

efforts on the part of the State of Maryland, the City of Baltimore, the wholesale food trade, the growers, and the transportation industry have failed to bring about the creation of a satisfactory consolidation of wholesale markets.

(2) The construction, operation, and maintenance of wholesale markets, and in particular a consolidated market for the State would require the expenditure of a large sum of money; the financial systems of the political subdivisions of the State are not designed to handle projects of this type on a nonprofit, self-liquidating basis, and the best method of distributing responsibility for this problem and of achieving the creation of a market is to create and empower a market authority as a public corporation, the function of which would be to acquire land for and to construct and operate [such] a market CENTER DEVELOPMENT; and to aid and assist by the making of loans and otherwise those persons engaged in the wholesale food industry who wish to locate in [such] A market CENTER DEVELOPMENT.

(3) The public health and safety of the citizens of the State of Maryland are adversely affected by the unsafe, obsolete, and unsanitary conditions of existing food markets.

(4) It is desirable and in the public interest that these conditions be eliminated and corrected and that an economical and modern method of marketing wholesale food in the State of Maryland be established by the construction of a modern, sanitary, and accessible market, that may include:

(i) Warehouse facilities used by wholesalers or retailers principally engaged in the sale of food and used for storage of food and beverages and such nonfood products as may be sold from time to time in connection with the sale of food at retail; and

(ii) Any ancillary or other appurtenant facilities that the Authority determines to be advisable in order to enhance the public convenience or public attractiveness of the market CENTER DEVELOPMENT, including but not limited to parking or other transportation facilities, restaurants, shops, stores, banks, or other commercial enterprises generally.

(5) There exists a need and the opportunity to capitalize on the vast resources of finfish and shellfish that can be found off Maryland's coastal waters; development of the seafood industry on the Eastern Shore could provide an opportunity for the State to capitalize on these resources, could create new jobs, and could produce other economic benefits to the State; a centralized seafood park PROJECT is necessary for the development of these resources and the ensuing economic benefits; the development of the park PROJECT and these resources would be in the public interest and can best be accomplished through the Maryland Food Center Authority.

(6) It ~~appears~~ IS DESIRABLE that WHEN sufficient revenue will be derived from the operation of ~~the market and park~~ A PROJECT OR DEVELOPMENT to amortize the cost thereof within a reasonable period, ~~and it is therefore deemed proper that the development of the market, the park, and other projects~~ COST be