

- (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 Act in accordance with the urban renewal plan;*
  - (4) *disposition of any property acquired in the urban renewal area (including sale, leasing or retention by the County 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; and*
  - (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 or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.*
- (f) *"Urban Renewal Area" shall mean a slum area or blighted area or both, which the County Council for Montgomery County designates as appropriate for an urban renewal project.*
- (g) *"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.*

#### 4. Powers—Authority.

- (a) *The County Council for Montgomery County is hereby authorized and empowered to carry out and effectuate the purposes and provisions of this act:*
- (b) *To carry out urban renewal projects, which shall be limited to slum clearance in slum or blighted areas and redevelopment thereof, or the rehabilitation of slum OR blighted areas.*
- (c) *To acquire in connection with such projects, within Montgomery County, Maryland, land and property of every kind and any right, title, interest, franchise, easement, or privilege therein, including land or property or any right therein already devoted to public use by purchase, lease, gift, option, condemnation, or any other legal means, for development or redevelopment purposes, including, but not limited to, the demolition, comprehensive renovation or rehabilitation thereof, provided, however, that any land or property owned by the State of Maryland shall not be acquired without the prior consent of the State.*
- (d) *To mortgage, pledge, or otherwise encumber or dispose of any real property, provided that statutory provision with respect to the acquisition, clearance, demolition or disposition of property by public bodies shall not apply to an Urban Renewal Project and related activities unless the legislature shall specifically so state.*