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By: **Prince George's County Delegation**  
Introduced and read first time: February 5, 1999  
Assigned to: Commerce and Government Matters

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A BILL ENTITLED

1 AN ACT concerning

2 **City of District Heights (Prince George's County) - Urban Renewal**  
3 **Authority for Slum Clearance**  
4 **PG 421-99**

5 FOR the purpose of authorizing the City of District Heights, Prince George's County,  
6 to undertake and carry out certain urban renewal projects for slum clearance  
7 and redevelopment; prohibiting any land or property from being taken under  
8 this Act without just compensation being first paid to the party entitled to the  
9 compensation; declaring that all land or property taken under this Act is needed  
10 for public uses or purposes; authorizing the legislative body of the City of  
11 District Heights by ordinance to elect to have the powers granted by this Act  
12 exercised by a certain public body; imposing certain requirements for the  
13 initiation and approval of an urban renewal project; providing for the disposal of  
14 property in an urban renewal area; authorizing the municipal corporation to  
15 issue certain bonds under certain circumstances; clarifying that this Act may be  
16 amended or repealed only by the General Assembly of Maryland; defining  
17 certain terms; and generally relating to urban renewal authority for slum  
18 clearance for the City of District Heights in Prince George's County.

19 BY adding to  
20 Chapter 43 - Charter of the City of District Heights  
21 Section A1-101 through A1-114, inclusive, to be under the new heading  
22 "Appendix I - Urban Renewal Authority for Slum Clearance"  
23 Public Local Laws of Maryland - Compilation of Municipal Charters  
24 (1990 Replacement Edition and 1998 Supplement)

25 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF  
26 MARYLAND, That the Public Local Laws of Maryland - Compilation of Municipal  
27 Charters read as follows:

1 **Chapter 43 - Charter of the City of District Heights**

## 2 APPENDIX I - URBAN RENEWAL AUTHORITY FOR SLUM CLEARANCE

## 3 A1-101. DEFINITIONS.

4 (A) IN THIS APPENDIX THE FOLLOWING WORDS HAVE THE MEANINGS  
5 INDICATED.

6 (B) "BLIGHTED AREA" MEANS AN AREA IN WHICH A MAJORITY OF BUILDINGS  
7 HAVE DECLINED IN PRODUCTIVITY BY REASON OF OBSOLESCENCE, DEPRECIATION,  
8 OR OTHER CAUSES TO AN EXTENT THAT THEY NO LONGER JUSTIFY FUNDAMENTAL  
9 REPAIRS AND ADEQUATE MAINTENANCE.

10 (C) "BONDS" MEANS ANY BONDS (INCLUDING REFUNDING BONDS), NOTES,  
11 INTERIM CERTIFICATES, CERTIFICATES OF INDEBTEDNESS, DEBENTURES, OR  
12 OTHER OBLIGATIONS.

13 (D) "FEDERAL GOVERNMENT" MEANS THE UNITED STATES OF AMERICA OR  
14 ANY AGENCY OR INSTRUMENTALITY, CORPORATE OR OTHERWISE, OF THE UNITED  
15 STATES OF AMERICA.

16 (E) "MUNICIPALITY" MEANS THE CITY OF DISTRICT HEIGHTS, MARYLAND.

17 (F) "PERSON" MEANS ANY INDIVIDUAL, FIRM, PARTNERSHIP, CORPORATION,  
18 COMPANY, ASSOCIATION, JOINT STOCK ASSOCIATION, OR BODY POLITIC. IT  
19 INCLUDES ANY TRUSTEE, RECEIVER, ASSIGNEE, OR OTHER PERSON ACTING IN  
20 SIMILAR REPRESENTATIVE CAPACITY.

21 (G) "SLUM AREA" MEANS ANY AREA WHERE DWELLINGS PREDOMINATE THAT,  
22 BY REASON OF DEPRECIATION, OVERCROWDING, FAULTY ARRANGEMENT OR  
23 DESIGN, LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES, OR ANY  
24 COMBINATION OF THESE FACTORS, ARE DETRIMENTAL TO THE PUBLIC SAFETY,  
25 HEALTH, OR MORALS.

26 (H) "URBAN RENEWAL AREA" MEANS A SLUM AREA OR A BLIGHTED AREA OR A  
27 COMBINATION OF THEM THAT THE MUNICIPALITY DESIGNATES AS APPROPRIATE  
28 FOR AN URBAN RENEWAL PROJECT.

29 (I) "URBAN RENEWAL PLAN" MEANS A PLAN, AS IT EXISTS FROM TIME TO  
30 TIME, FOR AN URBAN RENEWAL PROJECT. THE PLAN SHALL BE SUFFICIENTLY  
31 COMPLETE TO INDICATE WHATEVER LAND ACQUISITION, DEMOLITION, AND  
32 REMOVAL OF STRUCTURES, REDEVELOPMENT, IMPROVEMENTS, AND  
33 REHABILITATION AS MAY BE PROPOSED TO BE CARRIED OUT IN THE URBAN  
34 RENEWAL AREA, ZONING AND PLANNING CHANGES, IF ANY, LAND USES, MAXIMUM  
35 DENSITY, AND BUILDING REQUIREMENTS.

36 (J) "URBAN RENEWAL PROJECT" MEANS UNDERTAKINGS AND ACTIVITIES OF  
37 A MUNICIPALITY IN AN URBAN RENEWAL AREA FOR THE ELIMINATION AND FOR THE  
38 PREVENTION OF THE DEVELOPMENT OR SPREAD OF SLUMS AND BLIGHT, AND MAY

1 INVOLVE SLUM CLEARANCE AND REDEVELOPMENT IN AN URBAN RENEWAL AREA,  
2 OR REHABILITATION OR CONSERVATION IN AN URBAN RENEWAL AREA, OR ANY  
3 COMBINATION OR PART OF THEM IN ACCORDANCE WITH AN URBAN RENEWAL PLAN.  
4 THESE UNDERTAKINGS AND ACTIVITIES MAY INCLUDE:

5 (1) ACQUISITION OF A SLUM AREA OR A BLIGHTED AREA OR PORTION OF  
6 THEM;

7 (2) DEMOLITION AND REMOVAL OF BUILDINGS AND IMPROVEMENTS;

8 (3) INSTALLATION, CONSTRUCTION OR RECONSTRUCTION OF STREETS,  
9 UTILITIES, PARKS, PLAYGROUNDS, AND OTHER IMPROVEMENTS NECESSARY FOR  
10 CARRYING OUT THE URBAN RENEWAL OBJECTIVES OF THIS APPENDIX IN  
11 ACCORDANCE WITH THE URBAN RENEWAL PLAN;

12 (4) DISPOSITION OF ANY PROPERTY ACQUIRED IN THE URBAN RENEWAL  
13 AREA, INCLUDING SALE, INITIAL LEASING, OR RETENTION BY THE MUNICIPALITY  
14 ITSELF, AT ITS FAIR VALUE FOR USES IN ACCORDANCE WITH THE URBAN RENEWAL  
15 PLAN;

16 (5) CARRYING OUT PLANS FOR A PROGRAM OF VOLUNTARY OR  
17 COMPULSORY REPAIR AND REHABILITATION OF BUILDINGS OR OTHER  
18 IMPROVEMENTS IN ACCORDANCE WITH THE URBAN RENEWAL PLAN;

19 (6) ACQUISITION OF ANY OTHER REAL PROPERTY IN THE URBAN  
20 RENEWAL AREA WHERE NECESSARY TO ELIMINATE UNHEALTHFUL, UNSANITARY,  
21 OR UNSAFE CONDITIONS, LESSEN DENSITY, ELIMINATE OBSOLETE OR OTHER USES  
22 DETRIMENTAL TO THE PUBLIC WELFARE, OR OTHERWISE TO REMOVE OR PREVENT  
23 THE SPREAD OF BLIGHT OR DETERIORATION, OR TO PROVIDE LAND FOR NEEDED  
24 PUBLIC FACILITIES; AND

25 (7) THE PRESERVATION, IMPROVEMENT, OR EMBELLISHMENT OF  
26 HISTORIC STRUCTURES OR MONUMENTS.

27 A1-102. POWERS.

28 (A) THE MUNICIPALITY MAY UNDERTAKE AND CARRY OUT URBAN RENEWAL  
29 PROJECTS.

30 (B) THESE PROJECTS SHALL BE LIMITED TO:

31 (1) SLUM CLEARANCE IN SLUM OR BLIGHTED AREAS AND  
32 REDEVELOPMENT OR THE REHABILITATION OF SLUM OR BLIGHTED AREAS;

33 (2) ACQUIRING IN CONNECTION WITH THOSE PROJECTS, WITHIN THE  
34 CORPORATE LIMITS OF THE MUNICIPALITY, LAND AND PROPERTY OF EVERY KIND  
35 AND ANY RIGHT, INTEREST, FRANCHISE, EASEMENT, OR PRIVILEGE, INCLUDING  
36 LAND OR PROPERTY AND ANY RIGHT OR INTEREST ALREADY DEVOTED TO PUBLIC  
37 USE, BY PURCHASE, LEASE, GIFT, CONDEMNATION, OR ANY OTHER LEGAL MEANS;  
38 AND

1           (3)     SELLING, LEASING, CONVEYING, TRANSFERRING, OR OTHERWISE  
2 DISPOSING OF ANY OF THE LAND OR PROPERTY, REGARDLESS OF WHETHER OR NOT  
3 IT HAS BEEN DEVELOPED, REDEVELOPED, ALTERED, OR IMPROVED AND  
4 IRRESPECTIVE OF THE MANNER OR MEANS IN OR BY WHICH IT MAY HAVE BEEN  
5 ACQUIRED, TO ANY PRIVATE, PUBLIC, OR QUASI-PUBLIC CORPORATION,  
6 PARTNERSHIP, ASSOCIATION, PERSON, OR OTHER LEGAL ENTITY.

7     (C)     LAND OR PROPERTY TAKEN BY THE MUNICIPALITY FOR ANY OF THESE  
8 PURPOSES OR IN CONNECTION WITH THE EXERCISE OF ANY OF THE POWERS THAT  
9 ARE GRANTED BY THIS APPENDIX TO THE MUNICIPALITY BY EXERCISING THE  
10 POWER OF EMINENT DOMAIN MAY NOT BE TAKEN WITHOUT JUST COMPENSATION,  
11 AS AGREED UPON BETWEEN THE PARTIES, OR AWARDED BY A JURY, BEING FIRST  
12 PAID OR TENDERED TO THE PARTY ENTITLED TO THE COMPENSATION.

13     (D)     ALL LAND OR PROPERTY NEEDED OR TAKEN BY THE EXERCISE OF THE  
14 POWER OF EMINENT DOMAIN BY THE MUNICIPALITY FOR ANY OF THESE PURPOSES  
15 OR IN CONNECTION WITH THE EXERCISE OF ANY OF THE POWERS GRANTED BY THIS  
16 APPENDIX IS DECLARED TO BE NEEDED OR TAKEN FOR PUBLIC USES AND  
17 PURPOSES.

18     (E)     ANY OR ALL OF THE ACTIVITIES AUTHORIZED PURSUANT TO THIS  
19 APPENDIX CONSTITUTE GOVERNMENTAL FUNCTIONS UNDERTAKEN FOR PUBLIC  
20 USES AND PURPOSES AND THE POWER OF TAXATION MAY BE EXERCISED, PUBLIC  
21 FUNDS EXPENDED, AND PUBLIC CREDIT EXTENDED IN FURTHERANCE OF THEM.

22 A1-103. ADDITIONAL POWERS.

23     THE MUNICIPALITY HAS THE FOLLOWING ADDITIONAL POWERS. THESE  
24 POWERS ARE DECLARED TO BE NECESSARY AND PROPER TO CARRY INTO FULL  
25 FORCE AND EFFECT THE SPECIFIC POWERS GRANTED IN THIS APPENDIX AND TO  
26 FULLY ACCOMPLISH THE PURPOSES AND OBJECTS CONTEMPLATED BY THE  
27 PROVISIONS OF THIS SECTION TO:

28           (1)     MAKE OR HAVE MADE ALL SURVEYS AND PLANS NECESSARY TO THE  
29 CARRYING OUT OF THE PURPOSES OF THIS APPENDIX AND TO ADOPT OR APPROVE,  
30 MODIFY, AND AMEND THOSE PLANS. THESE PLANS MAY INCLUDE, BUT ARE NOT  
31 LIMITED TO:

32                   (I)     PLANS FOR CARRYING OUT A PROGRAM OF VOLUNTARY OR  
33 COMPULSORY REPAIR AND REHABILITATION OF BUILDINGS AND IMPROVEMENTS;

34                   (II)    PLANS FOR THE ENFORCEMENT OF CODES AND REGULATIONS  
35 RELATING TO THE USE OF LAND AND THE USE AND OCCUPANCY OF BUILDINGS AND  
36 IMPROVEMENTS AND TO THE COMPULSORY REPAIR, REHABILITATION, DEMOLITION,  
37 OR REMOVAL OF BUILDINGS AND IMPROVEMENTS; AND

38                   (III)   APPRAISALS, TITLE SEARCHES, SURVEYS, STUDIES, AND OTHER  
39 PLANS AND WORK NECESSARY TO PREPARE FOR THE UNDERTAKING OF URBAN  
40 RENEWAL PROJECTS AND RELATED ACTIVITIES; AND TO APPLY FOR, ACCEPT, AND

1 UTILIZE GRANTS OF FUNDS FROM THE FEDERAL GOVERNMENT OR OTHER  
2 GOVERNMENTAL ENTITY FOR THOSE PURPOSES;

3           (2)       PREPARE PLANS FOR THE RELOCATION OF PERSONS (INCLUDING  
4 FAMILIES, BUSINESS CONCERNS, AND OTHERS) DISPLACED FROM AN URBAN  
5 RENEWAL AREA, AND TO MAKE RELOCATION PAYMENTS TO OR WITH RESPECT TO  
6 THOSE PERSONS FOR MOVING EXPENSES AND LOSSES OF PROPERTY FOR WHICH  
7 REIMBURSEMENT OR COMPENSATION IS NOT OTHERWISE MADE, INCLUDING THE  
8 MAKING OF PAYMENTS FINANCED BY THE FEDERAL GOVERNMENT;

9           (3)       APPROPRIATE WHATEVER FUNDS AND MAKE WHATEVER  
10 EXPENDITURES AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS  
11 APPENDIX, INCLUDING, BUT NOT LIMITED TO:

12                   (I)       THE PAYMENT OF ANY AND ALL COSTS AND EXPENSES  
13 INCURRED IN CONNECTION WITH, OR INCIDENTAL TO, THE ACQUISITION OF LAND  
14 OR PROPERTY, AND FOR THE DEMOLITION, REMOVAL, RELOCATION, RENOVATION,  
15 OR ALTERATION OF LAND, BUILDINGS, STREETS, HIGHWAYS, ALLEYS, UTILITIES, OR  
16 SERVICES, AND OTHER STRUCTURES OR IMPROVEMENTS, AND FOR THE  
17 CONSTRUCTION, RECONSTRUCTION, INSTALLATION, RELOCATION, OR REPAIR OF  
18 STREETS, HIGHWAYS, ALLEYS, UTILITIES, OR SERVICES, IN CONNECTION WITH  
19 URBAN RENEWAL PROJECTS;

20                   (II)       LEVYING TAXES AND ASSESSMENTS FOR THOSE PURPOSES;

21                   (III)       BORROWING MONEY AND TO APPLYING FOR AND ACCEPTING  
22 ADVANCES, LOANS, GRANTS, CONTRIBUTIONS, AND ANY OTHER FORM OF FINANCIAL  
23 ASSISTANCE FROM THE FEDERAL GOVERNMENT, THE STATE, COUNTY, OR OTHER  
24 PUBLIC BODIES, OR FROM ANY SOURCES, PUBLIC OR PRIVATE, FOR THE PURPOSES  
25 OF THIS APPENDIX, AND TO GIVING WHATEVER SECURITY AS MAY BE REQUIRED FOR  
26 THIS FINANCIAL ASSISTANCE; AND

27                   (IV)       INVESTING ANY URBAN RENEWAL FUNDS HELD IN RESERVES  
28 OR SINKING FUNDS OR ANY OF THESE FUNDS NOT REQUIRED FOR IMMEDIATE  
29 DISBURSEMENT IN PROPERTY OR SECURITIES THAT ARE LEGAL INVESTMENTS FOR  
30 OTHER MUNICIPAL FUNDS;

31           (4)       (I)       HOLD, IMPROVE, CLEAR, OR PREPARE FOR REDEVELOPMENT  
32 ANY PROPERTY ACQUIRED IN CONNECTION WITH URBAN RENEWAL PROJECTS;

33                   (II)       MORTGAGE, PLEDGE, HYPOTHECATE, OR OTHERWISE  
34 ENCUMBER THAT PROPERTY; AND

35                   (III)       INSURE OR PROVIDE FOR THE INSURANCE OF THE PROPERTY  
36 OR OPERATIONS OF THE MUNICIPALITY AGAINST ANY RISKS OR HAZARDS,  
37 INCLUDING THE POWER TO PAY PREMIUMS ON ANY SUCH INSURANCE;

38           (5)       MAKE AND EXECUTE ALL CONTRACTS AND OTHER INSTRUMENTS  
39 NECESSARY OR CONVENIENT TO THE EXERCISE OF ITS POWERS UNDER THIS  
40 APPENDIX, INCLUDING THE POWER TO ENTER INTO AGREEMENTS WITH OTHER

1 PUBLIC BODIES OR AGENCIES (THESE AGREEMENTS MAY EXTEND OVER ANY  
2 PERIOD, NOTWITHSTANDING ANY PROVISION OR RULE OF LAW TO THE CONTRARY),  
3 AND TO INCLUDE IN ANY CONTRACT FOR FINANCIAL ASSISTANCE WITH THE  
4 FEDERAL GOVERNMENT FOR OR WITH RESPECT TO AN URBAN RENEWAL PROJECT  
5 AND RELATED ACTIVITIES WHATEVER CONDITIONS IMPOSED PURSUANT TO  
6 FEDERAL LAWS AS THE MUNICIPALITY CONSIDERS REASONABLE AND APPROPRIATE;

7 (6) ENTER INTO ANY BUILDING OR PROPERTY IN ANY URBAN RENEWAL  
8 AREA IN ORDER TO MAKE INSPECTIONS, SURVEYS, APPRAISALS, SOUNDINGS, OR  
9 TEST BORINGS, AND TO OBTAIN AN ORDER FOR THIS PURPOSE FROM THE CIRCUIT  
10 COURT FOR THE COUNTY IN WHICH THE MUNICIPALITY IS SITUATED IN THE EVENT  
11 ENTRY IS DENIED OR RESISTED;

12 (7) PLAN, REPLAN, INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR,  
13 CLOSE, OR VACATE STREETS, ROADS, SIDEWALKS, PUBLIC UTILITIES, PARKS,  
14 PLAYGROUNDS, AND OTHER PUBLIC IMPROVEMENTS IN CONNECTION WITH AN  
15 URBAN RENEWAL PROJECT; AND TO MAKE EXCEPTIONS FROM BUILDING  
16 REGULATIONS;

17 (8) GENERALLY ORGANIZE, COORDINATE, AND DIRECT THE  
18 ADMINISTRATION OF THE PROVISIONS OF THIS APPENDIX AS THEY APPLY TO THE  
19 MUNICIPALITY IN ORDER THAT THE OBJECTIVE OF REMEDYING SLUM AND  
20 BLIGHTED AREAS AND PREVENTING THEIR CAUSES WITHIN THE MUNICIPALITY MAY  
21 BE PROMOTED AND ACHIEVED MOST EFFECTIVELY; AND

22 (9) EXERCISE ALL OR ANY PART OR COMBINATION OF THE POWERS  
23 GRANTED IN THIS APPENDIX.

24 A1-104. ESTABLISHMENT OF URBAN RENEWAL AGENCY.

25 (A) A MUNICIPALITY MAY ITSELF EXERCISE ALL THE POWERS GRANTED BY  
26 THIS APPENDIX, OR MAY, IF ITS LEGISLATIVE BODY BY ORDINANCE DETERMINES  
27 THE ACTION TO BE IN THE PUBLIC INTEREST, ELECT TO HAVE THE POWERS  
28 EXERCISED BY A SEPARATE PUBLIC BODY OR AGENCY.

29 (B) IN THE EVENT THE LEGISLATIVE BODY MAKES THAT DETERMINATION, IT  
30 SHALL PROCEED BY ORDINANCE TO ESTABLISH A PUBLIC BODY OR AGENCY TO  
31 UNDERTAKE IN THE MUNICIPALITY THE ACTIVITIES AUTHORIZED BY THIS  
32 APPENDIX.

33 (C) THE ORDINANCE SHALL INCLUDE PROVISIONS ESTABLISHING THE  
34 NUMBER OF MEMBERS OF THE PUBLIC BODY OR AGENCY, THE MANNER OF THEIR  
35 APPOINTMENT AND REMOVAL, AND THE TERMS OF THE MEMBERS AND THEIR  
36 COMPENSATION.

37 (D) THE ORDINANCE MAY INCLUDE WHATEVER ADDITIONAL PROVISIONS  
38 RELATING TO THE ORGANIZATION OF THE PUBLIC BODY OR AGENCY AS MAY BE  
39 NECESSARY.

1 (E) IN THE EVENT THE LEGISLATIVE BODY ENACTS THIS ORDINANCE, ALL OF  
2 THE POWERS BY THIS APPENDIX GRANTED TO THE MUNICIPALITY, FROM THE  
3 EFFECTIVE DATE OF THE ORDINANCE, ARE VESTED IN THE PUBLIC BODY OR AGENCY  
4 ESTABLISHED BY THE ORDINANCE.

5 A1-105. POWERS WITHHELD FROM THE AGENCY.

6 THE AGENCY MAY NOT:

7 (1) PASS A RESOLUTION TO INITIATE AN URBAN RENEWAL PROJECT  
8 PURSUANT TO SECTIONS A1-102 AND A1-103 OF THIS APPENDIX;

9 (2) ISSUE GENERAL OBLIGATION BONDS PURSUANT TO SECTION A1-111  
10 OF THIS APPENDIX; OR

11 (3) APPROPRIATE FUNDS OR LEVY TAXES AND ASSESSMENTS  
12 PURSUANT TO SECTION A1-103(3) OF THIS APPENDIX.

13 A1-106. INITIATION OF PROJECT.

14 IN ORDER TO INITIATE AN URBAN RENEWAL PROJECT, THE LEGISLATIVE BODY  
15 OF THE MUNICIPALITY SHALL ADOPT A RESOLUTION THAT:

16 (1) FINDS THAT ONE OR MORE SLUM OR BLIGHTED AREAS EXIST IN THE  
17 MUNICIPALITY;

18 (2) LOCATES AND DEFINES THE SLUM OR BLIGHTED AREA; AND

19 (3) FINDS THAT THE REHABILITATION, REDEVELOPMENT, OR A  
20 COMBINATION OF THEM, OF THE AREA OR AREAS, IS NECESSARY AND IN THE  
21 INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE OF THE  
22 RESIDENTS OF THE MUNICIPALITY.

23 A1-107. PREPARATION AND APPROVAL OF PLAN FOR URBAN RENEWAL PROJECT.

24 (A) IN ORDER TO CARRY OUT THE PURPOSES OF THIS APPENDIX, THE  
25 MUNICIPALITY SHALL HAVE PREPARED AN URBAN RENEWAL PLAN FOR SLUM OR  
26 BLIGHTED AREAS IN THE MUNICIPALITY, AND SHALL APPROVE THE PLAN FORMALLY.  
27 PRIOR TO ITS APPROVAL OF AN URBAN RENEWAL PROJECT, THE MUNICIPALITY  
28 SHALL SUBMIT THE PLAN TO THE PLANNING BODY OF THE MUNICIPALITY FOR  
29 REVIEW AND RECOMMENDATIONS AS TO ITS CONFORMITY WITH THE MASTER PLAN  
30 FOR THE DEVELOPMENT OF THE MUNICIPALITY AS A WHOLE. THE PLANNING BODY  
31 SHALL SUBMIT ITS WRITTEN RECOMMENDATION WITH RESPECT TO THE PROPOSED  
32 URBAN RENEWAL PLAN TO THE MUNICIPALITY WITHIN 60 DAYS AFTER RECEIPT OF  
33 THE PLAN FOR REVIEW. UPON RECEIPT OF THE RECOMMENDATIONS OF THE  
34 PLANNING BODY OR, IF NO RECOMMENDATIONS ARE RECEIVED WITHIN THE 60  
35 DAYS, THEN WITHOUT THE RECOMMENDATIONS, THE MUNICIPALITY MAY PROCEED  
36 WITH A PUBLIC HEARING ON THE PROPOSED URBAN RENEWAL PROJECT. THE  
37 MUNICIPALITY SHALL HOLD A PUBLIC HEARING ON AN URBAN RENEWAL PROJECT  
38 AFTER PUBLIC NOTICE OF IT BY PUBLICATION IN A NEWSPAPER HAVING A GENERAL

1 CIRCULATION WITHIN THE CORPORATE LIMITS OF THE MUNICIPALITY. THE NOTICE  
2 SHALL DESCRIBE THE TIME, DATE, PLACE, AND PURPOSE OF THE HEARING, SHALL  
3 GENERALLY IDENTIFY THE URBAN RENEWAL AREA COVERED BY THE PLAN, AND  
4 SHALL OUTLINE THE GENERAL SCOPE OF THE URBAN RENEWAL PROJECT UNDER  
5 CONSIDERATION. FOLLOWING THE HEARING, THE MUNICIPALITY MAY APPROVE AN  
6 URBAN RENEWAL PROJECT AND THE PLAN THEREFOR IF IT FINDS THAT:

7 (1) A FEASIBLE METHOD EXISTS FOR THE LOCATION OF ANY FAMILIES  
8 OR NATURAL PERSONS WHO WILL BE DISPLACED FROM THE URBAN RENEWAL AREA  
9 IN DECENT, SAFE, AND SANITARY DWELLING ACCOMMODATIONS WITHIN THEIR  
10 MEANS AND WITHOUT UNDUE HARDSHIP TO THE FAMILIES OR NATURAL PERSONS;

11 (2) THE URBAN RENEWAL PLAN CONFORMS SUBSTANTIALLY TO THE  
12 MASTER PLAN OF THE MUNICIPALITY AS A WHOLE; AND

13 (3) THE URBAN RENEWAL PLAN WILL AFFORD MAXIMUM OPPORTUNITY,  
14 CONSISTENT WITH THE SOUND NEEDS OF THE MUNICIPALITY AS A WHOLE, FOR THE  
15 REHABILITATION OR REDEVELOPMENT OF THE URBAN RENEWAL AREA BY PRIVATE  
16 ENTERPRISE.

17 (B) AN URBAN RENEWAL PLAN MAY BE MODIFIED AT ANY TIME. IF MODIFIED  
18 AFTER THE LEASE OR SALE OF REAL PROPERTY IN THE URBAN RENEWAL PROJECT  
19 AREA, THE MODIFICATION MAY BE CONDITIONED UPON WHATEVER APPROVAL OF  
20 THE OWNER, LESSEE, OR SUCCESSOR IN INTEREST AS THE MUNICIPALITY  
21 CONSIDERS ADVISABLE. IN ANY EVENT, IT SHALL BE SUBJECT TO WHATEVER  
22 RIGHTS AT LAW OR IN EQUITY AS A LESSEE OR PURCHASER, OR HIS SUCCESSOR OR  
23 SUCCESSORS IN INTEREST, MAY BE ENTITLED TO ASSERT. WHERE THE PROPOSED  
24 MODIFICATION WILL CHANGE SUBSTANTIALLY THE URBAN RENEWAL PLAN AS  
25 APPROVED PREVIOUSLY BY THE MUNICIPALITY, THE MODIFICATION SHALL BE  
26 APPROVED FORMALLY BY THE MUNICIPALITY, AS IN THE CASE OF AN ORIGINAL  
27 PLAN.

28 (C) UPON THE APPROVAL BY THE MUNICIPALITY OF AN URBAN RENEWAL  
29 PLAN OR OF ANY MODIFICATION OF IT, THE PLAN OR MODIFICATION SHALL BE  
30 CONSIDERED TO BE IN FULL FORCE AND EFFECT FOR THE RESPECTIVE URBAN  
31 RENEWAL AREA. THE MUNICIPALITY MAY HAVE THE PLAN OR MODIFICATION  
32 CARRIED OUT IN ACCORDANCE WITH ITS TERMS.

33 A1-108. DISPOSAL OF PROPERTY IN URBAN RENEWAL AREA.

34 (A) THE MUNICIPALITY MAY SELL, LEASE, OR OTHERWISE TRANSFER REAL  
35 PROPERTY OR ANY INTEREST IN IT ACQUIRED BY IT FOR AN URBAN RENEWAL  
36 PROJECT TO ANY PERSON FOR RESIDENTIAL, RECREATIONAL, COMMERCIAL,  
37 INDUSTRIAL, EDUCATIONAL, OR OTHER USES OR FOR PUBLIC USE, OR IT MAY RETAIN  
38 THE PROPERTY OR INTEREST FOR PUBLIC USE, IN ACCORDANCE WITH THE URBAN  
39 RENEWAL PLAN AND SUBJECT TO WHATEVER COVENANTS, CONDITIONS, AND  
40 RESTRICTIONS, INCLUDING COVENANTS RUNNING WITH THE LAND, AS IT  
41 CONSIDERS NECESSARY OR DESIRABLE TO ASSIST IN PREVENTING THE  
42 DEVELOPMENT OR SPREAD OF FUTURE SLUMS OR BLIGHTED AREAS OR TO

1 OTHERWISE CARRY OUT THE PURPOSES OF THIS APPENDIX. THE PURCHASERS OR  
2 LESSEES AND THEIR SUCCESSORS AND ASSIGNS SHALL BE OBLIGATED TO DEVOTE  
3 THE REAL PROPERTY ONLY TO THE USES SPECIFIED IN THE URBAN RENEWAL PLAN,  
4 AND MAY BE OBLIGATED TO COMPLY WITH WHATEVER OTHER REQUIREMENTS THE  
5 MUNICIPALITY DETERMINES TO BE IN THE PUBLIC INTEREST, INCLUDING THE  
6 OBLIGATION TO BEGIN WITHIN A REASONABLE TIME ANY IMPROVEMENTS ON THE  
7 REAL PROPERTY REQUIRED BY THE URBAN RENEWAL PLAN. THE REAL PROPERTY OR  
8 INTEREST MAY NOT BE SOLD, LEASED, OTHERWISE TRANSFERRED, OR RETAINED AT  
9 LESS THAN ITS FAIR VALUE FOR USES IN ACCORDANCE WITH THE URBAN RENEWAL  
10 PLAN. IN DETERMINING THE FAIR VALUE OF REAL PROPERTY FOR USES IN  
11 ACCORDANCE WITH THE URBAN RENEWAL PLAN, THE MUNICIPALITY SHALL TAKE  
12 INTO ACCOUNT AND GIVE CONSIDERATION TO THE USES PROVIDED IN THE PLAN,  
13 THE RESTRICTIONS UPON, AND THE COVENANTS, CONDITIONS, AND OBLIGATIONS  
14 ASSUMED BY THE PURCHASER OR LESSEE OR BY THE MUNICIPALITY RETAINING  
15 THE PROPERTY, AND THE OBJECTIVES OF THE PLAN FOR THE PREVENTION OF THE  
16 RECURRENCE OF SLUM OR BLIGHTED AREAS. IN ANY INSTRUMENT OR CONVEYANCE  
17 TO A PRIVATE PURCHASER OR LESSEE, THE MUNICIPALITY MAY PROVIDE THAT THE  
18 PRIVATE PURCHASER OR LESSEE MAY NOT SELL, LEASE, OR OTHERWISE TRANSFER  
19 THE REAL PROPERTY WITHOUT THE PRIOR WRITTEN CONSENT OF THE  
20 MUNICIPALITY UNTIL THE PRIVATE PURCHASER OR LESSEE HAS COMPLETED THE  
21 CONSTRUCTION OF ANY OR ALL IMPROVEMENTS THAT THE PRIVATE PURCHASER OR  
22 LESSEE IS OBLIGATED TO CONSTRUCT ON THE PROPERTY. IN ACCORDANCE WITH  
23 THE PROVISIONS OF THE URBAN RENEWAL PLAN, REAL PROPERTY ACQUIRED BY  
24 THE MUNICIPALITY THAT IS TO BE TRANSFERRED SHALL BE TRANSFERRED AS  
25 RAPIDLY AS FEASIBLE IN THE PUBLIC INTEREST. ANY CONTRACT FOR THE  
26 TRANSFER AND THE URBAN RENEWAL PLAN (OR WHATEVER PART OR PARTS OF THE  
27 CONTRACT OR PLAN AS THE MUNICIPALITY DETERMINES) MAY BE RECORDED IN THE  
28 LAND RECORDS OF THE COUNTY IN WHICH THE MUNICIPALITY IS SITUATED IN A  
29 MANNER SO AS TO AFFORD ACTUAL OR CONSTRUCTIVE NOTICE OF IT.

30 (B) THE MUNICIPALITY MAY OPERATE TEMPORARILY AND MAINTAIN REAL  
31 PROPERTY ACQUIRED BY IT IN AN URBAN RENEWAL AREA FOR OR IN CONNECTION  
32 WITH AN URBAN RENEWAL PROJECT PENDING THE DISPOSITION OF THE PROPERTY  
33 AS AUTHORIZED IN THIS APPENDIX, WITHOUT REGARD TO THE PROVISIONS OF  
34 SUBSECTION (A) OF THIS SECTION, FOR USES AND PURPOSES CONSIDERED  
35 DESIRABLE EVEN THOUGH NOT IN CONFORMITY WITH THE URBAN RENEWAL PLAN.

36 (C) ANY INSTRUMENT EXECUTED BY THE MUNICIPALITY AND PURPORTING  
37 TO CONVEY ANY RIGHT, TITLE, OR INTEREST IN ANY PROPERTY UNDER THIS  
38 APPENDIX SHALL BE PRESUMED CONCLUSIVELY TO HAVE BEEN EXECUTED IN  
39 COMPLIANCE WITH THE PROVISIONS OF THIS APPENDIX INsofar AS TITLE OR  
40 OTHER INTEREST OF ANY BONA FIDE PURCHASERS, LESSEES, OR TRANSFEREES OF  
41 THE PROPERTY IS CONCERNED.

42 A1-109. EMINENT DOMAIN.

43 CONDEMNATION OF LAND OR PROPERTY UNDER THE PROVISIONS OF THIS  
44 APPENDIX SHALL BE IN ACCORDANCE WITH THE PROCEDURE PROVIDED IN THE  
45 REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

1 A1-110. ENCOURAGEMENT OF PRIVATE ENTERPRISE.

2 THE MUNICIPALITY, TO THE EXTENT IT DETERMINES TO BE FEASIBLE IN  
3 CARRYING OUT THE PROVISIONS OF THIS APPENDIX, SHALL AFFORD MAXIMUM  
4 OPPORTUNITY TO THE REHABILITATION OR REDEVELOPMENT OF ANY URBAN  
5 RENEWAL AREA BY PRIVATE ENTERPRISE CONSISTENT WITH THE SOUND NEEDS OF  
6 THE MUNICIPALITY AS A WHOLE. THE MUNICIPALITY SHALL GIVE CONSIDERATION  
7 TO THIS OBJECTIVE IN EXERCISING ITS POWERS UNDER THIS APPENDIX.

8 A1-111. GENERAL OBLIGATION BONDS.

9 FOR THE PURPOSE OF FINANCING AND CARRYING OUT AN URBAN RENEWAL  
10 PROJECT AND RELATED ACTIVITIES, THE MUNICIPALITY MAY ISSUE AND SELL ITS  
11 GENERAL OBLIGATION BONDS. ANY BONDS ISSUED BY THE MUNICIPALITY  
12 PURSUANT TO THIS SECTION SHALL BE ISSUED IN THE MANNER AND WITHIN THE  
13 LIMITATIONS PRESCRIBED BY APPLICABLE LAW FOR THE ISSUANCE AND  
14 AUTHORIZATION OF GENERAL OBLIGATION BONDS BY THE MUNICIPALITY, AND ALSO  
15 WITHIN LIMITATIONS DETERMINED BY THE MUNICIPALITY.

16 A1-112. REVENUE BONDS.

17 (A) IN ADDITION TO THE AUTHORITY CONFERRED BY § A1-111 OF THIS  
18 APPENDIX, THE MUNICIPALITY MAY ISSUE REVENUE BONDS TO FINANCE THE  
19 UNDERTAKING OF ANY URBAN RENEWAL PROJECT AND RELATED ACTIVITIES. ALSO,  
20 IT MAY ISSUE REFUNDING BONDS FOR THE PAYMENT OR RETIREMENT OF THE  
21 BONDS ISSUED PREVIOUSLY BY IT. THE BONDS SHALL BE MADE PAYABLE, AS TO  
22 BOTH PRINCIPAL AND INTEREST, SOLELY FROM THE INCOME, PROCEEDS,  
23 REVENUES, AND FUNDS OF THE MUNICIPALITY DERIVED FROM OR HELD IN  
24 CONNECTION WITH THE UNDERTAKING AND CARRYING OUT OF URBAN RENEWAL  
25 PROJECTS UNDER THIS APPENDIX. HOWEVER, PAYMENT OF THE BONDS, BOTH AS TO  
26 PRINCIPAL AND INTEREST, MAY BE FURTHER SECURED BY A PLEDGE OF ANY LOAN,  
27 GRANT, OR CONTRIBUTION FROM THE FEDERAL GOVERNMENT OR OTHER SOURCE,  
28 IN AID OF ANY URBAN RENEWAL PROJECTS OF THE MUNICIPALITY UNDER THIS  
29 APPENDIX, AND BY A MORTGAGE OF ANY URBAN RENEWAL PROJECT, OR ANY PART  
30 OF A PROJECT, TITLE TO WHICH IS IN THE MUNICIPALITY. IN ADDITION, THE  
31 MUNICIPALITY MAY ENTER INTO AN INDENTURE OF TRUST WITH ANY PRIVATE  
32 BANKING INSTITUTION OF THIS STATE HAVING TRUST POWERS AND MAY MAKE IN  
33 THE INDENTURE OF TRUST COVENANTS AND COMMITMENTS REQUIRED BY ANY  
34 PURCHASER FOR THE ADEQUATE SECURITY OF THE BONDS.

35 (B) BONDS ISSUED UNDER THIS SECTION DO NOT CONSTITUTE AN  
36 INDEBTEDNESS WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY  
37 DEBT LIMITATION OR RESTRICTION, ARE NOT SUBJECT TO THE PROVISIONS OF ANY  
38 OTHER LAW OR CHARTER RELATING TO THE AUTHORIZATION, ISSUANCE, OR SALE  
39 OF BONDS, AND ARE EXEMPTED SPECIFICALLY FROM THE RESTRICTIONS  
40 CONTAINED IN §§ 9, 10, AND 11 OF ARTICLE 31 (DEBT - PUBLIC) OF THE ANNOTATED  
41 CODE OF MARYLAND. BONDS ISSUED UNDER THE PROVISIONS OF THIS APPENDIX  
42 ARE DECLARED TO BE ISSUED FOR AN ESSENTIAL PUBLIC AND GOVERNMENTAL

1 PURPOSE AND, TOGETHER WITH INTEREST ON THEM AND INCOME FROM THEM, ARE  
2 EXEMPT FROM ALL TAXES.

3 (C) BONDS ISSUED UNDER THIS SECTION SHALL BE AUTHORIZED BY  
4 RESOLUTION OR ORDINANCE OF THE LEGISLATIVE BODY OF THE MUNICIPALITY.  
5 THEY MAY BE ISSUED IN ONE OR MORE SERIES AND SHALL:

6 (1) BEAR A DATE OR DATES;

7 (2) MATURE AT A TIME OR TIMES;

8 (3) BEAR INTEREST AT A RATE OR RATES;

9 (4) BE IN A DENOMINATION OR DENOMINATIONS;

10 (5) BE IN A FORM EITHER WITH OR WITHOUT COUPON OR REGISTERED;

11 (6) CARRY A CONVERSION OR REGISTRATION PRIVILEGE;

12 (7) HAVE A RANK OR PRIORITY;

13 (8) BE EXECUTED IN A MANNER;

14 (9) BE PAYABLE IN A MEDIUM OR PAYMENT, AT A PLACE OR PLACES,  
15 AND BE SUBJECT TO TERMS OF REDEMPTION (WITH OR WITHOUT PREMIUM);

16 (10) BE SECURED IN A MANNER; AND

17 (11) HAVE OTHER CHARACTERISTICS, AS ARE PROVIDED BY THE  
18 RESOLUTION, TRUST INDENTURE, OR MORTGAGE ISSUED PURSUANT TO IT.

19 (D) THESE BONDS MAY NOT BE SOLD AT LESS THAN PAR VALUE AT PUBLIC  
20 SALES WHICH ARE HELD AFTER NOTICE IS PUBLISHED PRIOR TO THE SALE IN A  
21 NEWSPAPER HAVING A GENERAL CIRCULATION IN THE AREA IN WHICH THE  
22 MUNICIPALITY IS LOCATED AND IN WHATEVER OTHER MEDIUM OF PUBLICATION AS  
23 THE MUNICIPALITY MAY DETERMINE. THE BONDS MAY BE EXCHANGED ALSO FOR  
24 OTHER BONDS ON THE BASIS OF PAR. HOWEVER, THE BONDS MAY NOT BE SOLD TO  
25 THE FEDERAL GOVERNMENT AT PRIVATE SALE AT LESS THAN PAR, AND, IN THE  
26 EVENT LESS THAN ALL OF THE AUTHORIZED PRINCIPAL AMOUNT OF THE BONDS IS  
27 SOLD TO THE FEDERAL GOVERNMENT, THE BALANCE MAY NOT BE SOLD AT PRIVATE  
28 SALE AT LESS THAN PAR AT AN INTEREST COST TO THE MUNICIPALITY WHICH DOES  
29 NOT EXCEED THE INTEREST COST TO THE MUNICIPALITY OF THE PORTION OF THE  
30 BONDS SOLD TO THE FEDERAL GOVERNMENT.

31 (E) IN CASE ANY OF THE PUBLIC OFFICIALS OF THE MUNICIPALITY WHOSE  
32 SIGNATURES APPEAR ON ANY BONDS OR COUPONS ISSUED UNDER THIS APPENDIX  
33 CEASE TO BE OFFICIALS OF THE MUNICIPALITY BEFORE THE DELIVERY OF THE  
34 BONDS OR, IN THE EVENT ANY OF THE OFFICIALS HAVE BECOME SUCH AFTER THE  
35 DATE OF ISSUE OF THEM, THE BONDS ARE VALID AND BINDING OBLIGATIONS OF  
36 THE MUNICIPALITY IN ACCORDANCE WITH THEIR TERMS. ANY PROVISION OF ANY

1 LAW TO THE CONTRARY NOTWITHSTANDING, ANY BONDS ISSUED PURSUANT TO  
2 THIS APPENDIX ARE FULLY NEGOTIABLE.

3 (F) IN ANY SUIT, ACTION, OR PROCEEDING INVOLVING THE VALIDITY OR  
4 ENFORCEABILITY OF ANY BOND ISSUED UNDER THIS APPENDIX, OR THE SECURITY  
5 FOR IT, ANY BOND WHICH RECITES IN SUBSTANCE THAT IT HAS BEEN ISSUED BY THE  
6 MUNICIPALITY IN CONNECTION WITH AN URBAN RENEWAL PROJECT SHALL BE  
7 CONSIDERED CONCLUSIVELY TO HAVE BEEN ISSUED FOR THAT PURPOSE, AND THE  
8 PROJECT SHALL BE CONSIDERED CONCLUSIVELY TO HAVE BEEN PLANNED,  
9 LOCATED, AND CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THIS  
10 APPENDIX.

11 (G) ALL BANKS, TRUST COMPANIES, BANKERS, SAVINGS BANKS, AND  
12 INSTITUTIONS, BUILDING AND LOAN ASSOCIATIONS, SAVINGS AND LOAN  
13 ASSOCIATIONS, INVESTMENT COMPANIES, AND OTHER PERSONS CARRYING ON A  
14 BANKING OR INVESTMENT BUSINESS; ALL INSURANCE COMPANIES, INSURANCE  
15 ASSOCIATIONS, AND OTHER PERSONS CARRYING ON AN INSURANCE BUSINESS; AND  
16 ALL EXECUTORS, ADMINISTRATORS, CURATORS, TRUSTEES, AND OTHER  
17 FIDUCIARIES, MAY LEGALLY INVEST ANY SINKING FUNDS, MONEYS, OR OTHER  
18 FUNDS BELONGING TO THEM OR WITHIN THEIR CONTROL IN ANY BONDS OR OTHER  
19 OBLIGATIONS ISSUED BY THE MUNICIPALITY PURSUANT TO THIS APPENDIX.  
20 HOWEVER, THE BONDS AND OTHER OBLIGATIONS SHALL BE SECURED BY AN  
21 AGREEMENT BETWEEN THE ISSUER AND THE FEDERAL GOVERNMENT IN WHICH  
22 THE ISSUER AGREES TO BORROW FROM THE FEDERAL GOVERNMENT AND THE  
23 FEDERAL GOVERNMENT AGREES TO LEND TO THE ISSUER, PRIOR TO THE MATURITY  
24 OF THE BONDS OR OTHER OBLIGATIONS, MONEYS IN AN AMOUNT THAT (TOGETHER  
25 WITH ANY OTHER MONEYS COMMITTED IRREVOCABLY TO THE PAYMENT OF  
26 PRINCIPAL AND INTEREST ON THE BONDS OR OTHER OBLIGATIONS, WILL SUFFICE  
27 TO PAY THE PRINCIPAL OF THE BONDS OR OTHER OBLIGATIONS WITH INTEREST TO  
28 MATURITY ON THE BONDS OR OTHER OBLIGATIONS. THE MONEYS UNDER THE  
29 TERMS OF THE AGREEMENT SHALL BE REQUIRED TO BE USED FOR THE PURPOSE OF  
30 PAYING THE PRINCIPAL OF AND THE INTEREST ON THE BONDS OR OTHER  
31 OBLIGATIONS AT THEIR MATURITY. THE BONDS AND OTHER OBLIGATIONS SHALL BE  
32 AUTHORIZED SECURITY FOR ALL PUBLIC DEPOSITS. THIS SECTION AUTHORIZES ANY  
33 PERSONS OR PUBLIC OR PRIVATE POLITICAL SUBDIVISIONS AND OFFICERS TO USE  
34 ANY FUNDS OWNED OR CONTROLLED BY THEM FOR THE PURCHASE OF ANY BONDS  
35 OR OTHER OBLIGATIONS. WITH REGARD TO LEGAL INVESTMENTS, THIS SECTION  
36 MAY NOT BE CONSTRUED TO RELIEVE ANY PERSON OF ANY DUTY OF EXERCISING  
37 REASONABLE CARE IN SELECTING SECURITIES.

38 A1-113. SHORT TITLE.

39 THIS APPENDIX SHALL BE KNOWN AND MAY BE CITED AS THE DISTRICT  
40 HEIGHTS URBAN RENEWAL AUTHORITY FOR SLUM CLEARANCE ACT.

1 A1-114. AUTHORITY TO AMEND OR REPEAL.

2 THIS APPENDIX, ENACTED PURSUANT TO ARTICLE III, SECTION 61 OF THE  
3 CONSTITUTION OF MARYLAND, MAY BE AMENDED OR REPEALED ONLY BY THE  
4 GENERAL ASSEMBLY OF MARYLAND.

5 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
6 October 1, 1999.