

afford maximum opportunity, consistent with the sound needs of the ~~municipality~~ COUNTY as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.

26A-15. An urban renewal plan may be modified at any time, provided that if modified after the lease or sale of real property in the urban renewal project area, the modification must be consented to by the owner, lessee or successor in interest thereof. Where the proposed modification will substantially change the urban renewal plan as previously approved by the Planning Board, the modification must be formally approved by the Planning Board, as in the case of an original plan.

26A-16. Upon the approval by the Commission of an urban renewal plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective urban renewal area and the Commission may then cause such plan or modification to be carried out in accordance with its terms.

26A-17. The Redevelopment and Rehabilitation Commission may sell, lease or otherwise transfer real property or any interest therein acquired for it by an urban renewal project, for residential, recreational, commercial, industrial, educational or other uses or for public use, or may retain such property or interest for public use, in accordance with the urban renewal plan, subject to such covenants, conditions and restrictions, including covenants running with the land, as it may deem to be necessary or desirable to assist in preventing the development or spread of future slums or blighted areas or to otherwise carry out the purposes of the Act. The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the urban renewal plan, and may be obligated to comply with such other requirements as the ~~municipality~~ COMMISSION may determine to be in the public interest, including the obligation to begin within a reasonable time any improvements on such real property required by the urban renewal plan. Such real property or interest shall be sold, leased, otherwise transferred, or retained at not less than its fair value for uses in accordance with the urban renewal plan. In determining the fair value of real property for uses in accordance with the urban renewal plan, the Commission shall take into account and give consideration to the uses provided in such plan; the restrictions upon, and the covenants, conditions and obligations assumed by the purchaser or lessee or by the ~~municipality~~ COUNTY retaining the property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. The Commission, in any instrument of conveyance to a private purchaser or lessee may provide that such purchaser or lessee shall be without power to sell, lease or otherwise transfer the real property without the prior written consent of the Commission, until he has completed the construction of any or all improvements which he has obligated himself to construct thereon. Real property acquired by the Commission, which, in accordance with the provisions of the urban renewal plan, is to be transferred, shall be transferred as rapidly as feasible in the public interest consistent with the carrying out of the provisions of the urban renewal plan. Any contract for such transfer and the urban renewal plan (or such part or parts of such contract or plan as the ~~municipality~~ COMMISSION may determine) may be