

Resolution No.: 24-25
Introduced: July 16, 2024
Adopted: July 16, 2024

**COUNTY COUNCIL
FOR FREDERICK COUNTY, MARYLAND**

By County Council

SUBJECT: Authorizing and empowering Frederick County, Maryland (the “County”) to enter into an agricultural land preservation installment purchase agreement (the “Installment Purchase Agreement”) in order to preserve certain agricultural land within the County; authorizing the County Executive of the County to execute the Installment Purchase Agreement on behalf of the County; making certain legislative findings among others concerning the public benefit and purpose of the Installment Purchase Agreement; providing that payments under the Installment Purchase Agreement shall constitute an indebtedness and charge against the general credit and taxing powers of the County within the meaning of any constitutional or charter provision or statutory limitation; and generally providing for and determining various matters and details in connection with the authorization and execution of the Installment Purchase Agreement

R E C I T A L S

Ordinance No. 02-01-297, approved by the Board of County Commissioners of Frederick County (the “Board”) on January 15, 2002, effective February 1, 2002, as amended by Ordinance No. 02-20-316, approved by the Board on October 15, 2002, effective October 15, 2002, as amended by Ordinance No. 06-32-428, approved by the Board on September 26, 2006, effective September 26, 2006, as amended by Ordinance No. 07-35-475, approved by the Board on November 27, 2007, effective November 28, 2007, as amended by Ordinance No. 14-23-678, approved by the Board on November 13, 2014, effective December 1, 2014, codified as Section 1-13-35 of the Frederick County Code (as so amended, the “IPA Act”), authorizes County Commissioners of Frederick County to enter into installment purchase agreements to acquire development rights on certain agricultural lands located within Frederick County, Maryland (the “County”) for the purposes of accelerating land preservation easement purchases, preserving productive agricultural land and woodland within the County and protecting farmland and open space from the impacts of development.

Pursuant to the provisions of Section 808 of the Charter of Frederick County, the authorization of the County Commissioners of Frederick County are deemed to be authorizations of the County Council of Frederick County (the “County Council”).

Bill No. 19-19 (the “Bond Bill”), enacted by the County Council on January 21, 2019, authorizes and empowers the County to borrow, from time to time, not more than \$200,000,000 in order to finance the cost of certain public facilities in the County. As of the date hereof, the County has previously incurred \$173,869,635 of indebtedness pursuant to the Bond Bill, leaving a balance of \$26,130,365 of available borrowing authority under such Bill.

The Bond Bill provides that such borrowing may be undertaken in the form of installment purchase obligations executed and delivered by the County for the purpose of acquiring agricultural land and woodland preservation easements.

Pursuant to the authority of the IPA Act and the Bond Bill, the County has agreed to acquire the development rights on approximately 71.6513 acres of land owned in fee simple by Phyllis A. Krietz and Robert Krietz (together, the “Owners”), located on Seiss Road (Tax Map 20, Parcel 61), within Election District 15 (Thurmont), Frederick County, Maryland (the “Krietz Property”) and intends to enter into an agricultural land preservation installment purchase agreement (the “Installment Purchase Agreement”) with the Owners.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND:

Section 1. That, pursuant to the IPA Act and the Bond Bill, it is hereby found and determined as follows:

(i) the acquisition of agricultural land preservation easements will supplement the County’s existing local agricultural land preservation program to encourage the preservation of agricultural land and to protect and preserve farming;

(ii) the execution of the Installment Purchase Agreement in exchange for an agricultural land preservation easement will promote the health, welfare and safety of the residents of the County;

(iii) the Installment Purchase Agreement shall constitute an indebtedness and general obligation of the County and a charge against, and a pledge of the general credit and taxing power of, the County within the meaning of any applicable constitutional or charter provision or statutory limitation;

(iv) the Krietz Property meets all of the criteria set forth in Section 1-13-35(C) of the Frederick County Code to qualify for approval under the “Installment Preservation Program” within the meaning of the IPA Act; and

(v) all capitalized terms not defined herein shall have the meanings given them in the Installment Purchase Agreement.

Section 2. Pursuant to the authority of the IPA Act and the Bond Bill, the County hereby approves the acquisition of the Development Rights on the Krietz Property at a price of \$235,834.00, pursuant to the Installment Purchase Agreement No. 24-148, which shall be

substantially in the form attached hereto as Exhibit A and made a part hereof (the "Installment Purchase Agreement"). Such acquisition shall be accomplished in accordance with the terms and provisions set forth of the Installment Purchase Agreement. The interest rate payable under the Installment Purchase Agreement shall be established by the County prior to closing on the purchase of the Development Rights based on the County's yield on securities acquired to pay the balance of the Purchase Price on the Principal Payment Date and shall be incorporated into the final form of the Installment Purchase Agreement. The County hereby approves the acquisition by the County of such securities at such prices and on such terms as determined by any of the County Executive, the Chief Administrative Officer or the Director of Finance, or such other officers, officials and employees of the County as the County Executive shall designate. Principal and interest on the Installment Purchase Agreement shall be payable at such times and in such places as shall be set forth in Exhibit A. The acquisition of the Development Rights shall be evidenced by a Deed of Easement from the Owners to the County, which shall be substantially in the form attached to the Installment Purchase Agreement as Exhibit C. The County hereby approves the Deed of Easement substantially in such form.

Section 3. Pursuant to the authority of the Bond Bill, the County has determined to borrow on its full faith and credit a sum not to exceed \$212,251.00 and shall evidence such borrowing by the issuance of the Installment Purchase Agreement.

Section 4. The Installment Purchase Agreement shall be executed in the name of the County by the County Executive. The corporate seal of the County shall be affixed to the Installment Purchase Agreement and attested by the signature of the Chief Administrative Officer. The Installment Purchase Agreement shall be a valid and legally binding full faith and credit obligation of the County enforceable in accordance with its terms.

The execution of the Installment Purchase Agreement by such officer shall be conclusive evidence of the due execution of the Installment Purchase Agreement by the County.

In the event that funds available to the County from all sources are insufficient to pay the principal of or the interest on the Installment Purchase Agreement in any fiscal year in which such sums are due, the County shall levy in such fiscal year upon all legally assessable property within the corporate limits of Frederick County ad valorem taxes in rate and amount sufficient to provide for the prompt payment of such principal and interest on the Installment Purchase Agreement in such fiscal year, and, if the proceeds from the collection of taxes so levied in any such fiscal year are inadequate for such payment, additional taxes shall be levied in the succeeding fiscal year to make up such deficiency. The full faith and credit and unlimited taxing power of the County are hereby irrevocably pledged to the payment of the Installment Purchase Agreement as and when it becomes due and payable and to the levy and collection of the taxes hereinabove described as and when such taxes may become necessary in order to provide sufficient funds to meet the debt service requirements of the Installment Purchase Agreement. The County hereby covenants and agrees with the registered owner of the Installment Purchase Agreement to levy and collect the taxes hereinabove described and to take any action that may be appropriate from time to time during the period that the Installment Purchase Agreement remains outstanding and unpaid to provide the funds necessary to pay promptly the principal and interest due thereon.

Section 5. If so required, the County Executive, the Chief Administrative Officer or the Director of Finance shall be responsible for the execution and delivery of any certificate of the County which complies with the requirements of (a) Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and the applicable Treasury regulations promulgated thereunder (the "Treasury Regulations"), and (b) counsel rendering an opinion, if any, on the exclusion from gross income for federal income tax purposes of the interest portion of the payments to be made by the County pursuant to the Installment Purchase Agreement ("Bond Counsel").

The County shall set forth in said certificate its reasonable expectations as to relevant facts, estimates and circumstances relating to the use of the proceeds advanced, if any, under the Installment Purchase Agreement or of any moneys, securities or other obligations which may be deemed to be proceeds under the Installment Purchase Agreement pursuant to said Section 148 or the said Treasury Regulations (collectively, the "Proceeds") based on the County's reasonable expectations on the date of issuance of the Installment Purchase Agreement and will be, to the best of the knowledge of the person executing such certificate, true, correct and complete as of that date.

The County will comply with said Section 148 and said Treasury Regulations and such other requirements of the Code and Treasury Regulations which are applicable to the Installment Purchase Agreement on the date of issuance of the Installment Purchase Agreement and which may subsequently lawfully be made applicable to the Installment Purchase Agreement.

The County will hold and shall invest Proceeds, if any, within its control (if such Proceeds are invested) in accordance with the expectations of the County set forth in said certificate.

The County shall make timely payment of any rebate amount or payment in lieu thereof (or installment thereof) required to be paid to the United States of America in order to preserve the exclusion from gross income for purposes of federal income taxation of the interest portion of payments to be made by the County pursuant to the Installment Purchase Agreement and shall include with any such payment such other documents, certificates or statements as shall be required to be included therewith under then applicable law and regulations.

The County Executive, the Chief Administrative Officer or the Director of Finance may execute a certificate or certificates supplementing or amending said certificate, and actions taken by the County subsequent to the execution of such certificates shall be in accordance with said certificate as amended or supplemented; provided, however, that the County shall execute any such certificate only upon receipt by it of an opinion of Bond Counsel addressed to the County to the effect that actions taken by the County in accordance with the amending or supplementing certificate will not adversely affect the exclusion from gross income for federal income taxation purposes of the interest portion of payments to be made by the County pursuant to the Installment Purchase Agreement.

The County shall retain such records as necessary to document the investment and expenditure of Proceeds, the uses of Proceeds and of the facilities financed with such Proceeds, together with such other records as may be required by the tax certificate or the IRS in order to

establish compliance with requirements of the Code and the regulations thereunder as conditions to the exclusion of interest on the Installment Purchase Agreement from federal gross income.

Section 6. The County hereby covenants with the Owners from time to time of interests in the Installment Purchase Agreement that it shall not take or cause to be taken any action or fail to take any action, the taking of which or the omission of which, under the law existing on the date of issuance of the Installment Purchase Agreement, or which may subsequently lawfully be made applicable to the Installment Purchase Agreement, would cause the interest portion of payments to be made by the County pursuant to the Installment Purchase Agreement to be includable in the gross income of such Owners for federal income tax purposes.

Section 7. The County Executive, the Chief Administrative Officer and the Director of Finance, and such other officers, officials and employees of the County as the County Executive shall designate, are hereby severally authorized to do any and all things, execute all instruments, documents, certificates and otherwise take all actions necessary, proper or expedient in connection with the Installment Purchase Agreement, including but not limited to, the purchase of securities to provide for the Purchase Price and the execution and recording of the Deed of Easement.

Any provision of this Resolution authorizing any official or officer of the County to exercise authority or perform duties shall extend to any person duly exercising the duties of such official or officer on an acting or temporary basis.

Shannon O'Neil is hereby authorized to fill in any blanks in the documents which may require completion after the signing thereof, to sign any settlement sheet on behalf of the County, and to make any and all other necessary changes, additions or modifications thereto (including but not limited to any changes to the dates thereof), in consultation with McGuireWoods LLP, as Bond Counsel, so long as the substance of such documents is not materially altered thereby.

Section 8. This Resolution takes effect from the date of its adoption.

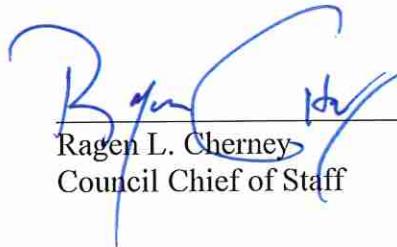
Adopted this 16th day of July, 2024.

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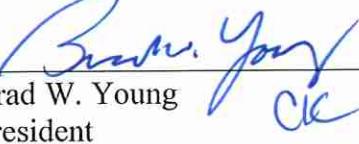
The undersigned hereby certifies that this Resolution was approved and adopted on the 16th day of July, 2024.

ATTEST:

**COUNTY COUNCIL OF
FREDERICK COUNTY, MARYLAND**



Ragen L. Cherney
Council Chief of Staff

By: 

Brad W. Young
President

Exhibit A

FORM OF INSTALLMENT PURCHASE AGREEMENT

(attached)

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**AGRICULTURAL LAND PRESERVATION
INSTALLMENT PURCHASE AGREEMENT
(Agreement No. 24-148)**

KRIETZ PROPERTY

THIS AGRICULTURAL LAND PRESERVATION INSTALLMENT PURCHASE AGREEMENT (this “Agreement”) is made on July 23, 2024 between **PHYLLIS A. KRIETZ** and **ROBERT KRIETZ** (together, the “Owners”), and **FREDERICK COUNTY, MARYLAND**, a body politic and corporate and a political subdivision of the State of Maryland (the “County”).

R E C I T A L S:

A. Pursuant to and in accordance with Ordinance No. 02-01-297, approved by the Board of County Commissioners of Frederick County (the “Board”) on January 15, 2002, effective February 1, 2002, as amended by Ordinance No. 02-20-316, approved by the Board on October 15, 2002, effective October 15, 2002, as amended by Ordinance No. 06-32-428, approved by the Board on September 26, 2006, effective September 26, 2006, as amended by Ordinance No. 07-35-475, approved by the Board on November 27, 2007, effective November 28, 2007, as amended by Ordinance No. 14-23-678, approved by the Board on November 13, 2014, effective December 1, 2014, codified as Section 1-13-35 of the Frederick County Code (as so amended, the “IPA Act”), the County has established an agricultural land preservation installment purchase program and is authorized to enter into installment purchase agreements to acquire development rights in agricultural lands located within and thereby preserve agricultural land in the County for the purposes of accelerating land preservation easement purchases, preserving productive agricultural land and woodland within the County and protecting farmland and open space from the impacts of development.

B. Bill No. 19-19, enacted by the County Council of Frederick County (the “County Council”) on January 21, 2019 (the “Bond Bill”), authorizes and empowers the County to borrow, from time to time, not more than \$200,000,000 in order to finance the cost of certain public facilities in Frederick County. The Bond Bill provides that such borrowing may be undertaken in the form of installment purchase obligations executed and delivered by the County for the purpose of acquiring agricultural land and woodland preservation easements. As of the date hereof, the County has previously incurred \$173,869,635 of indebtedness pursuant to the Bond Bill, leaving a balance of \$26,130,365 of available borrowing authority under such Bill.

C. The County Council approved and adopted Resolution No. 24-25 on July 16, 2024 (the “Authorizing Resolution”) duly authorizing the execution and delivery of this Agreement.

D. The Land (as defined herein) meets all of the criteria set forth in Section 1-13-35(C) of the Frederick County Code to qualify for approval under the “Installment Purchase Program” within the meaning of the IPA Act, and the Owners have agreed to sell a development rights easement to the County, and the County has agreed to pay the Purchase Price (as defined

herein) as set forth herein for such development rights easement on a deferred basis as more fully set forth below.

E. The Owners have agreed to the deferred payment plan set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the Owners and the County hereby agree as follows:

ARTICLE I

DEFINITIONS

SECTION 1.1. Definitions. As used in this Agreement, the following terms have the following meanings, unless the context clearly indicates a different meaning:

(a) *Business Day* – “Business Day” means a day on which (a) banks located in Frederick, Maryland, are not required or authorized by law or executive order to close for business, and (b) The New York Stock Exchange is not closed.

(b) *Code* – “Code” means the Internal Revenue Code of 1986, as amended. Each reference to the Code herein shall be deemed to include the United States Treasury Regulations promulgated thereunder in effect or proposed from time to time with respect thereto.

(c) *County* – “County” means Frederick County, Maryland, a body politic and corporate and a political subdivision created and existing under and by virtue of the Constitution and laws of the State, its successors and assigns.

(d) *Deed of Easement* – “Deed of Easement” means the Deed of Easement of even date herewith from the Owners to the County, which shall convey the Development Rights to the Land to the County in perpetuity. The Deed of Easement shall be substantially in the form attached hereto as Exhibit C and made a part hereof.

(e) *Development Rights* – “Development Rights” means the development rights which are to be restricted by the Deed of Easement in consideration for the execution and delivery of this Agreement.

(f) *Interest Payment Date* – “Interest Payment Date” means October 1 in each year, commencing October 1, 2024.

(g) *Land* – “Land” means the tract of land located in Frederick County containing approximately 71.6513 acres, and more particularly described in Exhibit A attached to the Deed of Easement.

(h) *Owners* – “Owners” means Phyllis A. Krietz and Robert Krietz, together, and their respective successors, assigns, heirs, personal representatives, executors, administrators and estate.

(i) *Person* – “Person” or “persons” means any natural person, firm, association, corporation, company, trust, partnership, public body or other entity.

(j) *Purchase Price* – “Purchase Price” means Two Hundred Thirty-Five Thousand Eight Hundred Thirty-Four Dollars (\$235,834.00), the purchase price to be paid by the County to the Registered Owners in accordance with this Agreement.

(k) *Registered Owners* – “Registered Owners” means the registered owners of this Agreement and beneficiary of the representations of Section 2.2 hereof and as shown on the registration books maintained by the County and initially means the Owners.

(l) *State* – “State” means the State of Maryland.

SECTION 1.2. Rules of Construction. The words “hereof,” “herein,” “hereunder,” “hereto,” and other words of similar import refer to this Agreement in its entirety.

The terms “agree” and “agreements” contained herein are intended to include and mean “covenant” and “covenants”.

References to Articles, Sections, and other subdivisions of this Agreement are to the designated Articles, Sections, and other subdivisions of this Agreement.

The headings of this Agreement are for convenience only and shall not define or limit the provisions hereof.

All references made (a) in the neuter, masculine or feminine gender shall be deemed to have been made in all such genders, and (b) in the singular or plural number shall be deemed to have been made, respectively, in the plural or singular number as well.

ARTICLE II

SALE AND PURCHASE OF DEVELOPMENT RIGHTS; PAYMENT OF PURCHASE PRICE

SECTION 2.1. Sale and Purchase of Development Rights. On the date hereof, the Owners have sold and transferred the Development Rights to the County, and the County has purchased the Development Rights for the Purchase Price by its execution and delivery of this Agreement. The conveyance of the Development Rights by the Owners to the County is evidenced by the Deed of Easement to be recorded in the Land Records of Frederick County.

SECTION 2.2. Promise to Pay Purchase Price and Interest.

(a) The County is indebted to the Owners for the Purchase Price of Two Hundred Thirty-Five Thousand Eight Hundred Thirty-Four Dollars (\$235,834.00). The County shall pay a portion of the Purchase Price, in the amount of Twenty-Three Thousand Five Hundred Eighty-Three Dollars (\$23,583.00) on the date hereof, and shall pay the balance of the Purchase Price, in the amount of Two Hundred Twelve Thousand Two Hundred Fifty-One Dollars (\$212,251.00), together with any accrued and unpaid interest thereon, on May 15, 2034 (the "Principal Payment Date").

(b) Interest on the unpaid balance of the Purchase Price shall accrue from the date hereof and shall be payable to the Registered Owners annually on each Interest Payment Date. Interest shall accrue at the rate of []% per annum and shall be calculated on the basis of a 360-day year of twelve 30-day months.

(c) Payment of the Purchase Price and the interest on the unpaid balance thereof are payable in lawful money of the United States of America, at the time of payment.

(d) The County shall pay all interest payments and the Purchase Price to the person appearing on the books of the County as the Registered Owners, by wire transfer, check or draft mailed to the Registered Owners at the address of the Registered Owners as it appears on such registration books on the tenth day before the applicable Interest Payment Date or Principal Payment Date, or if such tenth day is not a Business Day, the Business Day next preceding such day. The Purchase Price shall be paid by the County to the Registered Owners upon presentation and surrender of this Agreement to the County.

(e) The County's obligation to make payments of the Purchase Price hereunder and to pay interest on the unpaid balance of the Purchase Price is a general obligation of the County, and the full faith and credit and the taxing power of the County are irrevocably pledged to the punctual payment of the Purchase Price and the interest on the unpaid balance of the Purchase Price as and when the same respectively become due and payable.

SECTION 2.3. Registration and Transfer of this Agreement.

(a) Until the Purchase Price and all interest thereon have been paid in full, the County, acting through its Director of Finance or any other department or employee of the County or any bank or trust company having corporate trust powers, hereinafter designated and appointed by the County, shall maintain and keep at its offices, registration books for the registration and transfer of this Agreement. The Owners are the original Registered Owners.

(b) The ownership of this Agreement may only be transferred or assigned either (i) upon the death of the original Owners or if the original Owners are deemed by a court of competent jurisdiction to be mentally incompetent; or (ii) with the approval of the County, which approval shall not be unreasonably withheld and shall be evidenced by the County's registration of such transfer upon the registration books maintained by the County. No other transfers shall

be permitted. Persons constituting a part of the Owners shall be deemed "Owners" for purposes of this subsection (b).

(c) If this Agreement (or any interest herein) is permitted to be transferred or assigned in accordance with subsection (b), then the ownership of this Agreement may be transferred or amended, at the written request of the Registered Owners as then shown on such registration books or their attorney duly authorized in writing, upon presentation and surrender thereof, together with a written instrument of transfer substantially in the form attached hereto as Exhibit A, or as may otherwise be satisfactory to and approved by the County in writing, duly executed by the Registered Owners or their attorney duly authorized in writing. Upon the surrender for transfer of this Agreement, the County shall complete the Schedule of Transferees attached hereto as Exhibit B. The Schedule of Transferees shall contain the name, address and tax identification number of the transferee Registered Owners, the date of the transfer and the outstanding principal balance of the Purchase Price as of the date of transfer. If there is any conflict between the information set forth in Exhibit B hereto and the registration books maintained by the County, the information shown on such registration books shall control.

(d) The County may deem and treat the person in whose name this Agreement is registered upon the books of the County as the absolute owner of this Agreement, whether any payments hereunder shall be overdue or not, for the purpose of receiving payment of, or on account of, the Purchase Price and interest thereon and for all other purposes. All such payments made to any such Registered Owners, or upon their order, shall be valid and effectual to satisfy and discharge the liability upon this Agreement to the extent of the sum or sums so paid. Any notice to the contrary shall not affect the County.

(e) For every registration of transfer of this Agreement, the County may make a charge sufficient to reimburse itself for any tax or other governmental charge required to be paid with respect to such exchange or transfer, which sum or sums shall be paid by the person requesting such transfer as a condition precedent to the exercise of the privilege of registering such transfer.

SECTION 2.4. Mutilated, Lost, Stolen or Destroyed Agreement. In the event that this Agreement is mutilated, lost, stolen or destroyed, the County and the Registered Owners (as then shown on the registration books maintained by the County) shall execute a substitute for this Agreement having the same terms as that of this Agreement mutilated, lost, stolen or destroyed. In the case of any mutilated Agreement, such mutilated Agreement shall first be surrendered to the County. In the case of any lost, stolen or destroyed Agreement, there shall be first furnished to the County evidence of such loss, theft or destruction satisfactory to the County, together with indemnity satisfactory to the County in its sole discretion. The County may charge the Registered Owners requesting such new Agreement its expenses and reasonable fees, if any, in this connection. If after the delivery of such substitute Agreement, a bona fide purchaser of the original Agreement (in lieu of which such substitute Agreement was issued) presents for payment such original Agreement, the County shall be entitled to recover such substitute Agreement from the person to whom it was delivered or any other person who receives delivery thereof, except a bona fide purchaser, and shall be entitled to recover upon the security

or indemnity provided therefor or otherwise to the extent of any loss, damage, cost or expense incurred by the County in connection therewith.

ARTICLE III

REPRESENTATIONS AND WARRANTIES

SECTION 3.1. Representations and Warranties of the County. The County makes the following representations and warranties:

- (a) The County is a body corporate and politic and a political subdivision of the State.
- (b) The County has the necessary power and authority to acquire the Development Rights, to enter into this Agreement, to perform and observe the covenants and agreements on its part contained in this Agreement and to carry out and consummate all transactions contemplated hereby. By proper action, the County has duly authorized the execution and delivery of this Agreement.
- (c) This Agreement has been duly and properly authorized, executed, sealed and delivered by the County, constitutes the valid and legally binding obligation of the County, and is enforceable against the County in accordance with its terms.
- (d) There are no proceedings pending or, to the knowledge of the County, threatened before any court or administrative agency which may affect the authority of the County to enter into this Agreement.

SECTION 3.2. Representations and Warranties of the Original Owners. The original Owners make the following representations and warranties with respect to themselves, but not with respect to any transferee Registered Owners:

- (a) Each of the Owners have full power and authority to execute and deliver this Agreement and the Deed of Easement and the Development Rights to be conveyed thereunder and to incur and perform the obligations provided for herein and therein. No consent or approval of any person or public authority or regulatory body is required as a condition to the validity or enforceability of this Agreement or the Deed of Easement, or, if required, the same has been duly obtained.
- (b) This Agreement and the Deed of Easement have been duly and properly executed by the each of the Owners, constitute valid and legally binding obligations of each Owner, and are fully enforceable against each Owner in accordance with their respective terms.
- (c) There is no litigation or proceeding pending or, so far as either of the Owners know, threatened before any court or administrative agency which, in the opinion of the Owners, will materially adversely affect the authority of the Owners to enter into, or the validity or enforceability of, this Agreement or the Deed of Easement.

(d) Neither of the Owners is a nonresident alien of the United States of America for purposes of federal income taxation.

(e) The Social Security Number of Phyllis A. Krietz is _____ . The Social Security Number of Robert Krietz is _____. Each of the Owners shall, upon the request of the County, execute Treasury Form W-9 and deliver the same to the County for filing.

(f) There is (i) no provision of any existing mortgage, indenture, contract or agreement binding on the either of the Owners or affecting the Land, and (ii) to the knowledge of each of the Owners, no provision of law or order of court binding upon either of the Owners or affecting the Land, which would conflict with or in any way prevent the execution, delivery or performance of the terms of this Agreement or the Deed of Easement, or which would be in default or violated as a result of such execution, delivery or performance, or for which adequate consents, waivers or, if necessary, subordinations, have not been obtained.

(g) There exist no liens or security interests on or with respect to the Land (other than those which have been subordinated pursuant to the Deed of Easement).

(h) All information furnished to the County with respect to the Owners and the Land in connection with this Agreement, including without limitation the application submitted by the Owners to the County for the inclusion of the Land in the Installment Purchase Program (as defined in the IPA Act) and all instruments, documents and other data furnished to the County in connection therewith, was, at the time the same were so furnished, and is on the date hereof, true, correct and complete in all material respects. No fact is known by either of the Owners that would adversely affect the qualification of the Land for inclusion in the Installment Purchase Program or the consummation of the transactions contemplated hereby.

(i) The representations in this Section 3.2 are true and correct in all material respects, and the information contained therein may be disclosed by the County to the Internal Revenue Service.

ARTICLE IV

PROVISIONS RELATING TO EXCLUSION OF INTEREST FROM INCOME FOR FEDERAL INCOME TAXATION

SECTION 4.1. Intent of County and Tax Covenant of County. The County intends that the interest payable under this Agreement shall be excludable from the gross income of the Registered Owners for purposes of federal income taxation pursuant to Section 103 of the Code. Accordingly, the County shall not knowingly take or permit to be taken any other action or actions or omit or fail to take any action, which would cause this Agreement to be an "arbitrage bond" within the meaning of Section 148 of the Code, or which would otherwise cause interest payable under this Agreement to become includable in the gross income of any Registered Owners for purposes of federal income taxation pursuant to Section 148 of the Code.

SECTION 4.2. Acknowledgment of Owners with Regard to Tax Consequences of Transaction. The Owners have received an opinion from McGuireWoods LLP, Bond Counsel, dated the date hereof, to the effect that under existing laws, regulations, rulings and decisions, interest payable under this Agreement is excludable from the gross income of the Owners for federal income tax purposes. This opinion assumes continuous compliance with certain covenants in the Tax Certificate to be executed and delivered by the County on the date of delivery of this Agreement and is otherwise limited in accordance with its terms. The Owners acknowledge that they have had the opportunity to make their own independent investigation with respect to all other tax considerations related to the transaction contemplated hereby (including, but not limited to, installment sales treatment under Section 453 of the Code, charitable contribution deductions under Section 170 of the Code, and federal estate tax implications). This investigation included the opportunity to consult with attorneys, accountants and others selected by the Owners in the Owners' sole discretion. The Owners certify that the Owners have not looked to or relied upon the County or any of its officials, agents or employees, or to Bond Counsel, with respect to any of such other matters.

SECTION 4.3. Information Reporting. Interest paid on tax exempt obligations after December 1, 2005 is subject to information reporting for federal income tax purposes in a manner similar to taxable obligations. The County will prepare an annual 1099-INT form to report the tax-exempt interest paid under this Agreement to the Owners. This reporting requirement does not in and of itself affect or alter the excludability of such interest from gross income for federal tax purposes or any other federal tax consequences of purchasing, holding or selling tax-exempt obligations.

ARTICLE V

MISCELLANEOUS

SECTION 5.1. Successors of County. In the event of the dissolution of the County, all of the covenants, stipulations, promises and agreements in this Agreement contained, by or on behalf of, or for the benefit of, the County, the Owners, and any other Registered Owners, shall bind or inure to the benefit of the successors of the County from time to time and any entity, officer, board, commission, agency or instrumentality to whom or to which any power or duty of the County shall be transferred.

SECTION 5.2. Parties in Interest. Except as herein otherwise specifically provided, nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person, firm or corporation, other than the County, the Owners, and any other Registered Owners any right, remedy or claim under or by reason of this Agreement. This Agreement is intended to be for the sole and exclusive benefit of the County, the Owners and any other Registered Owners from time to time of this Agreement.

SECTION 5.3. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and assigns, including, without limitation, all Registered Owners from time to time of this Agreement.

SECTION 5.4. Severability. In case any one or more of the provisions of this Agreement shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this Agreement, and this Agreement shall be construed and enforced as if such illegal or invalid provisions had not been contained herein or therein.

SECTION 5.5. Amendments, Changes and Modifications. This Agreement may not be amended, changed, modified, altered or terminated except by an agreement in writing between the County and the then Registered Owners. An executed counterpart of any such amendment shall be attached to this Agreement and shall be binding upon such Registered Owners and all successor Registered Owners.

SECTION 5.6. No Personal Liability of County Officials. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of any official, officer, agent or employee of the County in his or her individual capacity, and neither the officers or employees of the County nor any official executing this Agreement shall be liable personally on this Agreement or be subject to any personal liability or accountability by reason of the issuance thereof.

SECTION 5.7. Governing Law. The laws of the State shall govern the construction and enforcement of this Agreement.

SECTION 5.8. Notices. Except as otherwise provided in this Agreement, all notices or other communications required under this Agreement to be in writing shall be sufficiently given and shall be deemed to have been properly given three Business Days after the same is mailed by certified mail, postage prepaid, return receipt requested, addressed to the person to whom any such notice or other communication is to be given, at the address for such person designated below:

County: Director of Finance
Winchester Hall – 12 East Church Street
Frederick, Maryland 21701

with a copy to: Bryon C. Black, Esquire
County Attorney for Frederick County
Winchester Hall – 12 East Church Street
Frederick, Maryland 21701

Owners: Phyllis A. Krietz and Robert Krietz
14605 Roddy Road
Thurmont, Maryland 21788

Any of the foregoing may, by notice given hereunder to each of the others, designate any further or different addresses to which subsequent notices, demands, requests, consents, approvals, certificates or other communications shall be sent hereunder.

SECTION 5.9. Authority of County Officials. Any provision of this Agreement authorizing any official or officer of the County to exercise authority or perform duties shall extend to any person duly exercising the duties of such official or officer on an acting or temporary basis.

SECTION 5.10. Holidays. If the date for making any payment or the last date for performance of any act or the exercising of any right, as provided in this Agreement, shall not be a Business Day, such payment may, unless otherwise provided in this Agreement, be made or act performed or right exercised on the next succeeding Business Day with the same force and effect as if done on the nominal date provided in this Agreement, and, in the case of payment, no interest shall accrue for the period after such nominal date.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

WITNESS the signatures and seals of the parties hereto as of the date first above written.

FREDERICK COUNTY, MARYLAND

By: _____
[S E A L]
Jessica Fitzwater
County Executive

Attest:

John Peterson
Chief Administrative Officer

[County Signature Page to Installment Purchase Agreement – Krietz Property]

Witness:

(SEAL)

Phyllis A. Krietz

Witness:

(SEAL)

Robert Krietz

EXHIBIT A

**ASSIGNMENT AND TRANSFER
ASSIGNMENT**

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto
____ (Tax Identification or Social Security No. _____) the within
Agreement and all rights thereunder, and does hereby constitute and appoint
____ attorney to transfer the within Agreement on the books kept for
the registration thereof, with full power of substitution in the premises.

Dated:

Witness:

(Signature of Registered Owners)

EXHIBIT B

SCHEDULE OF TRANSFEREES

EXHIBIT C

DEED OF EASEMENT