

Chapter 69
URBAN RENEWAL/ REDEVELOPMENT

§ 69-1. Definitions.

The following terms wherever used or referred to in this article shall have the following meanings, unless a different meaning is clearly indicated by the context:

“Federal Government” shall include the United States of America or any agency or instrumentality, corporate or otherwise, of the United States of America.

“Slum area” shall mean any area where dwellings predominate, which, by reason of depreciation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitary facilities, or any combination of these factors, are detrimental to the public safety, health, or welfare.

“Blighted area” shall mean area which a majority of buildings have declined in productivity by reason of obsolescence, depreciation, or other causes to an extent they no longer justify fundamental repairs and adequate maintenance.

“Urban renewal project” shall mean undertakings and activities of a municipality in an urban renewal area for the elimination and for the prevention of the development or spread of slums and blight, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan. Such undertakings and activities may include:

- (1) Acquisition of a slum area or blighted area or portion thereof;
- (2) Demolition and removal of buildings and improvements;
- (3) Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this article in accordance with the urban renewal plan;
- (4) Disposition of any property acquired in the urban renewal area including sale, initial leasing or retention by the municipality itself, at its fair value for uses in accordance with the urban renewal plan;
- (5) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Urban renewal plan;

(6) Acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete to remove other uses determinable to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and

(7) The preservation, improvement, or embellishment of historic structures or monuments.

“Urban renewal area” shall mean all property within the corporate limits of the Town of Riverdale Park, Maryland, which the Town hereby so designates because of combinations of slum and blighted areas within the municipality that the Town designates as appropriate for an urban renewal projects.

“Urban renewal plan” shall mean a plan, as it exists from time to time for an urban renewal project, which plan shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum density, and building requirements.

“Bonds” shall mean any bonds (including refunding bonds), notes, interim certificates, and certificates of indebtedness, debentures or other obligations.

“Person” shall mean any individual, firm, partnership, corporation, company, association, joint stock association, or body politic; and shall include any trustee, receiver assignee, or other person acting in similar representative capacity.

“Municipality” or “Town” shall mean the Town of Riverdale Park, a municipal corporation of the State of Maryland.

§ 69-2. Powers.

The municipality is hereby authorized and empowered to carry out urban renewal projects which shall be limited to slum clearance in slum or blighted areas and redevelopment or the rehabilitation of slum or blighted areas and redevelopment or the rehabilitation of slum or blighted areas; to acquire in connection with such projects, within the corporate limits of the municipality, land and property of every kind and any right, interest, franchise, easement or privilege therein, including land or property of every kind and any right, interest therein already devoted to public use, by purchase, lease, gift, condemnation or any other legal means; to sell, lease, convey, transfer or otherwise dispose of any said land or property, regardless of whether or not it has been developed, redeveloped, altered, or improved, and irrespective of the manner or

means in or by which it may have been acquired, to any private, public or quasi-public corporation, partnership, association, person, or other legal entity.