

marina and boat basin, and to construct buildings, piers and structures for commercial activities and ventures reasonably necessary or desirable in connection therewith, is generally directed to the power to construct, own, operate and maintain the structures, piers, buildings and facilities involved as distinct and separate from the commercial endeavor or activity conducted therein or thereon, nor shall the commission engage in any of the commercial activities or supply any goods, wares, or services, except by and through a lease or agreement with a private person, firm, or corporation, unless the commission finds and determines that no such person, firm, or corporation is willing or able, consistent with economic operation of the facility and with the continued maintenance and operation of the flood control and navigation project, to supply the goods, wares or services and that the same are necessary or desirable to further the development of the marina and boat basin and make the facilities there constructed of greater benefit to the public.

13-2. Development of site and facilities.

The Washington Suburban Sanitary Commission is authorized and empowered to develop the land, interest in land, sites and facilities heretofore or hereafter acquired and used in the Anacostia River flood control and navigation project in or near Bladensburg, Prince George's County, Maryland, for a marina and boat basin, and to construct additional piers and other waterfront works and facilities, including a seafood building if the commission in its judgment determines that such construction is necessary to the proper development of the marina. The commission shall have the power and authority to make contracts and leases and to execute all instruments necessary or convenient, including contracts or leases with respect to the use of facilities of the marina or boat basin, piers, structures or buildings, parking facilities, concessions, or other facilities on such terms and for such purposes as the commission may deem advisable. The commission is also authorized to lease land at the marina to persons, firms or corporations who desire to construct buildings or other facilities thereon where such facilities are determined by the commission to be necessary, desirable, or compatible with the development of the marina or boat basin for use and enjoyment by the public. Such leases of land shall be for a period of not in excess of twenty years and shall be made subject to the provision that at the natural expiration of the lease all right, title and interest in [said] THE buildings, including fixtures, shall pass to the commission and the lessee shall have no claim to ownership therein. Before any lease is entered into by the commission with respect to the land or use of the facilities at the marina, the commission shall publish a notice of the extent and purpose of [said] THE lease in no less than two issues of any newspaper published in Prince George's County, and call for sealed proposals to be publicly opened and read. The commission may accept the proposal which in its judgment