

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 as such, 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 municipality 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 objectives of such plan for the prevention of the recurrence of slum or blighted areas. The municipality 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 municipality until he has completed the construction of any or all improvements which he has obligated himself to construct thereon. Real property acquired by the municipality 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 parts of the contract or plan as the municipality may determine) may be recorded in the land records of the county in which the municipality is situated in such manner as to afford actual or constructive notice thereof.

(b) *Procedure.* The municipality may dispose of real property in such an urban renewal area to private persons only under such reasonable competitive bidding procedures as it shall prescribe as hereinafter provided in this article. The municipality may, by public notice by publication in a newspaper having a general circulation in the community (not less than sixty days prior to the execution of any contract to sell, lease or otherwise transfer real property and prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section) invite proposals from and make available all pertinent information to private redevelopment or redevelopers or any persons interested in undertaking to develop or rehabilitate an urban renewal area, or any part thereof, and shall state that proposals shall be made by those interested within a specified period of not less than sixty days after the first day of publication of said notice. The municipality shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out, and may negotiate with any persons for proposals for the purchase, lease or the otherwise transfer of any real property acquired by the municipality in the urban renewal area. The municipality may accept such proposals as it deems to be in the public interest and in furtherance of the purposes of this article. Thereafter, the municipality may execute and deliver contracts, deeds, leases and other instruments and take all steps necessary to effectuate such transfers.

(c) *Temporary operation.* The municipality may temporarily operate and maintain real property acquired by it in an urban renewal area for or in connection with an urban renewal project pending the disposition of the property as authorized in this article, without regard to the provisions of subsection (a) above, for such