

D. Financial aspects, including the ability of the proposed user to construct, renovate, maintain, and operate a facility on the property;

2. Notice of the hearing is advertised in at least 1 newspaper having general circulation in the county at least once each week for 2 consecutive weeks, the last of which advertisement may not appear later than 1 week prior to the hearing; and

3. An appraisal is made by the Commissioners of the property to be included in the notice of public hearing;

(ii) May negotiate with any governmental body or agency or private nonprofit corporation for the sale of any surplus school property, or donation of surplus school property in which the State does not have a financial interest, that is transferred to the county by the county school board provided that:

1. There is a public hearing at which the Commissioners solicit and receive comments concerning the sale or donation and consideration is given to, but not limited to:

A. Unique characteristics of any structure on the property;

B. Historical significance, if any;

C. Compatibility of the proposed use with the neighborhood;

and

D. Financial aspects, including the ability of the proposed user to construct, renovate, maintain, and operate a facility on the property;

2. Notice of the hearing is advertised in at least 1 newspaper having general circulation in the county at least once each week for 2 consecutive weeks, the last of which advertisement may not appear later than 1 week prior to the hearing; and

3. An appraisal of the property is made by the Commissioners to be included in the notice of public hearing; and

(iii) Shall adopt regulations for implementing this paragraph.

(c) (1) This subsection applies only to:

(i) Carroll County, and

(ii) Charles County.

(2) If at a public sale of any surplus real or personal county property the commissioners determine that the highest bid fails to yield a reasonable price for that property, the commissioners may reject all bids on the property.

(3) If all bids are rejected as provided under this subsection, the commissioners: