

(37) (I) NOTWITHSTANDING THE PROVISIONS OF PARAGRAPH (24) OF THIS SUBSECTION IN ADDITION TO THE AUTHORITY PROVIDED ELSEWHERE IN THIS SUBSECTION, AND PROVIDED THE MUNICIPAL CORPORATION HAS URBAN RENEWAL AUTHORITY GRANTED UNDER ARTICLE III, SECTION 61 OF THE MARYLAND CONSTITUTION:

1. SUBJECT TO THE PROVISIONS OF SUBPARAGRAPH (IV) OF THIS PARAGRAPH, TO ACQUIRE, WITHIN THE BOUNDARY LINES OF THE MUNICIPAL CORPORATION, LAND AND PROPERTY OF EVERY KIND, AND ANY RIGHT, INTEREST, FRANCHISE, EASEMENT OR PRIVILEGE THEREIN, BY PURCHASE, LEASE, GIFT, CONDEMNATION OR ANY OTHER LEGAL MEANS, FOR DEVELOPMENT OR REDEVELOPMENT, INCLUDING, BUT NOT LIMITED TO, THE COMPREHENSIVE RENOVATION OR REHABILITATION THEREOF; AND

2. TO SELL, LEASE, CONVEY, TRANSFER OR OTHERWISE DISPOSE OF ANY OF SAID LAND OR PROPERTY, REGARDLESS OF WHETHER OR NOT IT HAS BEEN DEVELOPED, REDEVELOPED, ALTERED OR IMPROVED AND IRRESPECTIVE OF THE MANNER OR MEANS IN OR BY WHICH IT MAY HAVE BEEN ACQUIRED, TO ANY PRIVATE, PUBLIC OR QUASI-PUBLIC CORPORATION, PARTNERSHIP, ASSOCIATION, PERSON OR OTHER LEGAL ENTITY.

(II) NO LAND OR PROPERTY TAKEN BY A MUNICIPAL CORPORATION FOR ANY OF THE AFOREMENTIONED PURPOSES OR IN CONNECTION WITH THE EXERCISE OF ANY OF THE POWERS WHICH MAY BE GRANTED TO A MUNICIPAL CORPORATION PURSUANT TO THIS PARAGRAPH BY EXERCISING THE POWER OF EMINENT DOMAIN, SHALL BE TAKEN WITHOUT JUST COMPENSATION, AS AGREED UPON BETWEEN THE PARTIES, OR AWARDED BY A JURY, BEING FIRST PAID OR TENDERED TO THE PARTY ENTITLED TO SUCH COMPENSATION.

(III) ALL LAND OR PROPERTY NEEDED, OR TAKEN BY THE EXERCISE OF THE POWER OF EMINENT DOMAIN, BY ANY MUNICIPAL CORPORATION FOR ANY OF THE AFOREMENTIONED PURPOSES OR IN CONNECTION WITH THE EXERCISE OF ANY OF THE POWERS WHICH MAY BE GRANTED TO A MUNICIPAL CORPORATION PURSUANT TO THIS PARAGRAPH IS HEREBY DECLARED TO BE NEEDED OR TAKEN FOR A PUBLIC USE OR A PUBLIC BENEFIT.

(IV) BEFORE THE ACQUISITION OF ANY SINGLE FAMILY OR MULTIPLE FAMILY DWELLING UNIT, OR OTHER STRUCTURE, IS MADE UNDER THIS PARAGRAPH, A FINDING OR DETERMINATION SHALL BE MADE THAT:

1. THE DWELLING UNIT OR STRUCTURE HAS DETERIORATED TO SUCH EXTENT AS TO CONSTITUTE A SERIOUS AND GROWING MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE;

2. THE DWELLING UNIT OR STRUCTURE IS LIKELY TO CONTINUE TO DETERIORATE UNLESS CORRECTED;

3. THE CONTINUED DETERIORATION OF THE DWELLING UNIT OR STRUCTURE ~~MAY~~ WILL CONTRIBUTE TO THE BLIGHTING OR DETERIORATION OF THE AREA IMMEDIATELY SURROUNDING THE DWELLING UNIT OR STRUCTURE; AND