

may erect buildings on the property for the benefit of the county, may sell at public sale any real or leasehold property belonging to the county when in their discretion it is no longer needed for public use, and may execute and acknowledge any and all deeds and other instruments necessary to effect and complete the lease, purchase, or sale of real or leasehold property.

(c) (1) [The] EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, THE County Commissioners may sell real or leasehold property without public sale to any municipality or other governmental agency within Dorchester County upon terms and conditions and for consideration, if any, which they consider proper, when in their discretion the property is no longer needed for public use by the county, and may execute and acknowledge any and all deeds and other instruments necessary to effect and complete the sale of the real or leasehold property.

(2) THE COUNTY COMMISSIONERS MAY NOT SELL OR LEASE THE RIPARIAN RIGHTS ADJACENT TO ANY REAL OR LEASEHOLD PROPERTY THAT BELONGS TO DORCHESTER COUNTY AND IS LOCATED IN THE CITY OF CAMBRIDGE UNLESS THE COUNTY COMMISSIONERS PROVIDE FOR THE PUBLIC SALE OR LEASE UNDER A PROCESS THAT INCLUDES ~~COMPETITIVE BIDDING IN A MANNER THAT~~ THE FOLLOWING ELEMENTS:

~~(I) IS COMPARABLE TO THE RELEVANT PROVISIONS OF §§ 13-104 AND 13-105 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND; BUT~~

~~(II) IS MODIFIED AS NECESSARY TO OBTAIN THE TERMS MOST FAVORABLE TO THE COUNTY AND TO REFLECT THAT THE COUNTY IS THE SELLER OR LESSOR.~~

(I) A PUBLIC ADVERTISEMENT, IN AT LEAST ONE NEWSPAPER OF GENERAL CIRCULATION IN THE COUNTY, SOLICITING SEALED BIDS OR PROPOSALS;

(II) THE PUBLIC OPENING OF SEALED BIDS OR PROPOSALS;

(III) THE REJECTION OF UNRESPONSIVE OR UNACCEPTABLE BIDS OR PROPOSALS; AND

(IV) THE SELECTION OF THE BIDDER OR OFFEROR WHO OFFERS THE TERMS MOST FAVORABLE TO THE COUNTY.

(3) THE COUNTY COMMISSIONERS MAY TAKE ANY AND ALL ACTIONS NECESSARY TO EFFECTUATE AND COMPLETE THE PROCESS OF COMPETITIVE BIDDING UNDER PARAGRAPH (2) OF THIS SUBSECTION.

(d) The County Commissioners may lease real or leasehold property belonging to the county, in lieu of sale, to nonprofit organizations upon terms and conditions they deem proper, when in their discretion the real or leasehold property is no longer needed for public use, and to execute and acknowledge any instruments necessary to effect and complete the lease of the property.