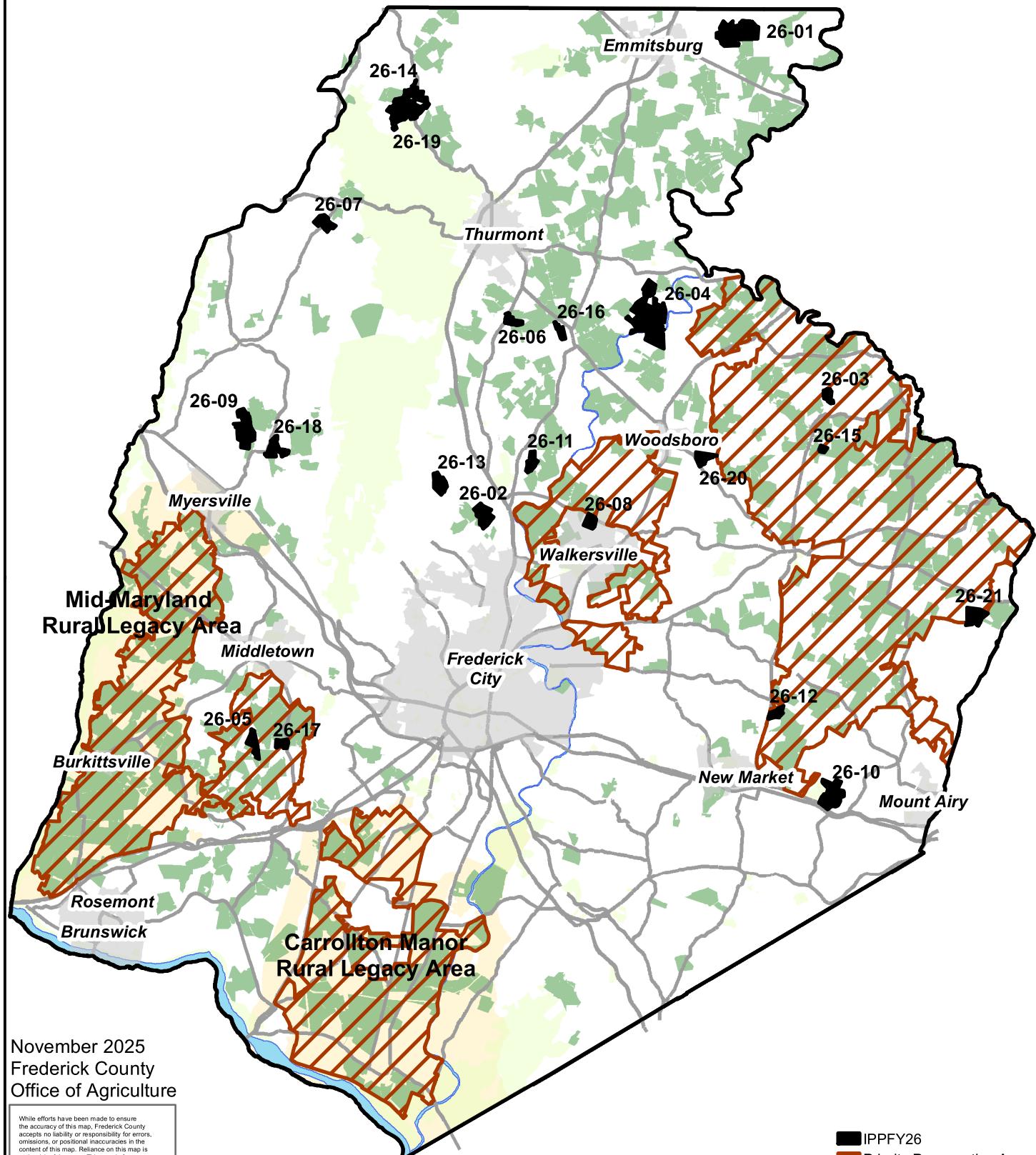
**+\$1,000 base**

### 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 (25 pts max)	PPA (50 pts max)	Total		
26-01	Waybright, Joel and Christina	Hainey Road	421	131.7	25.0	0	50	50	30	20	20	0	0	376.7		
26-02	Woodvale Farms c/o the Herz	Bartgis Rd.	150	135.7	24.3	0	50	22.5	16.6	20	20	0	0	339.1		
26-03	Mitchell, Leah	Bunker Hill Rd	52	146.1	2.9	0	45	50	7.8	6.8	20	0	0	328.6		
26-04	Eaves, Glenn Jr.	Legore Bridge Rd	701.82	129.5	25.0	0	50	0	30	20	20	0	0	324.5		
26-05	Harrisville Land LLC	Old Middletown Road	87	169.18	17.4	0	0	0	13.06	30	20	0	50	319.7		
26-06	Duhan, Timothy and Stephanie	12751 Hesson Bridge Road	60	146.62	5.8	0	50	50	8.7	30	20	0	0	311.1		
26-07	Willard, Dennis and Peggy	14333 Stotttemyer Road	96	114.54	8.3	0	50	50	14.33	1.8	20	20	25	304.0		
26-08	Staley, Tiffany	Eyler Court	69.287	181.5	11.4	25	10	0	6	30	10	5	25	0	303.9	
26-09	Leathemman, Steve, Joann, Dw	Harp Hill Rd	260.38	125.5	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	118.6	14.1	0	50	50	41.3	15.5	10	0	0	0	299.5	
26-11	Lemhart, Tim and Mary	Lemhart Rd	77.24	109	10.9	0	50	50	11.6	30	10	20	0	0	291.5	
26-12	Walcott, Besmer	Green Valley Rd	57.68	107	3.8	0	25	50	8.7	30	10	5	0	50	289.5	
26-13	Rice, Lawrence	Bethel Rd	114	135.1	9.8	0	50	50	17.1	2.6	20	0	0	0	284.6	
26-14	Calmer/Miller	Foxville Deerfield Rd & Sabillasville	176.89	129.2	21.0	0	50	0	26.5	10.8	20	20	5	0	282.5	
26-15	Wyatt, Barbara	Molasses Rd	23.98	111.8	2.0	0	20	50	3.6	30	10	5	0	50	282.4	
26-16	McGoff & Dimopoulos	Blacks Mill Rd	48.754	142.2	6.6	0	25	50	7.3	30	20	0	0	0	281.1	
26-17	Daisey, Jason	Holler Road	49	166.7	6.3	0	0	0	7.3	30	20	0	50	280.3		
26-18	Brandenburg, Jody and Obed	3908 and 4044 Crow Rock Rd.	119.5	83.4	12.9	0	45	50	17.9	30	20	0	0	0	279.2	
26-19	Deerfield Farms LP	Manahan Rd	240.76	95.2	23.3	0	50	0	36.11	30	20	20	0.7	0	275.3	
26-20	Malanducco, Roby	Woodboro Rd	83.18	131.6	5.0	10	30	50	12.5	0	10	20	0	0	269.1	
26-21	Johnson/White	Liberty Rd	147.575	107.1	14.3	0	50	0	22.1	17.5	10	0	0	0	47	268.0

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



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## FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26
- ForestResource
- MALPF District

MALPF Easement

0 0.175 0.35 0.7 Miles



**Frederick County, Maryland**  
Office of Agriculture

October, 2025

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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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Miles

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## FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26
- PriorityPresAreas
- ForestResource

MALPF Easement

0 0.175 0.35 0.7 Miles



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## FY-2026 Installment Purchase Program Applications

2023 Ortho

IPPFY26	CREP	MALPF Easement
FRO Banking	IPP	MET
ForestResource	MALPF District	



### Frederick County, Maryland

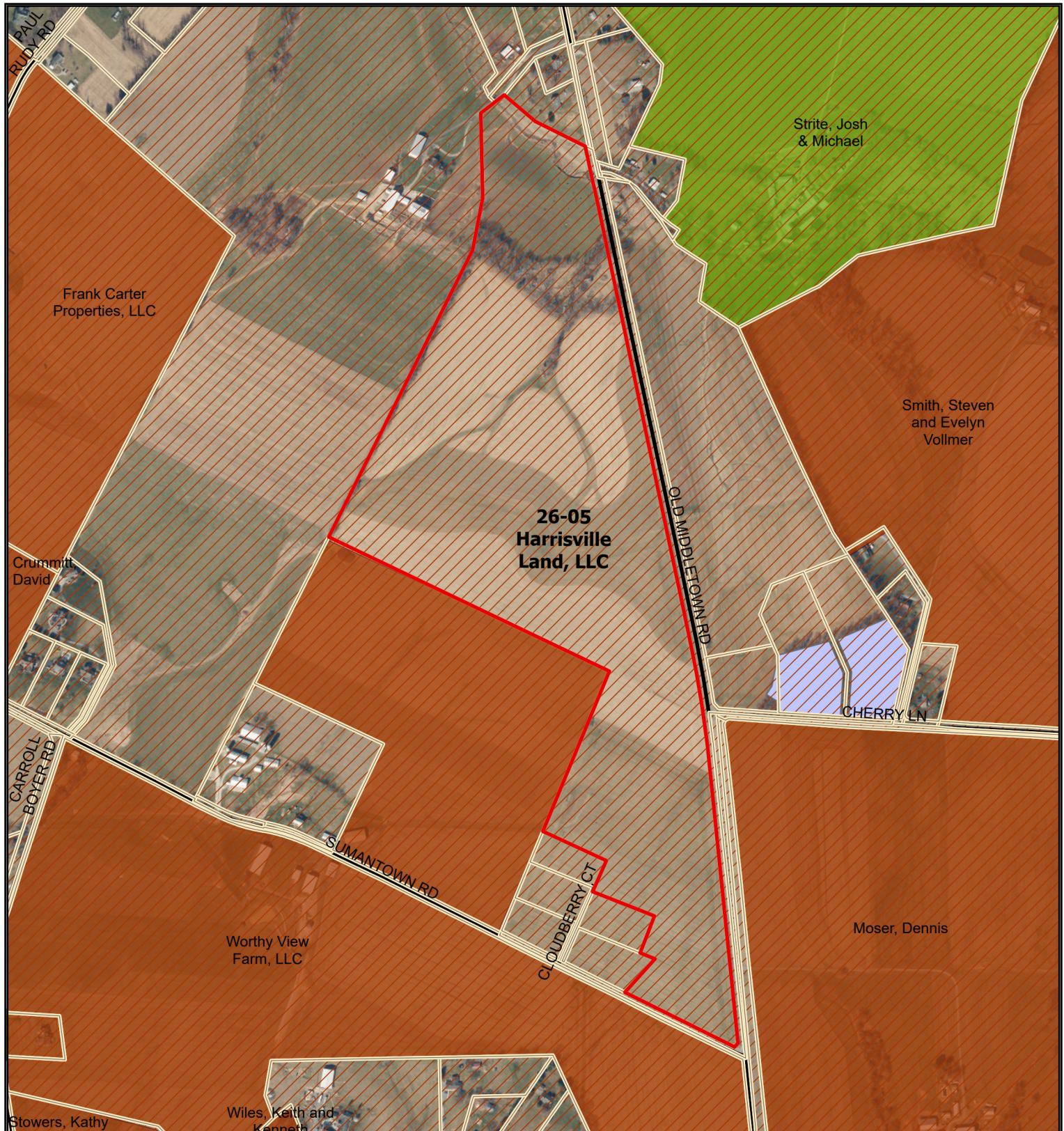
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## FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26
- PriorityPresAreas

- ForestResource
- IPP

MALPF Easement

0 0.175 0.35 0.7 Miles



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## FY-2026 Installment Purchase Program Applications

2023 Ortho

IPPFY26

IPP

MALPF Easement

CREP

MALPF District

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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

IPPFY26

PriorityPresAreas

MALPF Easement

Parks (All)

IPP

0 0.175 0.35 0.7 Miles

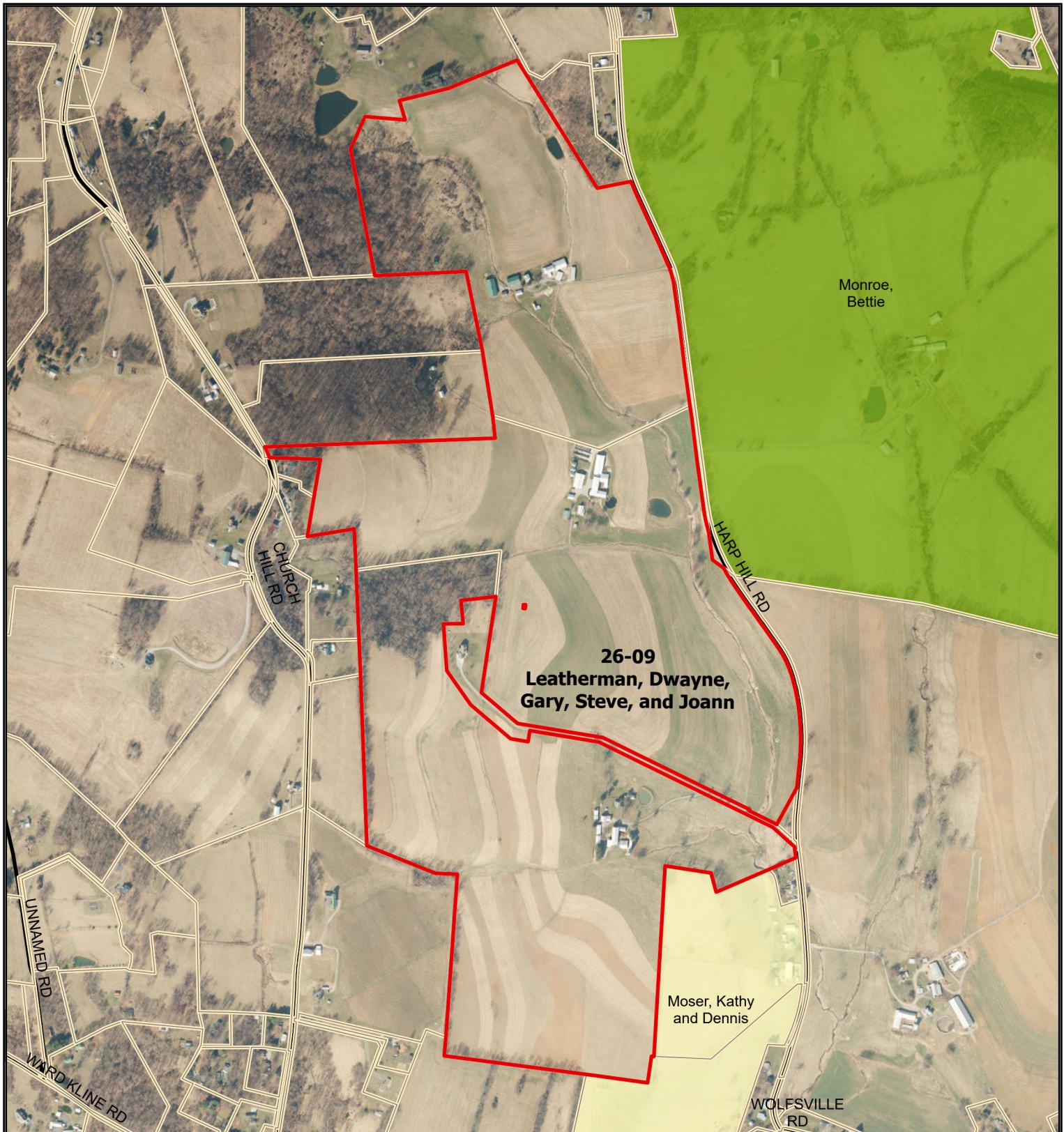


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## FY-2026 Installment Purchase Program Applications

2023 Ortho

IPPFY26

MALPF Easement

Critical Farms



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Office of Agriculture

October, 2025

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## FY-2026 Installment Purchase Program Applications

2023 Ortho

IPPFY26

Parks (All)

County Park Boundaries

ForestResource

PriorityPresAreas

0 0.175 0.35 0.7 Miles



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Office of Agriculture

October, 2025

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## FY-2026 Installment Purchase Program Applications

2023 Ortho

IPPFY26

IPP

Critical Farms



**Frederick County, Maryland**

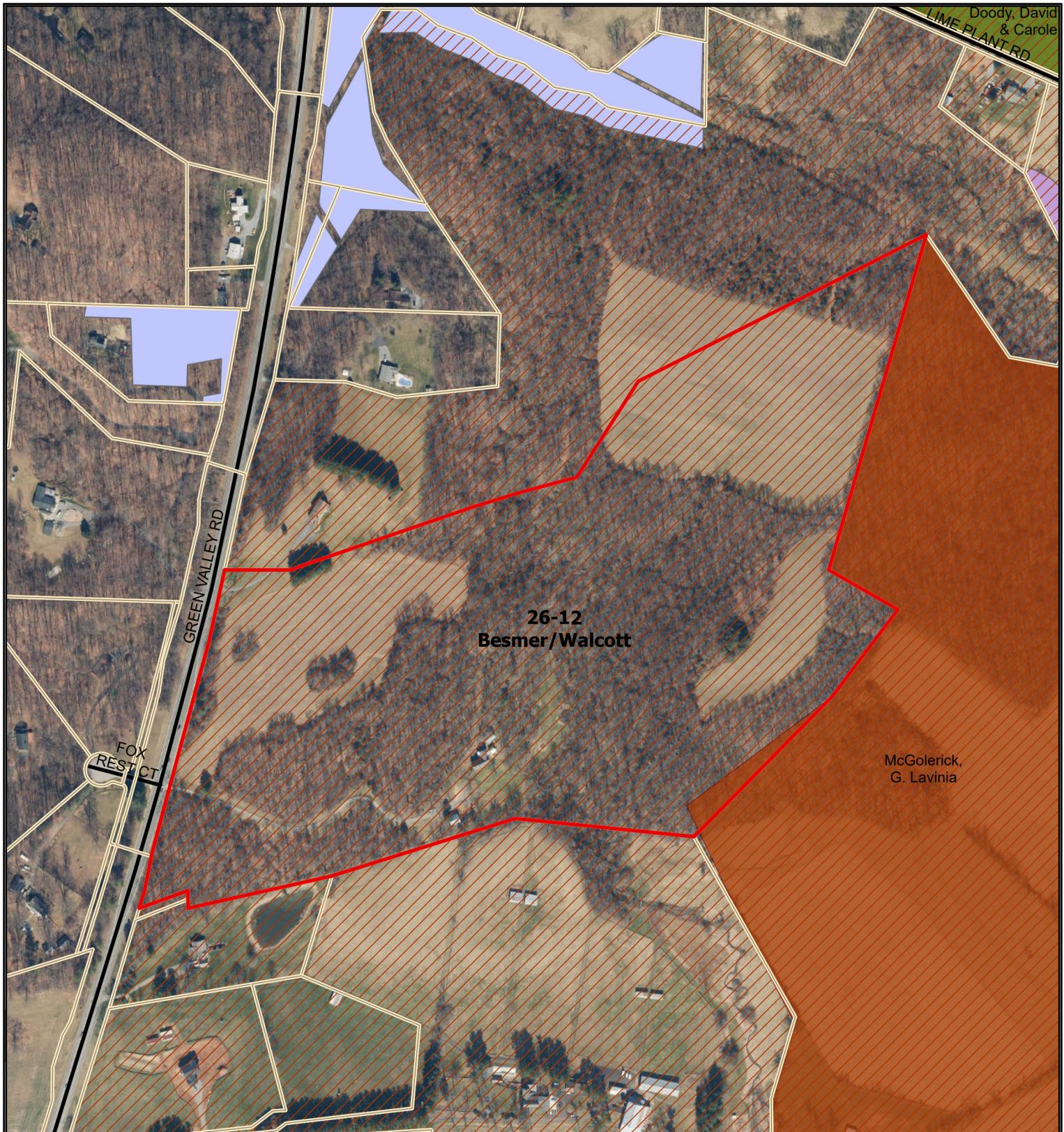
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2023 Ortho

- IPPFY26
- PriorityPresAreas
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## FY-2026 Installment Purchase Program Applications

2023 Ortho

IPPFY26

ForestResource



### Frederick County, Maryland

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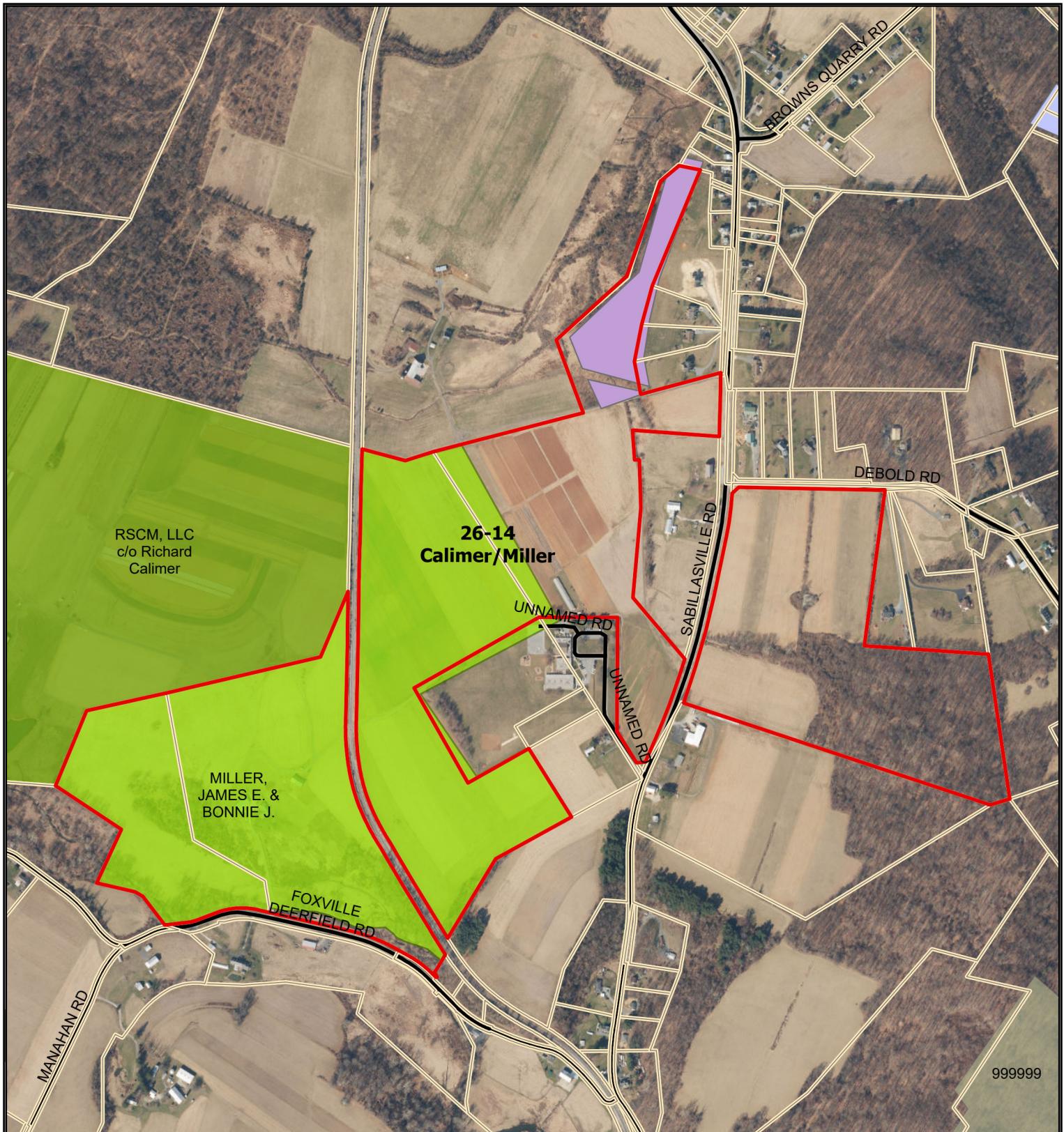
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## FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26
- FRO Banking
- ForestResource

- MALPF District
- MALPF Easement
- Other Governmental

0 0.175 0.35 0.7 Miles

N

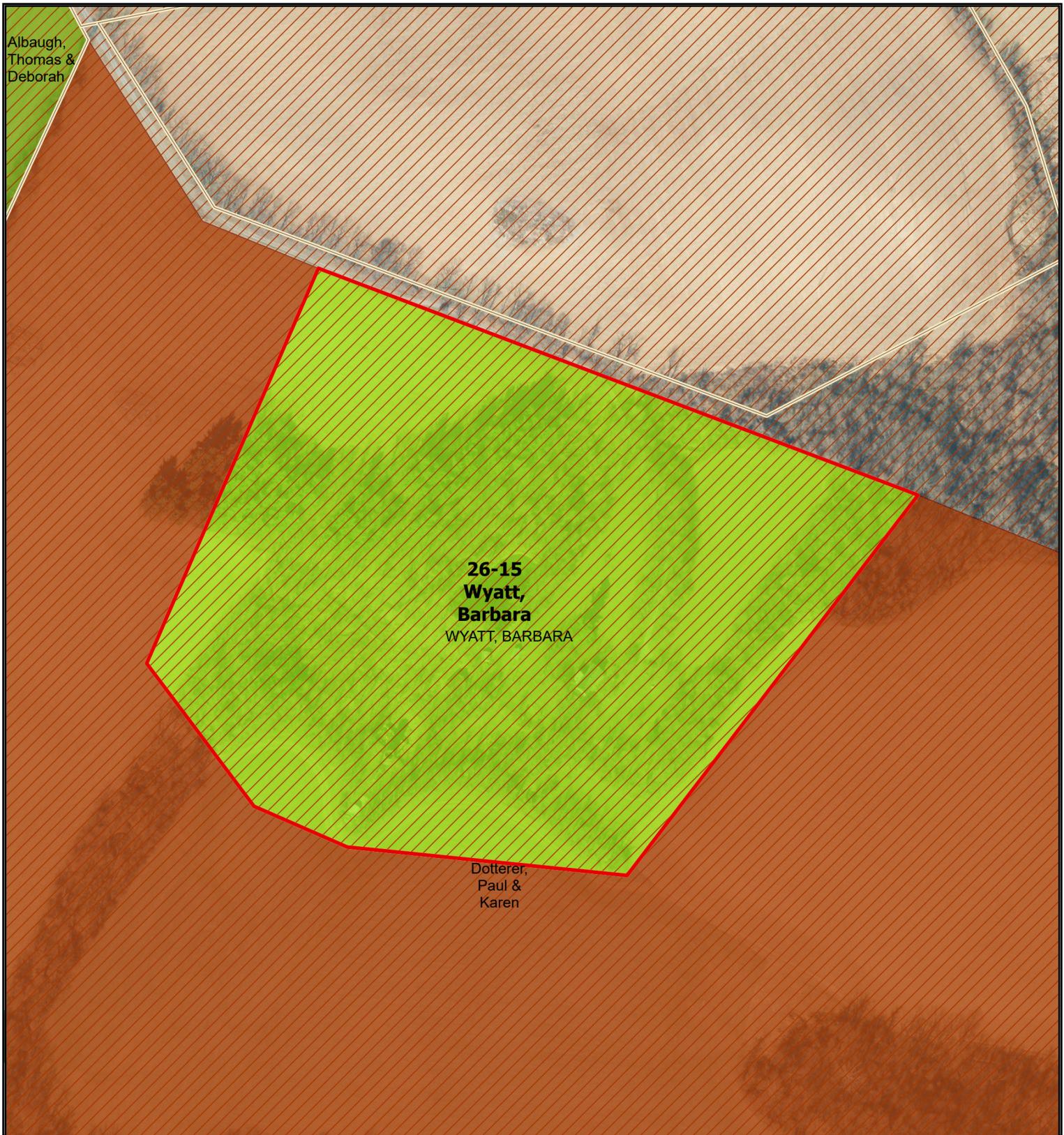


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## FY-2026 Installment Purchase Program Applications

2023 Ortho

IPPFY26  
 PriorityPresAreas

IPP  
 MALPF Easement  
 MALPF District

MALPF Easement

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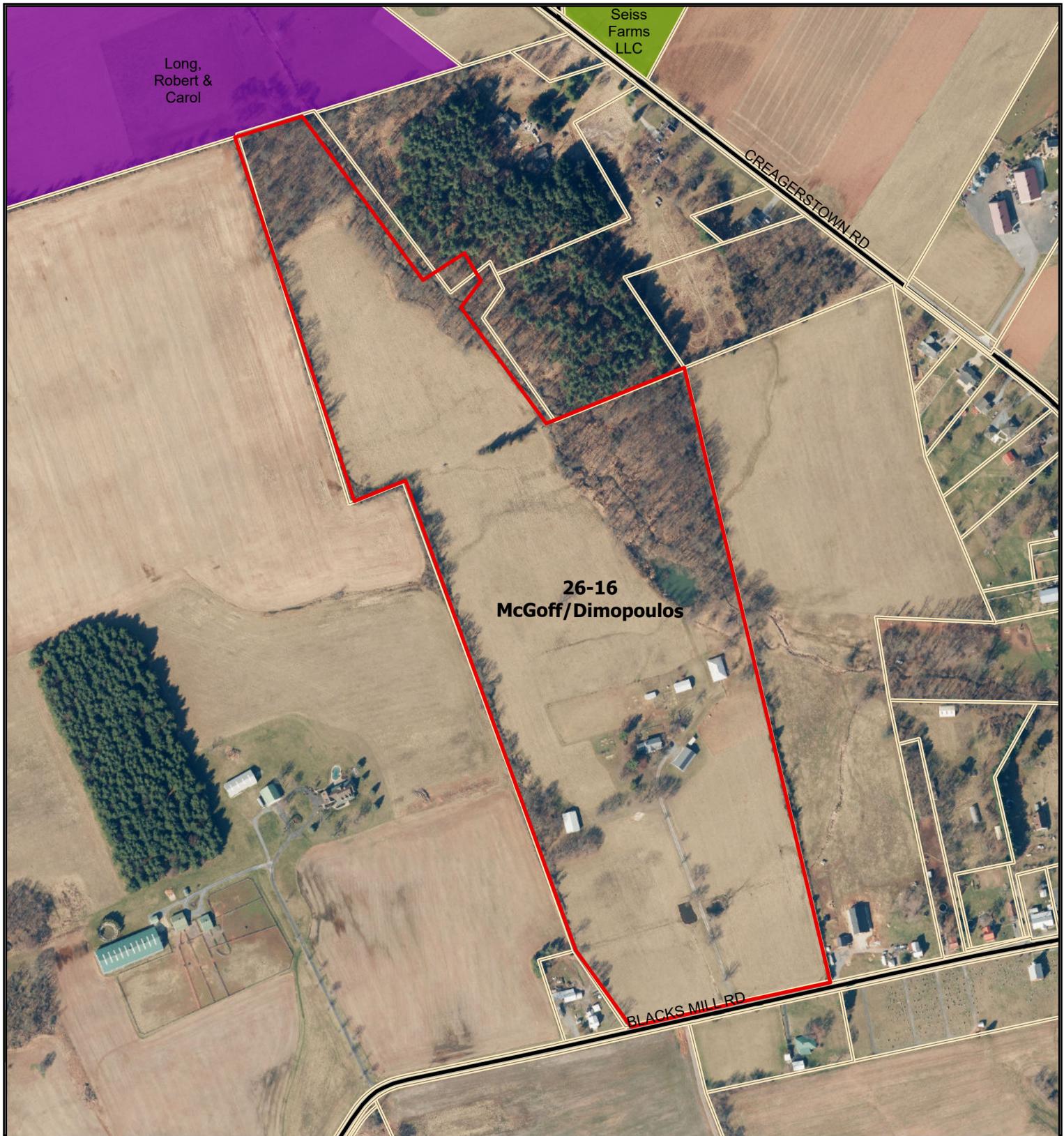


**Frederick County, Maryland**  
Office of Agriculture

October, 2025

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet  
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 This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.  
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## FY-2026 Installment Purchase Program Applications

2023 Ortho

IPPFY26

MALPF Easement

FFP



**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
- PriorityPresAreas
- IPP

MALPF Easement

0 0.175 0.35 0.7 Miles



**Frederick County, Maryland**  
Office of Agriculture

October, 2025

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## FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26
- IPP
- Next Generation
- MALPF Easement



**Frederick County, Maryland**  
Office of Agriculture

October, 2025

0 0.175 0.35 0.7  
Miles

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## FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26
- Parks (All)
- ForestResource

- CreekReLeaf\_Sites
- MALPF District
- MALPF Easement

Other Governmental

0 0.175 0.35 0.7 Miles



**Frederick County, Maryland**  
Office of Agriculture

October, 2025

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## FY-2026 Installment Purchase Program Applications

2023 Ortho

- IPPFY26
- PriorityPresAreas



**Frederick County, Maryland**  
Office of Agriculture

October, 2025

0 0.175 0.35 0.7 Miles

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## FY-2026 Installment Purchase Program Applications

2023 Ortho

IPPFY26  
 PriorityPresAreas

ForestResource  
 MALPF Easement  
 CREP



**Frederick County, Maryland**  
Office of Agriculture

October, 2025

0 0.175 0.35 0.7 Miles

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