

COUNCIL AND APPROVED BY THE COUNTY EXECUTIVE. THAT RESOLUTION MUST CONTAIN:

(I) A STATEMENT THAT THE AREA OF THE PROPOSED DISTRICT HAS NOT BEEN DEVELOPED, REDEVELOPED, RENOVATED, REHABILITATED, OR REVITALIZED BECAUSE OF OBSOLETE PLATTING, SMALL LOTS, DIVERSITY OF OWNERSHIP, OR INADEQUACY OF PUBLIC FACILITIES OR AMENITIES, OR COMMERCIAL OR INDUSTRIAL OBSOLESCENCE, OR ANY COMBINATION OF THESE FACTORS;

(II) A STATEMENT OF THE PUBLIC NEED FOR THE PROPOSED REVITALIZATION DISTRICT;

(III) A STATEMENT OF THE EXPECTED IMPACT OF THE PROPOSED REVITALIZATION DISTRICT ON PUBLIC FACILITIES AND THE COMMUNITY;

(IV) AN EXPLANATION OF THE RELATIONSHIP OF THE PROPOSED DISTRICT TO THE APPROVED AND ADOPTED MASTER PLAN OR PLANS FOR THE AREA;

(V) A PROCEDURE FOR NOTIFICATION OF THE OWNERS OF PROPERTY WITHIN THE PROPOSED DISTRICT AS THEY APPEAR ON THE STATE TAX ASSESSMENT RECORDS FOR THE COUNTY;

(VI) A STATEMENT OF THE GEOGRAPHIC BOUNDARIES OF THE PROPOSED DISTRICT;

(VII) A DESCRIPTION OF THE PROCESS BY WHICH PLANS FOR THE IMPLEMENTATION OF THE DEVELOPMENT, REDEVELOPMENT, RENOVATION, REHABILITATION, OR REVITALIZATION OF THE PROPOSED DISTRICT WILL BE PREPARED;

(VIII) A DESCRIPTION OF HOW PROPERTY OWNERS, LESSEES, AND OTHER AFFECTED PERSONS IN THE PROPOSED DISTRICT WILL BE ASSURED OF PARTICIPATION PRIOR TO THE DESIGNATION OF THE PROPOSED DISTRICT, IN THE PREPARATION AND IMPLEMENTATION OF PLANS FOR THE DEVELOPMENT, REDEVELOPMENT, RENOVATION, REHABILITATION, OR REVITALIZATION OF THE PROPOSED DISTRICT;

(IX) A STATEMENT OF THE POWERS WHICH THE COUNTY PROPOSES TO EXERCISE IN THE PROPOSED DISTRICT; AND

(X) THE ESTABLISHMENT OF AN ADVISORY COMMISSION TO BE APPOINTED BY THE COUNTY EXECUTIVE TO INCLUDE MEMBERS OF THE PLANNING BOARD AND OWNERS, TENANTS, AND RESIDENTS OF THE AFFECTED AREA FOR THE PURPOSES OF DESIGNATING AND SELECTING THE AREA TO BE REVITALIZED.

(3) THE COUNTY COUNCIL, UPON RECOMMENDATION BY THE COUNTY EXECUTIVE, MAY INITIATE A REVITALIZATION DISTRICT BY ADOPTION OF A RESOLUTION WHICH:

(I) FINDS THE AREA IN NEED OF REVITALIZATION;