

HOUSE BILL 543

L3

2lr1492

By: **Delegate McKay**

Introduced and read first time: January 21, 2022

Assigned to: Environment and Transportation

Committee Report: Favorable

House action: Adopted

Read second time: March 13, 2022

CHAPTER _____

1 AN ACT concerning

2 **Town of Hancock (Washington County) – Urban Renewal Authority for Blight**
3 **Clearance**

4 FOR the purpose of granting the Town of Hancock in Washington County the authority to
5 exercise urban renewal powers in areas zoned for commercial use for blight clearance
6 and redevelopment under Article III, Section 61 of the Maryland Constitution;
7 authorizing the municipality to levy certain taxes and issue general obligation bonds
8 and revenue bonds to carry out urban renewal powers; and generally relating to
9 urban renewal authority for blight clearance for the Town of Hancock in Washington
10 County.

11 BY adding to

12 Chapter 71 – Charter of the Town of Hancock

13 Section A1–101 through A1–114 to be under the new heading “Appendix I – Urban
14 Renewal Authority for Blight Clearance”

15 Public Local Laws of Maryland – Compilation of Municipal Charters
16 (2015 Replacement Edition, Revisions Current as of November 2021)

17 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
18 That the Public Local Laws of Maryland – Compilation of Municipal Charters read as
19 follows:

20 **Chapter 71 – Charter of the Town of Hancock**

21 **APPENDIX I – URBAN RENEWAL AUTHORITY FOR BLIGHT CLEARANCE**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 **A1-101. DEFINITIONS.**

2 (A) IN THIS APPENDIX THE FOLLOWING WORDS HAVE THE MEANINGS
3 INDICATED.

4 (B) "BLIGHTED AREA" MEANS AN AREA OR SINGLE PROPERTY IN WHICH
5 THE BUILDING OR BUILDINGS HAVE DECLINED IN PRODUCTIVITY BY REASON OF
6 OBSOLESCENCE, DEPRECIATION, OR OTHER CAUSES TO AN EXTENT THAT THEY NO
7 LONGER JUSTIFY FUNDAMENTAL REPAIRS AND ADEQUATE MAINTENANCE.

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

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

14 (E) "MUNICIPALITY" MEANS THE TOWN OF HANCOCK, MARYLAND.

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

19 (G) "URBAN RENEWAL AREA" MEANS A BLIGHTED AREA WHICH THE
20 MUNICIPALITY DESIGNATES AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT.

21 (H) "URBAN RENEWAL PLAN" MEANS A PLAN, AS IT EXISTS FROM TIME TO
22 TIME, FOR AN URBAN RENEWAL PROJECT. THE PLAN SHALL BE SUFFICIENTLY
23 COMPLETE TO INDICATE ANY LAND ACQUISITION, DEMOLITION, AND REMOVAL OF
24 STRUCTURES, REDEVELOPMENT, IMPROVEMENTS, AND REHABILITATION AS MAY BE
25 PROPOSED TO BE CARRIED OUT IN THE URBAN RENEWAL AREA, ZONING AND
26 PLANNING CHANGES, IF ANY, LAND USES, MAXIMUM DENSITY, AND BUILDING
27 REQUIREMENTS.

28 (I) "URBAN RENEWAL PROJECT" MEANS UNDERTAKINGS AND ACTIVITIES
29 OF A MUNICIPALITY IN AN URBAN RENEWAL AREA FOR THE ELIMINATION AND FOR
30 THE PREVENTION OF THE DEVELOPMENT OR SPREAD OF BLIGHT, AND MAY INVOLVE
31 CLEARANCE AND REDEVELOPMENT IN AN URBAN RENEWAL AREA, OR
32 REHABILITATION OR CONSERVATION IN AN URBAN RENEWAL AREA, OR ANY
33 COMBINATION OR PART OF THEM IN ACCORDANCE WITH AN URBAN RENEWAL PLAN.

1 **THESE UNDERTAKINGS AND ACTIVITIES MAY INCLUDE:**

2 **(1) ACQUISITION OF A BLIGHTED AREA OR PORTION OF THE**
3 **BLIGHTED AREA;**

4 **(2) DEMOLITION AND REMOVAL OF BUILDINGS AND IMPROVEMENTS;**

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

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

13 **(5) CARRYING OUT PLANS FOR A PROGRAM OF VOLUNTARY OR**
14 **COMPULSORY REPAIR AND REHABILITATION OF BUILDINGS OR OTHER**
15 **IMPROVEMENTS IN ACCORDANCE WITH THE URBAN RENEWAL PLAN;**

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

22 **(7) THE PRESERVATION, IMPROVEMENT, OR EMBELLISHMENT OF**
23 **HISTORIC STRUCTURES OR MONUMENTS.**

24 **A1-102. POWERS.**

25 **(A) THE MUNICIPALITY MAY UNDERTAKE AND CARRY OUT URBAN RENEWAL**
26 **PROJECTS IN AREAS OF THE MUNICIPALITY THAT ARE ZONED FOR COMMERCIAL**
27 **USE.**

28 **(B) THESE PROJECTS SHALL BE LIMITED:**

29 **(1) TO BLIGHT CLEARANCE IN BLIGHTED AREAS AND**
30 **REDEVELOPMENT OR THE REHABILITATION OF BLIGHTED AREAS;**

31 **(2) TO ACQUIRE IN CONNECTION WITH THOSE PROJECTS, WITHIN**

1 THE CORPORATE LIMITS OF THE MUNICIPALITY, LAND AND PROPERTY OF EVERY
2 KIND AND ANY RIGHT, INTEREST, FRANCHISE, EASEMENT, OR PRIVILEGE,
3 INCLUDING LAND OR PROPERTY AND ANY RIGHT OR INTEREST ALREADY DEVOTED
4 TO PUBLIC USE, BY PURCHASE, LEASE, GIFT, CONDEMNATION, OR ANY OTHER LEGAL
5 MEANS; AND

6 (3) TO SELL, LEASE, CONVEY, TRANSFER, OR OTHERWISE DISPOSE OF
7 ANY OF THE LAND OR PROPERTY, REGARDLESS OF WHETHER OR NOT IT HAS BEEN
8 DEVELOPED, REDEVELOPED, ALTERED, OR IMPROVED AND IRRESPECTIVE OF THE
9 MANNER OR MEANS IN OR BY WHICH IT MAY HAVE BEEN ACQUIRED, TO ANY PRIVATE,
10 PUBLIC, OR QUASI-PUBLIC CORPORATION, PARTNERSHIP, ASSOCIATION, PERSON,
11 OR OTHER LEGAL ENTITY.

12 (C) LAND OR PROPERTY TAKEN BY THE MUNICIPALITY FOR ANY OF THESE
13 PURPOSES OR IN CONNECTION WITH THE EXERCISE OF ANY OF THE POWERS WHICH
14 ARE GRANTED BY THIS APPENDIX TO THE MUNICIPALITY BY EXERCISING THE
15 POWER OF EMINENT DOMAIN MAY NOT BE TAKEN WITHOUT JUST COMPENSATION,
16 AS AGREED ON BETWEEN THE PARTIES, OR AWARDED BY A JURY, BEING FIRST PAID
17 OR TENDERED TO THE PARTY ENTITLED TO THE COMPENSATION.

18 (D) ALL LAND OR PROPERTY NEEDED OR TAKEN BY THE EXERCISE OF THE
19 POWER OF EMINENT DOMAIN BY THE MUNICIPALITY FOR ANY OF THESE PURPOSES
20 OR IN CONNECTION WITH THE EXERCISE OF ANY OF THE POWERS GRANTED BY THIS
21 APPENDIX IS DECLARED TO BE NEEDED OR TAKEN FOR PUBLIC USES AND
22 PURPOSES.

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

27 **A1-103. ADDITIONAL POWERS.**

28 THE MUNICIPALITY HAS THE FOLLOWING ADDITIONAL POWERS. THESE
29 POWERS ARE DECLARED TO BE NECESSARY AND PROPER TO CARRY INTO FULL
30 FORCE AND EFFECT THE SPECIFIC POWERS GRANTED IN THIS APPENDIX AND TO
31 FULLY ACCOMPLISH THE PURPOSES AND OBJECTS CONTEMPLATED BY THE
32 PROVISIONS OF THIS SECTION:

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

1 **(I) PLANS FOR CARRYING OUT A PROGRAM OF VOLUNTARY OR**
2 **COMPULSORY REPAIR AND REHABILITATION OF BUILDINGS AND IMPROVEMENTS;**

3 **(II) PLANS FOR THE ENFORCEMENT OF CODES AND**
4 **REGULATIONS RELATING TO THE USE OF LAND AND THE USE AND OCCUPANCY OF**
5 **BUILDINGS AND IMPROVEMENTS AND TO THE COMPULSORY REPAIR,**
6 **REHABILITATION, DEMOLITION, OR REMOVAL OF BUILDINGS AND IMPROVEMENTS;**
7 **AND**

8 **(III) APPRAISALS, TITLE SEARCHES, SURVEYS, STUDIES, AND**
9 **OTHER PLANS AND WORK NECESSARY TO PREPARE FOR THE UNDERTAKING OF**
10 **URBAN RENEWAL PROJECTS AND RELATED ACTIVITIES, AND TO APPLY FOR,**
11 **ACCEPT, AND UTILIZE GRANTS OF FUNDS FROM THE FEDERAL GOVERNMENT OR ANY**
12 **OTHER GOVERNMENTAL ENTITY FOR THOSE PURPOSES;**

13 **(2) TO PREPARE PLANS FOR THE RELOCATION OF PERSONS**
14 **(INCLUDING FAMILIES, BUSINESS CONCERNS, AND OTHERS) DISPLACED FROM AN**
15 **URBAN RENEWAL AREA, AND TO MAKE RELOCATION PAYMENTS TO OR WITH**
16 **RESPECT TO THOSE PERSONS FOR MOVING EXPENSES AND LOSSES OF PROPERTY**
17 **FOR WHICH REIMBURSEMENT OR COMPENSATION IS NOT OTHERWISE MADE,**
18 **INCLUDING THE MAKING OF PAYMENTS FINANCED BY THE FEDERAL GOVERNMENT;**

19 **(3) TO APPROPRIATE WHATEVER FUNDS AND MAKE WHATEVER**
20 **EXPENDITURES AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS**
21 **APPENDIX, INCLUDING, BUT NOT LIMITED:**

22 **(I) TO THE PAYMENT OF ANY AND ALL COSTS AND EXPENSES**
23 **INCURRED IN CONNECTION WITH, OR INCIDENTAL TO, THE ACQUISITION OF LAND**
24 **OR PROPERTY, AND FOR THE DEMOLITION, REMOVAL, RELOCATION, RENOVATION,**
25 **OR ALTERATION OF LAND, BUILDINGS, STREETS, HIGHWAYS, ALLEYS, UTILITIES, OR**
26 **SERVICES, AND OTHER STRUCTURES OR IMPROVEMENTS, AND FOR THE**
27 **CONSTRUCTION, RECONSTRUCTION, INSTALLATION, RELOCATION, OR REPAIR OF**
28 **STREETS, HIGHWAYS, ALLEYS, UTILITIES, OR SERVICES, IN CONNECTION WITH**
29 **URBAN RENEWAL PROJECTS;**

30 **(II) TO LEVY TAXES AND ASSESSMENTS FOR THOSE PURPOSES;**

31 **(III) TO BORROW MONEY AND TO APPLY FOR AND ACCEPT**
32 **ADVANCES, LOANS, GRANTS, CONTRIBUTIONS, AND ANY OTHER FORM OF FINANCIAL**
33 **ASSISTANCE FROM THE FEDERAL GOVERNMENT, THE STATE, COUNTY, OR OTHER**
34 **PUBLIC BODIES, OR FROM ANY SOURCES, PUBLIC OR PRIVATE, FOR THE PURPOSES**
35 **OF THIS APPENDIX, AND TO GIVE WHATEVER SECURITY AS MAY BE REQUIRED FOR**

1 THIS FINANCIAL ASSISTANCE; AND

2 (IV) TO INVEST ANY URBAN RENEWAL FUNDS HELD IN RESERVES
3 OR SINKING FUNDS OR ANY OF THESE FUNDS NOT REQUIRED FOR IMMEDIATE
4 DISBURSEMENT IN PROPERTY OR SECURITIES WHICH ARE LEGAL INVESTMENTS FOR
5 OTHER MUNICIPAL FUNDS;

6 (4) (I) TO HOLD, IMPROVE, CLEAR, OR PREPARE FOR
7 REDEVELOPMENT ANY PROPERTY ACQUIRED IN CONNECTION WITH URBAN
8 RENEWAL PROJECTS;

9 (II) TO MORTGAGE, PLEDGE, HYPOTHECATE, OR OTHERWISE
10 ENCUMBER THAT PROPERTY; AND

11 (III) TO INSURE OR PROVIDE FOR THE INSURANCE OF THE
12 PROPERTY OR OPERATIONS OF THE MUNICIPALITY AGAINST ANY RISKS OR
13 HAZARDS, INCLUDING THE POWER TO PAY PREMIUMS ON ANY INSURANCE;

14 (5) TO MAKE AND EXECUTE ALL CONTRACTS AND OTHER
15 INSTRUMENTS NECESSARY OR CONVENIENT TO THE EXERCISE OF ITS POWERS
16 UNDER THIS APPENDIX, INCLUDING THE POWER TO ENTER INTO AGREEMENTS WITH
17 OTHER PUBLIC BODIES OR AGENCIES (THESE AGREEMENTS MAY EXTEND OVER ANY
18 PERIOD, NOTWITHSTANDING ANY PROVISION OR RULE OF LAW TO THE CONTRARY),
19 AND TO INCLUDE IN ANY CONTRACT FOR FINANCIAL ASSISTANCE WITH THE
20 FEDERAL GOVERNMENT FOR OR WITH RESPECT TO AN URBAN RENEWAL PROJECT
21 AND RELATED ACTIVITIES ANY CONDITIONS IMPOSED PURSUANT TO FEDERAL LAWS
22 AS THE MUNICIPALITY CONSIDERS REASONABLE AND APPROPRIATE;

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

28 (7) TO PLAN, REPLAN, INSTALL, CONSTRUCT, RECONSTRUCT,
29 REPAIR, CLOSE, OR VACATE STREETS, ROADS, SIDEWALKS, PUBLIC UTILITIES,
30 PARKS, PLAYGROUNDS, AND OTHER PUBLIC IMPROVEMENTS IN CONNECTION WITH
31 AN URBAN RENEWAL PROJECT AND TO MAKE EXCEPTIONS FROM BUILDING
32 REGULATIONS;

33 (8) TO GENERALLY ORGANIZE, COORDINATE, AND DIRECT THE
34 ADMINISTRATION OF THE PROVISIONS OF THIS APPENDIX AS THEY APPLY TO THE
35 MUNICIPALITY IN ORDER THAT THE OBJECTIVE OF REMEDYING BLIGHTED AREAS

1 AND PREVENTING ITS CAUSES WITHIN THE MUNICIPALITY MAY BE PROMOTED AND
2 ACHIEVED MOST EFFECTIVELY; AND

3 (9) TO EXERCISE ALL OR ANY PART OR COMBINATION OF THE
4 POWERS GRANTED IN THIS APPENDIX.

5 **A1-104. ESTABLISHMENT OF URBAN RENEWAL AGENCY.**

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

10 (B) IN THE EVENT THE LEGISLATIVE BODY MAKES THAT DETERMINATION,
11 IT SHALL PROCEED BY ORDINANCE TO ESTABLISH A PUBLIC BODY OR AGENCY TO
12 UNDERTAKE IN THE MUNICIPALITY THE ACTIVITIES AUTHORIZED BY THIS
13 APPENDIX.

14 (C) THE ORDINANCE SHALL INCLUDE PROVISIONS ESTABLISHING THE
15 NUMBER OF MEMBERS OF THE PUBLIC BODY OR AGENCY, THE MANNER OF THEIR
16 APPOINTMENT AND REMOVAL, AND THE TERMS OF THE MEMBERS AND THEIR
17 COMPENSATION.

18 (D) THE ORDINANCE MAY INCLUDE WHATEVER ADDITIONAL PROVISIONS
19 RELATING TO THE ORGANIZATION OF THE PUBLIC BODY OR AGENCY AS MAY BE
20 NECESSARY.

21 (E) IN THE EVENT THE LEGISLATIVE BODY ENACTS THIS ORDINANCE, ALL
22 OF THE POWERS BY THIS APPENDIX GRANTED TO THE MUNICIPALITY, FROM THE
23 EFFECTIVE DATE OF THE ORDINANCE, ARE VESTED IN THE PUBLIC BODY OR AGENCY
24 ESTABLISHED BY THE ORDINANCE.

25 **A1-105. POWERS WITHHELD FROM THE AGENCY.**

26 THE AGENCY MAY NOT:

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

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

31 (3) APPROPRIATE FUNDS OR LEVY TAXES AND ASSESSMENTS

1 PURSUANT TO SECTION A1-103(3) OF THIS APPENDIX.

2 **A1-106. INITIATION OF PROJECT.**

3 IN ORDER TO INITIATE AN URBAN RENEWAL PROJECT, THE LEGISLATIVE
4 BODY OF THE MUNICIPALITY SHALL ADOPT A RESOLUTION WHICH:

5 (1) FINDS THAT ONE OR MORE BLIGHTED AREAS EXIST IN THE
6 MUNICIPALITY;

7 (2) LOCATES AND DEFINES THE BLIGHTED AREA; AND

8 (3) FINDS THAT THE REHABILITATION, REDEVELOPMENT, OR A
9 COMBINATION OF THEM, OF THE AREA OR AREAS, IS NECESSARY AND IN THE
10 INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE OF THE
11 RESIDENTS OF THE MUNICIPALITY.

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

13 (A) IN ORDER TO CARRY OUT THE PURPOSES OF THIS APPENDIX, THE
14 MUNICIPALITY SHALL HAVE PREPARED AN URBAN RENEWAL PLAN FOR BLIGHTED
15 AREAS IN THE MUNICIPALITY AND SHALL APPROVE THE PLAN FORMALLY. THE
16 MUNICIPALITY SHALL HOLD A PUBLIC HEARING ON AN URBAN RENEWAL PROJECT
17 AFTER PUBLIC NOTICE OF IT BY PUBLICATION IN A NEWSPAPER HAVING A GENERAL
18 CIRCULATION WITHIN THE CORPORATE LIMITS OF THE MUNICIPALITY. THE NOTICE
19 SHALL DESCRIBE THE TIME, DATE, PLACE, AND PURPOSE OF THE HEARING, SHALL
20 GENERALLY IDENTIFY THE URBAN RENEWAL AREA COVERED BY THE PLAN, AND
21 SHALL OUTLINE THE GENERAL SCOPE OF THE URBAN RENEWAL PROJECT UNDER
22 CONSIDERATION. FOLLOWING THE HEARING, THE MUNICIPALITY MAY APPROVE AN
23 URBAN RENEWAL PROJECT AND THE PLAN THEREFOR IF IT FINDS THAT:

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

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

31 (3) THE URBAN RENEWAL PLAN WILL AFFORD MAXIMUM
32 OPPORTUNITY, CONSISTENT WITH THE SOUND NEEDS OF THE MUNICIPALITY AS A
33 WHOLE, FOR THE REHABILITATION OR REDEVELOPMENT OF THE URBAN RENEWAL

1 AREA BY PRIVATE ENTERPRISE.

2 (B) AN URBAN RENEWAL PLAN MAY BE MODIFIED AT ANY TIME. IF
3 MODIFIED AFTER THE LEASE OR SALE OF REAL PROPERTY IN THE URBAN RENEWAL
4 PROJECT AREA, THE MODIFICATION MAY BE CONDITIONED ON WHATEVER
5 APPROVAL OF THE OWNER, LESSEE, OR SUCCESSOR IN INTEREST AS THE
6 MUNICIPALITY CONSIDERS ADVISABLE. IN ANY EVENT, IT SHALL BE SUBJECT TO
7 WHATEVER RIGHTS AT LAW OR IN EQUITY AS A LESSEE OR PURCHASER, OR THE
8 SUCCESSOR OR SUCCESSORS IN INTEREST, MAY BE ENTITLED TO ASSERT. WHERE
9 THE PROPOSED MODIFICATION WILL CHANGE SUBSTANTIALLY THE URBAN
10 RENEWAL PLAN AS APPROVED PREVIOUSLY BY THE MUNICIPALITY, THE
11 MODIFICATION SHALL BE APPROVED FORMALLY BY THE MUNICIPALITY, AS IN THE
12 CASE OF AN ORIGINAL PLAN.

13 (C) ON THE APPROVAL BY THE MUNICIPALITY OF AN URBAN RENEWAL PLAN
14 OR OF ANY MODIFICATION OF IT, THE PLAN OR MODIFICATION SHALL BE
15 CONSIDERED TO BE IN FULL FORCE AND EFFECT FOR THE RESPECTIVE URBAN
16 RENEWAL AREA. THE MUNICIPALITY MAY HAVE THE PLAN OR MODIFICATION
17 CARRIED OUT IN ACCORDANCE WITH ITS TERMS.

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

19 (A) THE MUNICIPALITY, BY ORDINANCE, MAY SELL, LEASE, OR OTHERWISE
20 TRANSFER REAL PROPERTY OR ANY INTEREST IN IT ACQUIRED BY IT FOR AN URBAN
21 RENEWAL PROJECT TO ANY PERSON FOR RESIDENTIAL, RECREATIONAL,
22 COMMERCIAL, INDUSTRIAL, EDUCATIONAL, OR OTHER USES OR FOR PUBLIC USE, OR
23 IT MAY RETAIN THE PROPERTY OR INTEREST FOR PUBLIC USE, IN ACCORDANCE
24 WITH THE URBAN RENEWAL PLAN AND SUBJECT TO WHATEVER COVENANTS,
25 CONDITIONS, AND RESTRICTIONS, INCLUDING COVENANTS RUNNING WITH THE
26 LAND, AS IT CONSIDERS NECESSARY OR DESIRABLE TO ASSIST IN PREVENTING THE
27 DEVELOPMENT OR SPREAD OF FUTURE BLIGHTED AREAS OR TO OTHERWISE CARRY
28 OUT THE PURPOSES OF THIS APPENDIX. THE PURCHASERS OR LESSEES AND THEIR
29 SUCCESSORS AND ASSIGNS SHALL BE OBLIGATED TO DEVOTE THE REAL PROPERTY
30 ONLY TO THE USES SPECIFIED IN THE URBAN RENEWAL PLAN AND MAY BE
31 OBLIGATED TO COMPLY WITH WHATEVER OTHER REQUIREMENTS THE
32 MUNICIPALITY DETERMINES TO BE IN THE PUBLIC INTEREST, INCLUDING THE
33 OBLIGATION TO BEGIN WITHIN A REASONABLE TIME ANY IMPROVEMENTS ON THE
34 REAL PROPERTY REQUIRED BY THE URBAN RENEWAL PLAN. THE REAL PROPERTY
35 OR INTEREST MAY NOT BE SOLD, LEASED, OTHERWISE TRANSFERRED, OR RETAINED
36 AT LESS THAN ITS FAIR VALUE FOR USES IN ACCORDANCE WITH THE URBAN
37 RENEWAL PLAN. IN DETERMINING THE FAIR VALUE OF REAL PROPERTY FOR USES
38 IN ACCORDANCE WITH THE URBAN RENEWAL PLAN, THE MUNICIPALITY SHALL TAKE
39 INTO ACCOUNT AND GIVE CONSIDERATION TO THE USES PROVIDED IN THE PLAN,

1 THE RESTRICTIONS ON, AND THE COVENANTS, CONDITIONS, AND OBLIGATIONS
2 ASSUMED BY THE PURCHASER OR LESSEE OR BY THE MUNICIPALITY RETAINING THE
3 PROPERTY, AND THE OBJECTIVES OF THE PLAN FOR THE PREVENTION OF THE
4 RECURRENCE OF BLIGHTED AREAS. IN ANY INSTRUMENT OR CONVEYANCE TO A
5 PRIVATE PURCHASER OR LESSEE, THE MUNICIPALITY MAY PROVIDE THAT THE
6 PURCHASER OR LESSEE MAY NOT SELL, LEASE, OR OTHERWISE TRANSFER THE REAL
7 PROPERTY WITHOUT THE PRIOR WRITTEN CONSENT OF THE MUNICIPALITY UNTIL
8 THE PURCHASER OR LESSEE HAS COMPLETED THE CONSTRUCTION OF ANY OR ALL
9 IMPROVEMENTS WHICH THE PURCHASER OR LESSEE HAS BEEN OBLIGATED TO
10 CONSTRUCT ON THE PROPERTY. REAL PROPERTY ACQUIRED BY THE MUNICIPALITY
11 WHICH, IN ACCORDANCE WITH THE PROVISIONS OF THE URBAN RENEWAL PLAN, IS
12 TO BE TRANSFERRED, SHALL BE TRANSFERRED AS RAPIDLY AS FEASIBLE IN THE
13 PUBLIC INTEREST CONSISTENT WITH THE CARRYING OUT OF THE PROVISIONS OF
14 THE URBAN RENEWAL PLAN. ANY CONTRACT FOR THE TRANSFER AND THE URBAN
15 RENEWAL PLAN (OR ANY PART OR PARTS OF THE CONTRACT OR PLAN AS THE
16 MUNICIPALITY DETERMINES) MAY BE RECORDED IN THE LAND RECORDS OF THE
17 COUNTY IN WHICH THE MUNICIPALITY IS SITUATED IN A MANNER SO AS TO AFFORD
18 ACTUAL OR CONSTRUCTIVE NOTICE OF IT.

19 (B) THE MUNICIPALITY, BY ORDINANCE, MAY DISPOSE OF REAL PROPERTY
20 IN AN URBAN RENEWAL AREA TO PRIVATE PERSONS. THE MUNICIPALITY MAY, BY
21 PUBLIC NOTICE BY PUBLICATION IN A NEWSPAPER HAVING A GENERAL
22 CIRCULATION IN THE COMMUNITY, INVITE PROPOSALS FROM AND MAKE AVAILABLE
23 ALL PERTINENT INFORMATION TO PRIVATE REDEVELOPERS OR ANY PERSONS
24 INTERESTED IN UNDERTAKING TO REDEVELOP OR REHABILITATE AN URBAN
25 RENEWAL AREA, OR ANY PART THEREOF. THE NOTICE SHALL IDENTIFY THE AREA,
26 OR PORTION THEREOF, AND SHALL STATE THAT PROPOSALS SHALL BE MADE BY
27 THOSE INTERESTED WITHIN A SPECIFIED PERIOD. THE MUNICIPALITY SHALL
28 CONSIDER ALL REDEVELOPMENT OR REHABILITATION PROPOSALS AND THE
29 FINANCIAL AND LEGAL ABILITY OF THE PERSONS MAKING PROPOSALS TO CARRY
30 THEM OUT, AND MAY NEGOTIATE WITH ANY PERSONS FOR PROPOSALS FOR THE
31 PURCHASE, LEASE, OR OTHER TRANSFER OF ANY REAL PROPERTY ACQUIRED BY
32 THE MUNICIPALITY IN THE URBAN RENEWAL AREA. THE MUNICIPALITY MAY ACCEPT
33 ANY PROPOSAL AS IT DEEMS TO BE IN THE PUBLIC INTEREST AND IN FURTHERANCE
34 OF THE PURPOSES OF THIS APPENDIX. THEREAFTER, THE MUNICIPALITY MAY
35 EXECUTE AND DELIVER CONTRACTS, DEEDS, LEASES, AND OTHER INSTRUMENTS
36 AND TAKE ALL STEPS NECESSARY TO EFFECTUATE THE TRANSFERS.

37 (C) THE MUNICIPALITY MAY OPERATE TEMPORARILY AND MAINTAIN REAL
38 PROPERTY ACQUIRED BY IT IN AN URBAN RENEWAL AREA FOR OR IN CONNECTION
39 WITH AN URBAN RENEWAL PROJECT PENDING THE DISPOSITION OF THE PROPERTY
40 AS AUTHORIZED IN THIS APPENDIX, WITHOUT REGARD TO THE PROVISIONS OF
41 SUBSECTION (A), FOR USES AND PURPOSES CONSIDERED DESIRABLE EVEN THOUGH

1 NOT IN CONFORMITY WITH THE URBAN RENEWAL PLAN.

2 (D) ANY INSTRUMENT EXECUTED BY THE MUNICIPALITY AND PURPORTING
3 TO CONVEY ANY RIGHT, TITLE, OR INTEREST IN ANY PROPERTY UNDER THIS
4 APPENDIX SHALL BE PRESUMED CONCLUSIVELY TO HAVE BEEN EXECUTED IN
5 COMPLIANCE WITH THE PROVISIONS OF THIS APPENDIX INsofar AS TITLE OR
6 OTHER INTEREST OF ANY BONA FIDE PURCHASERS, LESSEES, OR TRANSFEREES OF
7 THE PROPERTY IS CONCERNED.

8 **A1-109. EMINENT DOMAIN.**

9 CONDEMNATION OF LAND OR PROPERTY UNDER THE PROVISIONS OF THIS
10 APPENDIX SHALL BE IN ACCORDANCE WITH THE PROCEDURE PROVIDED IN THE
11 REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

12 **A1-110. ENCOURAGEMENT OF PRIVATE ENTERPRISE.**

13 THE MUNICIPALITY, TO THE EXTENT IT DETERMINES TO BE FEASIBLE IN
14 CARRYING OUT THE PROVISIONS OF THIS APPENDIX, SHALL AFFORD MAXIMUM
15 OPPORTUNITY TO THE REHABILITATION OR REDEVELOPMENT OF ANY URBAN
16 RENEWAL AREA BY PRIVATE ENTERPRISE CONSISTENT WITH THE SOUND NEEDS OF
17 THE MUNICIPALITY AS A WHOLE. THE MUNICIPALITY SHALL GIVE CONSIDERATION
18 TO THIS OBJECTIVE IN EXERCISING ITS POWERS UNDER THIS APPENDIX.

19 **A1-111. GENERAL OBLIGATION BONDS.**

20 FOR THE PURPOSE OF FINANCING AND CARRYING OUT AN URBAN RENEWAL
21 PROJECT AND RELATED ACTIVITIES, THE MUNICIPALITY MAY ISSUE AND SELL ITS
22 GENERAL OBLIGATION BONDS. ANY BONDS ISSUED BY THE MUNICIPALITY
23 PURSUANT TO THIS SECTION SHALL BE ISSUED IN THE MANNER AND WITHIN THE
24 LIMITATIONS PRESCRIBED BY APPLICABLE LAW FOR THE ISSUANCE AND
25 AUTHORIZATION OF GENERAL OBLIGATION BONDS BY THE MUNICIPALITY, AND
26 ALSO WITHIN LIMITATIONS DETERMINED BY THE MUNICIPALITY.

27 **A1-112. REVENUE BONDS.**

28 (A) IN ADDITION TO THE AUTHORITY CONFERRED BY SECTION A1-111 OF
29 THIS APPENDIX, THE MUNICIPALITY MAY ISSUE REVENUE BONDS TO FINANCE THE
30 UNDERTAKING OF ANY URBAN RENEWAL PROJECT AND RELATED ACTIVITIES. ALSO,
31 IT MAY ISSUE REFUNDING BONDS FOR THE PAYMENT OR RETIREMENT OF THE
32 BONDS ISSUED PREVIOUSLY BY IT. THE BONDS SHALL BE MADE PAYABLE, AS TO
33 BOTH PRINCIPAL AND INTEREST, SOLELY FROM THE INCOME, PROCEEDS,
34 REVENUES, AND FUNDS OF THE MUNICIPALITY DERIVED FROM OR HELD IN

1 CONNECTION WITH THE UNDERTAKING AND CARRYING OUT OF URBAN RENEWAL
2 PROJECTS UNDER THIS APPENDIX. HOWEVER, PAYMENT OF THE BONDS, BOTH AS
3 TO PRINCIPAL AND INTEREST, MAY BE FURTHER SECURED BY A PLEDGE OF ANY
4 LOAN, GRANT, OR CONTRIBUTION FROM THE FEDERAL GOVERNMENT OR OTHER
5 SOURCE, IN AID OF ANY URBAN RENEWAL PROJECTS OF THE MUNICIPALITY UNDER
6 THIS APPENDIX, AND BY A MORTGAGE OF ANY URBAN RENEWAL PROJECT, OR ANY
7 PART OF A PROJECT, TITLE TO WHICH IS IN THE MUNICIPALITY. IN ADDITION, THE
8 MUNICIPALITY MAY ENTER INTO AN INDENTURE OF TRUST WITH ANY PRIVATE
9 BANKING INSTITUTION OF THIS STATE HAVING TRUST POWERS AND MAY MAKE IN
10 THE INDENTURE OF TRUST COVENANTS AND COMMITMENTS REQUIRED BY ANY
11 PURCHASER FOR THE ADEQUATE SECURITY OF THE BONDS.

12 (B) BONDS ISSUED UNDER THIS SECTION DO NOT CONSTITUTE AN
13 INDEBTEDNESS WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY
14 DEBT LIMITATION OR RESTRICTION, ARE NOT SUBJECT TO THE PROVISIONS OF ANY
15 OTHER LAW OR CHARTER RELATING TO THE AUTHORIZATION, ISSUANCE, OR SALE
16 OF BONDS, AND ARE EXEMPTED SPECIFICALLY FROM THE RESTRICTIONS
17 CONTAINED IN §§ 19-205 AND 19-206 OF THE LOCAL GOVERNMENT ARTICLE OF
18 THE ANNOTATED CODE OF MARYLAND. BONDS ISSUED UNDER THE PROVISIONS OF
19 THIS APPENDIX ARE DECLARED TO BE ISSUED FOR AN ESSENTIAL PUBLIC AND
20 GOVERNMENTAL PURPOSE AND, TOGETHER WITH INTEREST ON THEM AND INCOME
21 FROM THEM, ARE EXEMPT FROM ALL TAXES.

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

25 (1) BEAR A DATE OR DATES;

26 (2) MATURE AT A TIME OR TIMES;

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

28 (4) BE IN A DENOMINATION OR DENOMINATIONS;

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

31 (6) CARRY A CONVERSION OR REGISTRATION PRIVILEGE;

32 (7) HAVE A RANK OR PRIORITY;

33 (8) BE EXECUTED IN A MANNER;

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

3 **(10) BE SECURED IN A MANNER; AND**

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

6 **(D) THESE BONDS MAY NOT BE SOLD AT LESS THAN PAR VALUE AT PUBLIC**
7 **SALES WHICH ARE HELD AFTER NOTICE IS PUBLISHED PRIOR TO THE SALE IN A**
8 **NEWSPAPER HAVING A GENERAL CIRCULATION IN THE AREA IN WHICH THE**
9 **MUNICIPALITY IS LOCATED AND IN WHATEVER OTHER MEDIUM OF PUBLICATION AS**
10 **THE MUNICIPALITY MAY DETERMINE. THE BONDS MAY BE EXCHANGED ALSO FOR**
11 **OTHER BONDS ON THE BASIS OF PAR. HOWEVER, THE BONDS MAY NOT BE SOLD TO**
12 **THE FEDERAL GOVERNMENT AT PRIVATE SALE AT LESS THAN PAR, AND, IN THE**
13 **EVENT LESS THAN ALL OF THE AUTHORIZED PRINCIPAL AMOUNT OF THE BONDS IS**
14 **SOLD TO THE FEDERAL GOVERNMENT, THE BALANCE MAY NOT BE SOLD AT PRIVATE**
15 **SALE AT LESS THAN PAR AT AN INTEREST COST TO THE MUNICIPALITY WHICH DOES**
16 **NOT EXCEED THE INTEREST COST TO THE MUNICIPALITY OF THE PORTION OF THE**
17 **BONDS SOLD TO THE FEDERAL GOVERNMENT.**

18 **(E) IN CASE ANY OF THE PUBLIC OFFICIALS OF THE MUNICIPALITY WHOSE**
19 **SIGNATURES APPEAR ON ANY BONDS OR COUPONS ISSUED UNDER THIS APPENDIX**
20 **CEASE TO BE OFFICIALS OF THE MUNICIPALITY BEFORE THE DELIVERY OF THE**
21 **BONDS OR IN THE EVENT ANY OF THE OFFICIALS HAVE BECOME SUCH AFTER THE**
22 **DATE OF ISSUE OF THEM, THE BONDS ARE VALID AND BINDING OBLIGATIONS OF THE**
23 **MUNICIPALITY IN ACCORDANCE WITH THEIR TERMS. ANY PROVISION OF ANY LAW**
24 **TO THE CONTRARY NOTWITHSTANDING, ANY BONDS ISSUED PURSUANT TO THIS**
25 **APPENDIX ARE FULLY NEGOTIABLE.**

26 **(F) IN ANY SUIT, ACTION, OR PROCEEDING INVOLVING THE VALIDITY OR**
27 **ENFORCEABILITY OF ANY BOND ISSUED UNDER THIS APPENDIX, OR THE SECURITY**
28 **FOR IT, ANY BOND WHICH RECITES IN SUBSTANCE THAT IT HAS BEEN ISSUED BY THE**
29 **MUNICIPALITY IN CONNECTION WITH AN URBAN RENEWAL PROJECT SHALL BE**
30 **CONSIDERED CONCLUSIVELY TO HAVE BEEN ISSUED FOR THAT PURPOSE, AND THE**
31 **PROJECT SHALL BE CONSIDERED CONCLUSIVELY TO HAVE BEEN PLANNED,**
32 **LOCATED, AND CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THIS**
33 **APPENDIX.**

34 **(G) ALL BANKS, TRUST COMPANIES, BANKERS, SAVINGS BANKS, AND**
35 **INSTITUTIONS, BUILDING AND LOAN ASSOCIATIONS, SAVINGS AND LOAN**
36 **ASSOCIATIONS, INVESTMENT COMPANIES, AND OTHER PERSONS CARRYING ON A**

1 BANKING OR INVESTMENT BUSINESS; ALL INSURANCE COMPANIES, INSURANCE
2 ASSOCIATIONS, AND OTHER PERSONS CARRYING ON AN INSURANCE BUSINESS; AND
3 ALL EXECUTORS, ADMINISTRATORS, CURATORS, TRUSTEES, AND OTHER
4 FIDUCIARIES, MAY LEGALLY INVEST ANY SINKING FUNDS, MONEYS, OR OTHER
5 FUNDS BELONGING TO THEM OR WITHIN THEIR CONTROL IN ANY BONDS OR OTHER
6 OBLIGATIONS ISSUED BY THE MUNICIPALITY PURSUANT TO THIS APPENDIX.
7 HOWEVER, THE BONDS AND OTHER OBLIGATIONS SHALL BE SECURED BY AN
8 AGREEMENT BETWEEN THE ISSUER AND THE FEDERAL GOVERNMENT IN WHICH THE
9 ISSUER AGREES TO BORROW FROM THE FEDERAL GOVERNMENT AND THE FEDERAL
10 GOVERNMENT AGREES TO LEND TO THE ISSUER, PRIOR TO THE MATURITY OF THE
11 BONDS OR OTHER OBLIGATIONS, MONEYS IN AN AMOUNT WHICH (TOGETHER WITH
12 ANY OTHER MONEYS COMMITTED IRREVOCABLY TO THE PAYMENT OF PRINCIPAL
13 AND INTEREST ON THE BONDS OR OTHER OBLIGATIONS) WILL SUFFICE TO PAY THE
14 PRINCIPAL OF THE BONDS OR OTHER OBLIGATIONS WITH INTEREST TO MATURITY
15 ON THEM. THE MONEYS UNDER THE TERMS OF THE AGREEMENT SHALL BE
16 REQUIRED TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND THE
17 INTEREST ON THE BONDS OR OTHER OBLIGATIONS AT THEIR MATURITY. THE BONDS
18 AND OTHER OBLIGATIONS SHALL BE AUTHORIZED SECURITY FOR ALL PUBLIC
19 DEPOSITS. THIS SECTION AUTHORIZES ANY PERSONS OR PUBLIC OR PRIVATE
20 POLITICAL SUBDIVISIONS AND OFFICERS TO USE ANY FUNDS OWNED OR
21 CONTROLLED BY THEM FOR THE PURCHASE OF ANY BONDS OR OTHER
22 OBLIGATIONS. WITH REGARD TO LEGAL INVESTMENTS, THIS SECTION MAY NOT BE
23 CONSTRUED TO RELIEVE ANY PERSON OF ANY DUTY OF EXERCISING REASONABLE
24 CARE IN SELECTING SECURITIES.

25 **A1-113. SHORT TITLE.**

26 THIS APPENDIX SHALL BE KNOWN AND MAY BE CITED AS THE HANCOCK
27 URBAN RENEWAL AUTHORITY FOR BLIGHT CLEARANCE ACT.

28 **A1-114. AUTHORITY TO AMEND OR REPEAL.**

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

32 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
33 October 1, 2022.