

SENATE BILL 509

Unofficial Copy
L2

2000 Regular Session
(01r1468)

ENROLLED BILL

-- Economic and Environmental Affairs/Commerce and Government Matters --

Introduced by **Senator Collins (Baltimore County Administration)**

Read and Examined by Proofreaders:

Proofreader.

Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this
____ day of _____ at _____ o'clock, ____ M.

President.

CHAPTER 75

1 AN ACT concerning

2 **Baltimore County - Neighborhood Renewal Authority**

3 FOR the purpose of authorizing Baltimore County to undertake and carry out projects
4 for residential, commercial, or industrial development and redevelopment;
5 authorizing Baltimore County to exercise the power of eminent domain; limiting
6 the power of Baltimore County to undertake certain renewal projects to certain
7 geographic areas within the County; limiting the County's exercise of eminent
8 domain to certain properties within the County; requiring the County to comply
9 with certain procedures prior to exercising its power of eminent domain;
10 repealing certain ~~sections of the Baltimore County Code;~~ public local laws;
11 providing that the authority of the County to exercise the power of eminent
12 domain under this Act shall terminate on a certain date under certain
13 circumstances; prohibiting the County from taking possession of certain property
14 under certain circumstances; prohibiting the County from selling certain
15 property to a certain person unless a certain investment equals or exceeds a
16 certain price; defining a certain term; requiring the County to provide certain
17 compensation to certain persons under certain circumstances; requiring the

1 County to submit a certain report by a certain date annually; making provisions
2 of this Act severable; and generally relating to neighborhood renewal in
3 Baltimore County.

4 BY repealing

5 The Public Local Laws of Baltimore County
6 Section 9-101 through 9-104 and the article "Article IV. Redevelopment and
7 Revitalization"
8 Article 3 - Public Local Laws of Maryland
9 (1988 Edition and October 1999 Supplement, as amended)

10 BY adding to

11 The Public Local Laws of Baltimore County
12 Section 9-101 through 9-106 to be under the new article "Article IV.
13 Neighborhood Renewal"
14 Article 3 - Public Local Laws of Maryland
15 (1988 Edition and October 1999 Supplement, as amended)

16 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
17 MARYLAND, That Section(s) 9-101 through 9-104 and the article "Article IV.
18 Redevelopment and Revitalization" of Article 3 - Baltimore County of the Code of
19 Public Local Laws of Maryland be repealed.

20 SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland
21 read as follows:

22 **Article 3 - Baltimore County**

23 **ARTICLE IV. NEIGHBORHOOD RENEWAL**

24 9-101.

25 THE GENERAL ASSEMBLY FINDS THAT:

26 (1) THERE EXISTS WITHIN BALTIMORE COUNTY, A NUMBER OF AREAS IN
27 NEED OF RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT OR
28 REDEVELOPMENT IN FURTHERANCE OF THE PUBLIC INTEREST;

29 (2) THESE AREAS INCLUDE BOTH AREAS THAT ARE CONSIDERED SLUM
30 OR BLIGHTED AREAS, AND AREAS THAT ARE NOT SUBJECT TO DETERIORATED OR
31 DETERIORATING CONDITIONS, BUT WHICH ARE IN NEED OF DEVELOPMENT OR
32 REDEVELOPMENT, FOR THE PUBLIC BENEFIT;

33 (3) DEVELOPMENT AND REDEVELOPMENT OF THESE AREAS FOR THE
34 PUBLIC BENEFIT INCLUDE PURPOSES SUCH AS:

35 (I) THE DEVELOPMENT OF THE WATERFRONT LAND TO BE A
36 DESTINATION FROM BOTH WATER AND LAND;

1 (II) THE ATTRACTION, DEVELOPMENT, AND ENHANCEMENT OF
2 MARITIME AND RECREATIONAL BUSINESSES;

3 (III) THE DEVELOPMENT OR REDEVELOPMENT OF SINGLE FAMILY
4 HOUSING IN OLDER, PREVIOUSLY DEVELOPED AREAS OF THE COUNTY;

5 (IV) THE DEVELOPMENT OF SHOPPING AND RETAIL AREAS TO
6 SUPPORT HOUSING IN THE AREA;

7 (V) THE ELIMINATION OF EXCESS OR UNDERPRODUCTIVE RETAIL
8 SPACE;

9 (VI) THE REDEVELOPMENT OF EXISTING RETAIL SPACE; AND

10 (VII) THE DEVELOPMENT OF NEW EMPLOYMENT OPPORTUNITIES
11 ON PREVIOUSLY DEVELOPED LAND;

12 (4) IN ORDER TO REVITALIZE THESE AREAS OF THE COUNTY, IT IS
13 NECESSARY THAT THE COUNTY BE AUTHORIZED TO:

14 (I) ACQUIRE, BY ANY LEGAL MEANS, INCLUDING BY EXERCISE OF
15 THE POWER OF EMINENT DOMAIN, LAND OR PROPERTY FOR RESIDENTIAL,
16 COMMERCIAL, OR INDUSTRIAL DEVELOPMENT OR REDEVELOPMENT; AND

17 (II) SELL, LEASE, CONVEY, TRANSFER, OR DISPOSE OF LAND OR
18 PROPERTY FOR RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT OR
19 REDEVELOPMENT;

20 (5) THE REVITALIZATION OF AREAS WITHIN BALTIMORE COUNTY THAT
21 ARE IN NEED OF RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT OR
22 REDEVELOPMENT:

23 (I) IS AN ESSENTIAL GOVERNMENTAL FUNCTION; AND

24 (II) IS A PUBLIC USE THAT WILL CONFER A PUBLIC BENEFIT ON
25 THE CITIZENS OF THE COUNTY BY:

26 1. ENCOURAGING THE INCREASE OF INDUSTRY AND
27 COMMERCE AND A BALANCED ECONOMY;

28 2. ASSISTING IN THE RETENTION OF EXISTING INDUSTRY
29 AND COMMERCE AND IN THE ATTRACTION OF NEW INDUSTRY AND COMMERCE;

30 3. PROMOTING ECONOMIC DEVELOPMENT AND GROWTH;
31 AND

32 4. GENERALLY PROMOTING THE HEALTH, WELFARE, AND
33 SAFETY OF THE RESIDENTS OF THE COUNTY;

34 (6) THE ACQUISITION BY THE COUNTY OF LAND OR PROPERTY BY ANY
35 METHOD PROVIDED FOR IN THIS ARTICLE IS NECESSARY FOR THE CONSOLIDATION

1 OF PROPERTY IN ORDER TO DEVELOP AND REDEVELOP LAND OR PROPERTY FOR
2 RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT FOR THE PUBLIC
3 BENEFIT;

4 (7) THE EXERCISE BY THE COUNTY OF THE POWER OF EMINENT
5 DOMAIN IN ACCORDANCE WITH THIS ARTICLE IS HEREBY DECLARED TO BE A PUBLIC
6 PURPOSE OR PUBLIC USE;

7 (8) THE POWERS GRANTED BY THIS ARTICLE SHALL BE REGARDED AS
8 SUPPLEMENTAL AND ADDITIONAL TO POWERS CONFERRED BY OTHER LAWS, AND
9 MAY NOT BE REGARDED AS IN DEROGATION OF ANY OTHER EXISTING POWERS;

10 (9) THIS ARTICLE IS NECESSARY FOR THE REVITALIZATION AND
11 RENEWAL OF BALTIMORE COUNTY AND IS IN THE PUBLIC INTEREST OF ITS
12 CITIZENS;

13 (10) THIS ARTICLE SHALL BE LIBERALLY CONSTRUED TO CARRY OUT ITS
14 PURPOSES; AND

15 (11) THE PROVISIONS OF THIS ACT ARE NECESSARY TO FURTHER THE
16 PUBLIC INTEREST.

17 9-102.

18 (A) IN THIS ARTICLE THE FOLLOWING TERMS HAVE THE MEANINGS
19 INDICATED.

20 (B) "COUNTY" MEANS BALTIMORE COUNTY.

21 (C) "LOCAL LAW" MEANS A LEGISLATIVE ACT OF THE BALTIMORE COUNTY
22 COUNCIL.

23 (D) "RENEWAL AREAS" MEANS:

24 (1) THE ESSEX MIDDLE RIVER WATERFRONT RENEWAL AREA;

25 (2) THE YORKWAY RENEWAL AREA IN DUNDALK; AND

26 (3) THE LIBERTY ROAD RENEWAL AREA.

27 9-103.

28 THE POWER AND AUTHORITY CONFERRED ON BALTIMORE COUNTY BY THIS
29 ARTICLE SHALL BE LIMITED TO THE FOLLOWING AREAS DESCRIBED IN THIS
30 SECTION.

31 (1) THE ESSEX MIDDLE RIVER WATERFRONT RENEWAL AREA SHALL BE
32 THE AREA BOUNDED BY A LINE STARTING AT THE INTERSECTION OF MARYLAND
33 ROUTE 702 AND EASTERN BOULEVARD PROCEEDING NORTHEAST ALONG EASTERN
34 BOULEVARD AND INCLUDE ALL PROPERTIES ALONG BOTH SIDES OF EASTERN
35 BOULEVARD UNTIL TURNING NORTHWEST TO FOLLOW THE CENTER LINE OF

1 BENNETT ROAD UNTIL TURNING EAST TO FOLLOW THE CENTER LINE OF MARLYN
2 UNTIL TURNING NORTH TO FOLLOW THE CENTER LINE OF ORVILLE ROAD UNTIL
3 TURNING NORTHEAST TO FOLLOW THE CONRAIL RIGHT OF WAY UNTIL TURNING
4 SOUTHEAST ON A LINE THAT PASSES BETWEEN FENWAY AND OAKLAND AVENUE
5 UNTIL REACHING THE HEADWATERS OF MIDDLE RIVER AND PROCEEDING DOWN
6 THE MIDDLE OF MIDDLE RIVER UNTIL TURNING SOUTHWEST INTO HOPKINS CREEK
7 AND PROCEEDING TO A POINT BETWEEN DARTFORD ROAD AND HOPEWELL AVENUE
8 AND THEN PROCEEDING SOUTHWEST TO THE INTERSECTION OF BACKRIVER NECK
9 ROAD AND HOMBERG AVENUE AND FOLLOWING THE CENTER LINE OF HOMBERG
10 AVENUE UNTIL TURNING NORTHWEST TO FOLLOW THE CENTER LINE OF MARYLAND
11 ROUTE 702 TO THE INTERSECTION OF MARYLAND ROUTE 702 AND EASTERN
12 BOULEVARD;

13 (2) THE YORKWAY RENEWAL AREA IN DUNDALK SHALL BE THE AREA
14 KNOWN AS THE YORKWAY APARTMENTS INCLUDING THE EVEN NUMBERED
15 ADDRESSES FROM 76 YORKWAY THROUGH AND INCLUDING 86 YORKWAY, THE EVEN
16 AND ODD ADDRESSES FROM 2500 YORKWAY THROUGH AND INCLUDING 2534
17 YORKWAY AND THE ODD ADDRESSES FROM 2601 YORKWAY THROUGH AND
18 INCLUDING 2631 YORKWAY; AND

19 (3) THE LIBERTY ROAD RENEWAL AREA SHALL BE THE AREA BOUNDED
20 BY A LINE STARTING AT THE INTERSECTION OF COURTLEIGH DRIVE AND LIBERTY
21 ROAD AND PROCEEDING NORTHEAST ALONG THE CENTER LINE OF COURTLEIGH
22 DRIVE AND THEN TURNING WEST TO FOLLOW THE CENTER LINE OF FIELDWAY
23 DRIVE AND THEN TURNING WEST TO FOLLOW THE CENTER LINE OF CHURCH LANE
24 AND THEN TURNING SOUTH TO FOLLOW THE CENTER LINE OF ANNE HATHAWAY
25 DRIVE AND CROSSING LIBERTY ROAD AND CONTINUING ALONG THE NORTHWEST
26 BOUNDARY OF PARCEL NUMBER 1255 AS KEPT IN THE LAND RECORDS OF THE STATE
27 DEPARTMENT OF ASSESSMENTS AND TAXATION OF BALTIMORE COUNTY UNTIL
28 MEETING THE CENTER LINE OF GREENS LANE AND THEN TO TURN SOUTHEAST TO
29 FOLLOW THE CENTER LINE OF GREENS LANE AND THEN TO TURN EAST TO FOLLOW
30 THE CENTER LINE OF OLD COURT ROAD AND THEN TO TURN SOUTHEAST TO FOLLOW
31 CARLSON LANE AND SO AS TO INCLUDE ALL PROPERTIES ON BOTH SIDES OF
32 CARLSON LANE IN THE AREA UNTIL TURNING NORTHEAST TO FOLLOW THE CENTER
33 LINE OF STEVENSWOOD ROAD UNTIL TURNING NORTH TO FOLLOW THE CENTER
34 LINE OF COURTLEIGH ROAD TO THE INTERSECTION OF COURTLEIGH ROAD AND
35 LIBERTY ROAD.

36 9-104.

37 (A) NOTWITHSTANDING ANY OTHER PROVISION OF LOCAL LAW AND IN
38 ADDITION TO POWERS GRANTED UNDER ARTICLE 25A, § 5 OF THE ANNOTATED CODE
39 OF MARYLAND AND ANY ADDITIONAL POWERS CONFERRED BY OTHER LAWS, THE
40 COUNTY IS AUTHORIZED TO:

41 (1) ACQUIRE, WITHIN THE BOUNDARY LINES OF THE RENEWAL AREAS,
42 LAND AND PROPERTY AND ANY RIGHT, INTEREST, FRANCHISE, EASEMENT, OR
43 PRIVILEGE IN THE PROPERTY, BY PURCHASE, LEASE, OR GIFT FOR RESIDENTIAL,

1 COMMERCIAL, OR INDUSTRIAL DEVELOPMENT OR REDEVELOPMENT, INCLUDING
2 THE COMPREHENSIVE RENOVATION OR REHABILITATION OF THE PROPERTY;

3 (2) ACQUIRE BY EXERCISING THE POWER OF EMINENT DOMAIN LAND
4 AND PROPERTY DESCRIBED IN SUBSECTION (B) OF THIS SECTION, AND ANY RIGHT,
5 INTEREST, FRANCHISE, EASEMENT, OR PRIVILEGE IN THE PROPERTY FOR
6 RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT OR REDEVELOPMENT,
7 INCLUDING THE COMPREHENSIVE RENOVATION OR REHABILITATION OF THE
8 PROPERTY;

9 (3) DEVELOP OR REDEVELOP, WITHIN THE BOUNDARY LINES OF THE
10 RENEWAL AREAS, LAND AND PROPERTY, ACQUIRED BY ANY OF THE METHODS
11 PROVIDED IN THIS ARTICLE, FOR RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL
12 DEVELOPMENT OR REDEVELOPMENT, INCLUDING THE COMPREHENSIVE
13 RENOVATION OR REHABILITATION OF THE PROPERTY; AND

14 (4) SELL, LEASE, CONVEY, TRANSFER, OR OTHERWISE DISPOSE OF THE
15 LAND OR PROPERTY FOR ANY VALUE WITHIN THE BOUNDARY LINES OF THE
16 RENEWAL AREAS REGARDLESS OF WHETHER THE LAND OR PROPERTY HAS BEEN
17 DEVELOPED, REDEVELOPED, ALTERED, OR IMPROVED AND IRRESPECTIVE OF THE
18 MANNER OR MEANS BY WHICH IT MAY HAVE BEEN ACQUIRED BY THE COUNTY, TO
19 ANY PRIVATE, PUBLIC, OR QUASI-PUBLIC CORPORATION, PARTNERSHIP,
20 ASSOCIATION, PERSON, OR OTHER LEGAL ENTITY FOR RESIDENTIAL, COMMERCIAL,
21 OR INDUSTRIAL DEVELOPMENT OR REDEVELOPMENT, INCLUDING THE
22 COMPREHENSIVE RENOVATION OR REHABILITATION OF THE PROPERTY.

23 (B) THE AUTHORITY OF THE COUNTY TO ACQUIRE LAND OR PROPERTY BY
24 EXERCISING THE POWER OF EMINENT DOMAIN AS PROVIDED FOR IN SUBSECTION
25 (A)(2) OF THIS SECTION SHALL BE LIMITED TO THE FOLLOWING PROPERTIES:

26 (1) IN THE ESSEX MIDDLE RIVER WATERFRONT RENEWAL AREA:

27 (I) 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623,
28 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655,
29 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1652, 1654,
30 1656, 1658, 1660, 1662, 1664, 1666, AND 1668 ESSEXTOWNE CIRCLE;

31 (II) 43(MAP 90, BLOCK 22, PARCEL 1065), 45 (MAP 90, BLOCK 22,
32 PARCEL 1065), 47 (MAP 90, BLOCK 22, PARCEL 1065), 49 (MAP 90, BLOCK 22, PARCEL
33 1065), 51 (MAP 90, BLOCK 22, PARCEL 1065), 53 (MAP 90, BLOCK 22, PARCEL 1065), 55
34 (MAP 90, BLOCK 22, PARCEL 1065), 57 (MAP 90, BLOCK 22, PARCEL 1065), 59 (MAP 90,
35 BLOCK 22, PARCEL 1065), 61 (MAP 90, BLOCK 22, PARCEL 1065), 63 (MAP 90, BLOCK 22,
36 PARCEL 1065), 65 (MAP 90, BLOCK 22, PARCEL 1065), 67 (MAP 90, BLOCK 22, PARCEL
37 1065), AND 69 (MAP 90, BLOCK 22, PARCEL 1065) STEMMERS RUN ROAD;

38 (III) 1527 (MAP 90, BLOCK 04, PARCEL 34), 1700 (MAP 90, BLOCK 22,
39 PARCEL 715), 1700A (MAP 90, BLOCK 22, PARCEL 715), 1918 (MAP 90, BLOCK 17, PARCEL
40 1138), 1920 (MAP 90, BLOCK 17, PARCEL 1138), 1923 (MAP 90, BLOCK 17, PARCEL 31), 1925,
41 1927 (MAP 90, BLOCK 17, PARCEL 32), 1929 (MAP 90, BLOCK 17, PARCEL 1334), AND 1933
42 (MAP 90, BLOCK 17, PARCEL 774) OLD EASTERN AVENUE;

1 (IV) 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611,
2 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627,
3 1628, 1629, 1630, 1631, 1632, 1633, 1635, 1637, 1639, 1641, AND 1643 DARTFORD ROAD;

4 (V) 100, 101, 102, 103, 104, 105, AND 106 KINGSLEY ROAD;

5 (VI) 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612,
6 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628,
7 1629, 1630, 1631, 1632, 1633, AND 1634 GAIL ROAD;

8 (VII) ~~401, 301, 302, 303, 304, 205 305, 307, 308, 309, 310, AND 311 PUNTE~~
9 ~~LANE AND MAP 90, PARCEL 90, PARCEL 23, PARCEL 1359, MAP 90, PARCEL 90, PARCEL~~
10 ~~LANE AND MAP 90, BLOCK 23, PARCEL 1359, AND MAP 90, BLOCK 23, PARCEL 661, AND~~
11 ~~MAP 90, PARCEL 394;~~

12 (VIII) 6, 100, 102, AND 200 MARS ROAD;

13 (IX) 102 (MAP 90, BLOCK 17, PARCEL 604), 104 (MAP 90, BLOCK 17,
14 PARCEL 604), 106 (MAP 90, BLOCK 17, PARCEL 604), 108 (MAP 90, BLOCK 17, PARCEL 604),
15 110 (MAP 90, BLOCK 17, PARCEL 604), 112 (MAP 90, BLOCK 17, PARCEL 604), AND 114 (MAP
16 90, BLOCK 17, PARCEL 604) ORVILLE ROAD;

17 (X) 1752 (MAP 90, BLOCK 22, PARCEL 78, LOTS 90 AND 91), 1754 (MAP
18 90, BLOCK 22, PARCEL 78, LOTS 90 AND 91), 1756 (MAP 90, BLOCK 22, PARCEL 78, LOTS 90
19 AND 91), 1758 (MAP 90, BLOCK 22, PARCEL 78, LOTS 90 AND 91), 1760 (MAP 90, BLOCK 22,
20 PARCEL 78, LOT 89, SECTION 2), 1770 (MAP 90, BLOCK 22, PARCEL 78, LOTS 84, 85, AND
21 86), 1772 (MAP 90, BLOCK 22, PARCEL 78, LOTS 84, 85, AND 86), 1774 (MAP 90, BLOCK 22,
22 PARCEL 78, LOTS 84, 85, AND 86), 1776 (MAP 90, BLOCK 22, PARCEL 78, LOTS 84, 85, AND
23 86), 1778 (MAP 90, BLOCK 22, PARCEL 78, LOTS 84, 85, AND 86), 1786 (MAP 90, BLOCK 22,
24 PARCEL 78, LOTS 82 AND 83), 1789, 1800 (MAP 90, BLOCK 17, PARCEL 604), 1801 (MAP 90,
25 BLOCK 17, PARCEL 605, LOT 52), 1817 (MAP 90, BLOCK 17, PARCEL 605, LOTS 10 AND 11),
26 1821 (MAP 90, BLOCK 17, PARCEL 605, LOT 9), 1823 (MAP 90, BLOCK 17, PARCEL 605, LOT
27 8) 1825 (MAP 90, BLOCK 17, PARCEL 605, LOT 7), 1827 (MAP 90, BLOCK 17, PARCEL 605,
28 LOT 7), 1829 (MAP 90, BLOCK 17, PARCEL 605, LOT 5), 1831 (MAP 90, BLOCK 17, PARCEL
29 605, LOT 4), 1925 (MAP 90, BLOCK 17, PARCEL 1165 AND MAP 90, BLOCK 17, PARCEL 750),
30 AND 1933 EASTERN BOULEVARD; AND

31 (XI) 1800 AND 1814 EARHART ROAD; AND

32 (2) IN THE YORKWAY RENEWAL AREA IN DUNDALK:

33 (I) 76, 78, 80, 82, 84, AND 86 YORKWAY;

34 (II) 2500, 2502, 2504, 2506, 2508, 2510, 2512, 2514, 2516, 2518, 2520, 2522,
35 2524, 2526, 2528, 2530, 2532, AND 2534 YORKWAY;

36 (III) 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, 2617, 2619, 2621, 2623,
37 2625, 2627, 2629, AND 2631 YORKWAY; AND

1 (IV) 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523,
2 2525, 2527, 2529, 2531, AND 2533 YORKWAY; AND

3 (3) IN THE LIBERTY ROAD RENEWAL AREA:

4 (I) 8702, 8704, 8709, 8709 1/2, 8710, 8711, 8712, 8715, 8717, 8721, 8723,
5 8725, 8727, 8727A, AND 8737 LIBERTY ROAD;

6 (II) 3440, 3442, 3446, 3510, 3516, 3520, 3522, 3524, 3526, 3534, 3535, 3536,
7 3537, 3539, 3538, 3540, 3541, AND 3605 BRENBROOK DRIVE;

8 (III) 3501, 3503, 3505, 3507, 3509, AND 3511 FOXCLIFF COURT;

9 (IV) 3501, 3503, 3505, AND 3507 BEAGLE LANE; AND

10 (V) 8500, 8501, 8502 8503, 8505, 8507, 8509, AND 8511 GLENN MICHAEL
11 LANE.

12 (C) THE AUTHORITY OF THE COUNTY TO EXERCISE THE POWER OF EMINENT
13 DOMAIN AS PROVIDED FOR IN THIS ARTICLE SHALL TERMINATE ON JULY 1, 2007,
14 EXCEPT FOR THOSE PROPERTIES WHERE:

15 (1) THE COUNTY COUNCIL HAS APPROVED, BEFORE JULY 1, 2007, THE
16 PURCHASE OF THE PROPERTY BY AN AGREED SALE; OR

17 (2) THE COUNTY HAS FILED A PETITION FOR CONDEMNATION, BEFORE
18 JULY 1, 2007, IN THE CIRCUIT COURT FOR BALTIMORE COUNTY.

19 (D) THE COUNTY MAY NOT TAKE POSSESSION OF ANY PROPERTY LISTED IN
20 SUBSECTION (B) OF THIS SECTION AS PROVIDED FOR IN ARTICLE III, § 40A OF THE
21 MARYLAND CONSTITUTION PRIOR TO AN AGREED SALE OR ENTRY OF A JUDGMENT
22 OF INQUISITION IN A CONDEMNATION ACTION.

23 ~~(E)~~ (E) ALL LAND OR PROPERTY ACQUIRED BY EMINENT DOMAIN UNDER
24 THIS SECTION;

25 ~~(F)~~ (F) MAY NOT BE TAKEN WITHOUT JUST COMPENSATION; ~~AND~~

26 ~~(G)~~ (G) MAY NOT BE USED FOR THE DEVELOPMENT OF MULTIFAMILY
27 HOUSING AS DEFINED IN THE BALTIMORE COUNTY ZONING REGULATIONS.

28 (F) (1) IN THIS SUBSECTION, "CAPITAL INVESTMENT" MEANS ACQUISITION
29 PRICE AND THE COST OF IMPROVEMENTS.

30 (2) ALL LAND OR PROPERTY ACQUIRED BY EMINENT DOMAIN UNDER
31 THIS SECTION MAY NOT BE SOLD, CONVEYED, OR TRANSFERRED TO A PRIVATE,
32 PUBLIC, OR QUASI-PUBLIC CORPORATION, PARTNERSHIP, ASSOCIATION, PERSON,
33 OR OTHER LEGAL ENTITY UNLESS THE PROPOSED CAPITAL INVESTMENT ON THE
34 PROPERTIES OF THE PRIVATE, PUBLIC, OR QUASI-PUBLIC CORPORATION,
35 PARTNERSHIP, ASSOCIATION, PERSON, OR OTHER LEGAL ENTITY EQUALS OR
36 EXCEEDS THE PURCHASE PRICE PAID BY THE COUNTY FOR THE PROPERTY.

1 ~~(D)~~ (G) (1) SUBJECT TO THE PROVISIONS OF PARAGRAPH (2) OF THIS
 2 SUBSECTION, THE COUNTY SHALL PROVIDE A DISPLACED PERSON, AS DEFINED IN §
 3 12-201 OF THE REAL PROPERTY ARTICLE, WITH COMPENSATION INCLUDING
 4 RELOCATION COSTS AS REQUIRED IN TITLE 12, SUBTITLE 2 OF THE REAL PROPERTY
 5 ARTICLE OF THE MARYLAND ANNOTATED CODE.

6 (2) IF AN OWNER-OCCUPANT OR TENANT IS DISPLACED BECAUSE OF
 7 THE COUNTY'S EXERCISE OF EMINENT DOMAIN UNDER THIS SECTION, REGARDLESS
 8 OF WHETHER THE DISPLACEMENT INVOLVES THE USE OF FEDERAL FINANCIAL
 9 ASSISTANCE, THE COUNTY SHALL OFFER ASSISTANCE AND PAYMENTS TO THE
 10 OWNER-OCCUPANT OR TENANT THAT ARE AT LEAST EQUAL TO THE ASSISTANCE
 11 AND PAYMENTS THAT THE OWNER-OCCUPANT OR TENANT WOULD QUALIFY FOR AS
 12 A DISPLACED PERSON UNDER THE FEDERAL UNIFORM RELOCATION ASSISTANCE
 13 AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970.

14 ~~(D)~~ ~~(E)~~ (H) ALL LAND OR PROPERTY OWNED BY A FEDERAL, STATE, OR
 15 LOCAL GOVERNMENT, OR ANY AGENCY OF THE FEDERAL, STATE, OR LOCAL
 16 GOVERNMENT MAY NOT BE ACQUIRED BY EXERCISE OF THE POWER OF EMINENT
 17 DOMAIN WITHOUT THE PRIOR CONSENT OF THE FEDERAL, STATE, OR LOCAL
 18 GOVERNMENT OR AGENCY OWNING THE LAND OR PROPERTY.

19 9-105.

20 THE COUNTY MAY ADOPT REGULATIONS IN ACCORDANCE WITH TITLE 2,
 21 ARTICLE VIII OF THE BALTIMORE COUNTY CODE TO CARRY OUT THE PROVISIONS OF
 22 THIS ARTICLE.

23 9-106.

24 BEFORE EXERCISING THE POWER OF EMINENT DOMAIN PROVIDED FOR IN THIS
 25 ARTICLE, THE BALTIMORE COUNTY COUNCIL SHALL:

26 (1) ADOPT IMPLEMENTATION PLANS FOR EACH RENEWAL AREA
 27 IDENTIFYING THE RENEWAL GOALS FOR THAT AREA; AND

28 (2) PROVIDE FOR AN OPPORTUNITY FOR THE PUBLIC TO COMMENT ON
 29 EACH IMPLEMENTATION PLAN.

30 SECTION 3. AND BE IT FURTHER ENACTED, That the Baltimore County
 31 Administration shall submit a report in accordance with § 2-1246 of the State
 32 Government Article to the Baltimore County Senate and House Delegations on or
 33 before February 15 of each year on the implementation of this Act. The report shall
 34 include the number of properties that have been acquired or ~~sought to be acquired~~ are
 35 being sought for acquisition and the displaced persons that have been provided
 36 relocation assistance.

37 SECTION 3- 4. AND BE IT FURTHER ENACTED, That if any provision of this
 38 Act or the application thereof to any person or circumstance is held invalid for any
 39 reason in a court of competent jurisdiction, the invalidity does not affect other
 40 provisions or any other application of this Act which can be given effect without the

1 invalid provision or application, and for this purpose the provisions of this Act are
2 declared severable.

3 SECTION 4. 5. AND BE IT FURTHER ENACTED, That this Act shall take
4 effect July 1, 2000.