

(H) "PARK" MEANS THE WEST OCEAN CITY SEAFOOD INDUSTRIAL PARK OR OTHER APPROPRIATE SITE THAT MAY BE ESTABLISHED HEREUNDER, AND INCLUDES ALL APPURTENANT FACILITIES AND SERVICES.

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The Authority shall have perpetual existence and may:

- (a) Adopt a seal and alter the same at its pleasure;
- (b) Acquire, hold and dispose of real and personal property for its corporate purposes;

(c) (1) Develop, establish, construct, erect, acquire, own, repair, remodel, add to, extend, improve, equip, operate, and maintain the market within the Greater Baltimore Region, and pay the cost of the market, including parking and other ancillary facilities appurtenant thereto, AND DEVELOP, ESTABLISH, CONSTRUCT, ERECT, ACQUIRE, OWN, REPAIR, REMODEL, ADD TO, EXTEND, IMPROVE, EQUIP, OPERATE, AND MAINTAIN THE PARK, AND PAY THE COST OF THE PARK, INCLUDING PARKING, IMPROVEMENTS OF PORTIONS OF THE WATERWAYS THEREAT, AND OTHER ANCILLARY FACILITIES APPURTENANT THERETO, solely from the proceeds of bonds of the Authority or otherwise available or to become available under the provisions of this subtitle, or from such proceeds and any grant from the United States of America or the State or any agency or instrumentality of either. The Authority shall not be subject to the provisions of Article 78A of the Annotated Code of Maryland (1957 Edition) as amended, OR THE PROVISIONS OF ARTICLE 21 OF THE ANNOTATED CODE OF MARYLAND (1981 REPLACEMENT VOLUME) AS AMENDED, and shall have the right to construct the market AND THE PARK without obtaining the consent of any department, division, commission, board, bureau or agency of the State or of any political subdivision of the State, EXCEPT IN INSTANCES WHERE THE AUTHORITY IS REQUIRED BY THIS SUBTITLE TO OBTAIN ALL APPLICABLE LICENSES AND PERMITS, AND FOLLOW THE REQUIRED PROCEDURES, and without any other proceedings or the happening of any other conditions or things than those proceedings, conditions, or things which are specifically required by this subtitle; except that: (I) WITH RESPECT TO THE MARKET, the consent of the Regional Planning Council shall be obtained [and except that]; (II) the market shall be subject to all applicable laws and regulations of the Secretary of Health and Mental Hygiene and shall be subject to all zoning and subdivision regulations of the political subdivision in which the market is located[.]; AND (III) THE PARK SHALL BE SUBJECT TO ALL APPLICABLE LAWS AND REGULATIONS OF THE STATE-HEALTH-DEPARTMENT SECRETARY OF HEALTH AND MENTAL HYGIENE AND SHALL BE SUBJECT TO ALL ZONING AND SUBDIVISION REGULATIONS OF THE POLITICAL SUBDIVISION IN WHICH THE PARK IS LOCATED--; AND (IV) CONSTRUCTION OF THE PARK MAY NOT BEGIN UNLESS A COMPREHENSIVE STUDY ESTABLISHES THAT THE CONSTRUCTION AND OPERATION OF THE PARK WOULD BE BOTH ECONOMICALLY AND ENVIRONMENTALLY SOUND; AND (V) MARYLAND FOOD CENTER AUTHORITY CONSTRUCTION, FINANCING OR WORKING DRAWINGS FOR THE DEVELOPMENT OF THE PARK MAY NOT BEGIN UNTIL THE PROJECT IS