

(2) THESE AREAS INCLUDE BOTH AREAS THAT ARE CONSIDERED SLUM OR BLIGHTED AREAS, AND AREAS THAT ARE NOT SUBJECT TO DETERIORATED OR DETERIORATING CONDITIONS, BUT WHICH ARE IN NEED OF DEVELOPMENT OR REDEVELOPMENT, FOR THE PUBLIC BENEFIT;

(3) DEVELOPMENT AND REDEVELOPMENT OF THESE AREAS FOR THE PUBLIC BENEFIT INCLUDE PURPOSES SUCH AS:

(I) THE DEVELOPMENT OF THE WATERFRONT LAND TO BE A DESTINATION FROM BOTH WATER AND LAND;

(II) THE ATTRACTION, DEVELOPMENT, AND ENHANCEMENT OF MARITIME AND RECREATIONAL BUSINESSES;

(III) THE DEVELOPMENT OR REDEVELOPMENT OF SINGLE FAMILY HOUSING IN OLDER, PREVIOUSLY DEVELOPED AREAS OF THE COUNTY;

(IV) THE DEVELOPMENT OF SHOPPING AND RETAIL AREAS TO SUPPORT HOUSING IN THE AREA;

(V) THE ELIMINATION OF EXCESS OR UNDERPRODUCTIVE RETAIL SPACE;

(VI) THE REDEVELOPMENT OF EXISTING RETAIL SPACE; AND

(VII) THE DEVELOPMENT OF NEW EMPLOYMENT OPPORTUNITIES ON PREVIOUSLY DEVELOPED LAND;

(4) IN ORDER TO REVITALIZE THESE AREAS OF THE COUNTY, IT IS NECESSARY THAT THE COUNTY BE AUTHORIZED TO:

(I) ACQUIRE, BY ANY LEGAL MEANS, INCLUDING BY EXERCISE OF THE POWER OF EMINENT DOMAIN, LAND OR PROPERTY FOR RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT OR REDEVELOPMENT; AND

(II) SELL, LEASE, CONVEY, TRANSFER, OR DISPOSE OF LAND OR PROPERTY FOR RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT OR REDEVELOPMENT;

(5) THE REVITALIZATION OF AREAS WITHIN BALTIMORE COUNTY THAT ARE IN NEED OF RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT OR REDEVELOPMENT:

(I) IS AN ESSENTIAL GOVERNMENTAL FUNCTION; AND

(II) IS A PUBLIC USE THAT WILL CONFER A PUBLIC BENEFIT ON THE CITIZENS OF THE COUNTY BY:

1. ENCOURAGING THE INCREASE OF INDUSTRY AND COMMERCE AND A BALANCED ECONOMY;

2. ASSISTING IN THE RETENTION OF EXISTING INDUSTRY AND COMMERCE AND IN THE ATTRACTION OF NEW INDUSTRY AND COMMERCE;