

ligated to comply with such other requirements as the County Commissioners 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 therein shall be retained, sold, leased, or otherwise transferred 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, consideration shall be given 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 County Commissioners retaining property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. The conveyance to a private purchaser or lessee may provide that such purchaser or lessee shall be without power to sell, or encumber, or lease, or otherwise transfer the real property without the prior written consent of the County Commissioners.

(+) (U) To exercise all or any part or combination of powers granted herein.

174E. Initiation of Project.

(a) The County Commissioners in initiating an urban renewal project shall adopt a resolution which:

(b) Finds that one or more slum or blighted areas exist in the County.

(c) Finds that the rehabilitation, redevelopment or a combination thereof, of such area or areas, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the County.

(d) Defines the area or areas within which the urban renewal project is to proceed.

(e) Authorizes preparation of all necessary plans, drawings, designs, and the employment of necessary engineers, architects, consultants or other personnel in order to properly prepare the detail plans and data for said urban renewal project or projects.

174F. Public Hearing—Approval of Project.

(a) Prior to final approval of an urban renewal project, the County Commissioners shall:

(b) Submit the plans to the Howard County Planning Board COMMISSION for its review and recommendation only. The Planning Board's COMMISSION'S recommendations shall be submitted within 60 days after receipt of the plans.

(c) Hold a public hearing on the proposed urban renewal project after 15 days' notice by publication in a newspaper having general circulation in the County, giving the time, place and date of the hearing, and an opportunity for the public to review the plans.

(d) Make such change or modification as the Commissioners deems desirable in the urban renewal project.

(e) Approve the project by resolution. Upon approval by resolu-