

# HOUSE BILL 825

L3

3lr2869  
CF SB 506

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By: **Prince George's County Delegation**

Introduced and read first time: February 8, 2023

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Town of Forest Heights (Prince George's County) – Urban Renewal Authority**  
3 **for Blight Clearance**

4 **PG 410–23**

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

12 BY adding to

13 Chapter 33 – Charter of the Town of Forest Heights  
14 Section A1–101 through A1–114 to be under the new heading “Appendix I – Urban  
15 Renewal Authority for Blight Clearance”  
16 Public Local Laws of Maryland – Compilation of Municipal Charters  
17 (2015 Replacement Edition and 2021 Supplement)

18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
19 That the Laws of Maryland read as follows:

20 **Chapter 33 – Charter of the Town of Forest Heights**

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

22 **A1–101. DEFINITIONS.**

23 **(A) IN THIS APPENDIX THE FOLLOWING WORDS HAVE THE MEANINGS**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 INDICATED.

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

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

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

12 (E) "MUNICIPALITY" MEANS THE TOWN OF FOREST HEIGHTS, MARYLAND.

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

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

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

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

33 (1) ACQUISITION OF A BLIGHTED AREA OR PORTION OF THE  
34 BLIGHTED AREA;

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

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

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

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

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

19           **(7) THE PRESERVATION, IMPROVEMENT, OR EMBELLISHMENT OF**  
20 **HISTORIC STRUCTURES OR MONUMENTS.**

21 **A1-102. POWERS.**

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

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

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

28           **(2) TO ACQUIRE IN CONNECTION WITH THOSE PROJECTS, WITHIN**  
29 **THE CORPORATE LIMITS OF THE MUNICIPALITY, LAND AND PROPERTY OF EVERY**  
30 **KIND AND ANY RIGHT, INTEREST, FRANCHISE, EASEMENT, OR PRIVILEGE,**  
31 **INCLUDING LAND OR PROPERTY AND ANY RIGHT OR INTEREST ALREADY DEVOTED**  
32 **TO PUBLIC USE, BY PURCHASE, LEASE, GIFT, CONDEMNATION, OR ANY OTHER LEGAL**

1 MEANS; AND

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

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

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

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

23 A1-103. ADDITIONAL POWERS.

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

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

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

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

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

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

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

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

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

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

35           **(IV) TO INVEST ANY URBAN RENEWAL FUNDS HELD IN RESERVES**  
36 **OR SINKING FUNDS OR ANY OF THESE FUNDS NOT REQUIRED FOR IMMEDIATE**

1 DISBURSEMENT IN PROPERTY OR SECURITIES WHICH ARE LEGAL INVESTMENTS FOR  
2 OTHER MUNICIPAL FUNDS;

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

6 (II) TO MORTGAGE, PLEDGE, HYPOTHECATE, OR OTHERWISE  
7 ENCUMBER THAT PROPERTY; AND

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

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

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

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

30 (8) TO GENERALLY ORGANIZE, COORDINATE, AND DIRECT THE  
31 ADMINISTRATION OF THE PROVISIONS OF THIS APPENDIX AS THEY APPLY TO THE  
32 MUNICIPALITY IN ORDER THAT THE OBJECTIVE OF REMEDYING BLIGHTED AREAS  
33 AND PREVENTING ITS CAUSES WITHIN THE MUNICIPALITY MAY BE PROMOTED AND  
34 ACHIEVED MOST EFFECTIVELY; AND

35 (9) TO EXERCISE ALL OR ANY PART OR COMBINATION OF THE

1 POWERS GRANTED IN THIS APPENDIX.

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

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

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

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

15 (D) THE ORDINANCE MAY INCLUDE WHATEVER ADDITIONAL PROVISIONS  
16 RELATING TO THE ORGANIZATION OF THE PUBLIC BODY OR AGENCY AS MAY BE  
17 NECESSARY.

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

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

23 THE AGENCY MAY NOT:

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

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

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

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

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

3           **(1) FINDS THAT ONE OR MORE BLIGHTED AREAS EXIST IN THE**  
4 **MUNICIPALITY;**

5           **(2) LOCATES AND DEFINES THE BLIGHTED AREA; AND**

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

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

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

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

27           **(2) THE URBAN RENEWAL PLAN CONFORMS SUBSTANTIALLY TO THE**  
28 **MASTER PLAN OF THE MUNICIPALITY AS A WHOLE; AND**

29           **(3) THE URBAN RENEWAL PLAN WILL AFFORD MAXIMUM**  
30 **OPPORTUNITY, CONSISTENT WITH THE SOUND NEEDS OF THE MUNICIPALITY AS A**  
31 **WHOLE, FOR THE REHABILITATION OR REDEVELOPMENT OF THE URBAN RENEWAL**  
32 **AREA BY PRIVATE ENTERPRISE.**

33           **(B) AN URBAN RENEWAL PLAN MAY BE MODIFIED AT ANY TIME. IF**  
34 **MODIFIED AFTER THE LEASE OR SALE OF REAL PROPERTY IN THE URBAN RENEWAL**



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

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

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

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

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

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

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

39 (D) ANY INSTRUMENT EXECUTED BY THE MUNICIPALITY AND PURPORTING  
40 TO CONVEY ANY RIGHT, TITLE, OR INTEREST IN ANY PROPERTY UNDER THIS

1 APPENDIX SHALL BE PRESUMED CONCLUSIVELY TO HAVE BEEN EXECUTED IN  
2 COMPLIANCE WITH THE PROVISIONS OF THIS APPENDIX INsofar AS TITLE OR  
3 OTHER INTEREST OF ANY BONA FIDE PURCHASERS, LESSEES, OR TRANSFEREES OF  
4 THE PROPERTY IS CONCERNED.

5 **A1-109. EMINENT DOMAIN.**

6 CONDEMNATION OF LAND OR PROPERTY UNDER THE PROVISIONS OF THIS  
7 APPENDIX SHALL BE IN ACCORDANCE WITH THE PROCEDURE PROVIDED IN THE  
8 REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

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

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

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

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

24 **A1-112. REVENUE BONDS.**

25 (A) IN ADDITION TO THE AUTHORITY CONFERRED BY SECTION A1-111 OF  
26 THIS APPENDIX, THE MUNICIPALITY MAY ISSUE REVENUE BONDS TO FINANCE THE  
27 UNDERTAKING OF ANY URBAN RENEWAL PROJECT AND RELATED ACTIVITIES. ALSO,  
28 IT MAY ISSUE REFUNDING BONDS FOR THE PAYMENT OR RETIREMENT OF THE  
29 BONDS ISSUED PREVIOUSLY BY IT. THE BONDS SHALL BE MADE PAYABLE, AS TO  
30 BOTH PRINCIPAL AND INTEREST, SOLELY FROM THE INCOME, PROCEEDS,  
31 REVENUES, AND FUNDS OF THE MUNICIPALITY DERIVED FROM OR HELD IN  
32 CONNECTION WITH THE UNDERTAKING AND CARRYING OUT OF URBAN RENEWAL  
33 PROJECTS UNDER THIS APPENDIX. HOWEVER, PAYMENT OF THE BONDS, BOTH AS  
34 TO PRINCIPAL AND INTEREST, MAY BE FURTHER SECURED BY A PLEDGE OF ANY  
35 LOAN, GRANT, OR CONTRIBUTION FROM THE FEDERAL GOVERNMENT OR OTHER

1 SOURCE, IN AID OF ANY URBAN RENEWAL PROJECTS OF THE MUNICIPALITY UNDER  
2 THIS APPENDIX, AND BY A MORTGAGE OF ANY URBAN RENEWAL PROJECT, OR ANY  
3 PART OF A PROJECT, TITLE TO WHICH IS IN THE MUNICIPALITY. IN ADDITION, THE  
4 MUNICIPALITY MAY ENTER INTO AN INDENTURE OF TRUST WITH ANY PRIVATE  
5 BANKING INSTITUTION OF THIS STATE HAVING TRUST POWERS AND MAY MAKE IN  
6 THE INDENTURE OF TRUST COVENANTS AND COMMITMENTS REQUIRED BY ANY  
7 PURCHASER FOR THE ADEQUATE SECURITY OF THE BONDS.

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

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

- 21 (1) BEAR A DATE OR DATES;
- 22 (2) MATURE AT A TIME OR TIMES;
- 23 (3) BEAR INTEREST AT A RATE OR RATES;
- 24 (4) BE IN A DENOMINATION OR DENOMINATIONS;
- 25 (5) BE IN A FORM EITHER WITH OR WITHOUT COUPON OR  
26 REGISTERED;
- 27 (6) CARRY A CONVERSION OR REGISTRATION PRIVILEGE;
- 28 (7) HAVE A RANK OR PRIORITY;
- 29 (8) BE EXECUTED IN A MANNER;
- 30 (9) BE PAYABLE IN A MEDIUM OF PAYMENT, AT A PLACE OR PLACES,  
31 AND BE SUBJECT TO TERMS OF REDEMPTION (WITH OR WITHOUT PREMIUM);

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

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

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

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

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

32           **(G) ALL BANKS, TRUST COMPANIES, BANKERS, SAVINGS BANKS, AND**  
33 **INSTITUTIONS, BUILDING AND LOAN ASSOCIATIONS, SAVINGS AND LOAN**  
34 **ASSOCIATIONS, INVESTMENT COMPANIES, AND OTHER PERSONS CARRYING ON A**  
35 **BANKING OR INVESTMENT BUSINESS; ALL INSURANCE COMPANIES, INSURANCE**  
36 **ASSOCIATIONS, AND OTHER PERSONS CARRYING ON AN INSURANCE BUSINESS; AND**  
37 **ALL EXECUTORS, ADMINISTRATORS, CURATORS, TRUSTEES, AND OTHER**  
38 **FIDUCIARIES, MAY LEGALLY INVEST ANY SINKING FUNDS, MONEYS, OR OTHER**

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

21 **A1-113. SHORT TITLE.**

22 THIS APPENDIX SHALL BE KNOWN AND MAY BE CITED AS THE FOREST  
23 HEIGHTS URBAN RENEWAL AUTHORITY FOR BLIGHT CLEARANCE ACT.

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

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

28 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
29 October 1, 2023.