

(ii) Except for the disposition of surplus property in Charles County as provided under paragraph (4) of this subsection, the county commissioners may negotiate with any governmental body or agency located within the county for the sale of real property no longer needed by the county school board, without advertising the property for sale, after three independent appraisals have been obtained. Any proceedings for acquisition by condemnation shall be taken in accordance with Title 12 of the Real Property Article.

(3) In Frederick County, the Board of County Commissioners may:

(i) Negotiate with Frederick Memorial Hospital, Inc. in the same manner in which the Board of County Commissioners may negotiate with any governmental body or agency located within the County for the sale of real property no longer needed by the County School Board.

(ii) Accept gifts of land not needed for public purposes and sell the property at public or private sale for such consideration as the Board considers adequate. All proceeds derived from the sale of such land shall be used in accordance with the County budget, or in accordance with a resolution adopted by the Board. Any sales agreement entered into under this subparagraph may not become effective until a copy thereof has been filed with the clerk of the court of the County, and a summary of the agreement has been published in at least one newspaper of general circulation in the County.

(iii) Sell real property owned by the County, located on West South Street in Frederick, and recorded in Liber TB 1 Folio 469 one of the land records of Frederick County, Maryland, and known as "The Old Jail Site":

1. At a public or private sale;
2. To any nonprofit charitable organization; and
3. After the property has been advertised for at least 20 days.

(iv) Sell abandoned rights-of-way in the County:

1. At a public or private sale; and
2. After the property has been advertised for at least 20 days.

(3-1) In Frederick County and St. Mary's County, in addition to the authority granted in this section, the Board of County Commissioners may sell at a public or private sale any real property owned by the Board of County Commissioners, if the Board of County Commissioners:

(i) Determines that the property is no longer needed for any public use; and

(ii) Subject to the procedures of the County Commissioners, provides adequate notice and a hearing on the sale of the real property.