



SPOTLIGHT

THE NEWSLETTER OF
THE OCEAN CITY DEVELOPMENT CORPORATION,
A NOT FOR PROFIT ORGANIZATION.

OCDC RECEIVES IMPACT ORGANIZATION AWARD

At its October 26, 2016 meeting, the Community Development Network of Maryland provided its Impact Award to the Ocean City Development Corporation for its revitalization efforts in downtown Ocean City. This award is given to an entity that has had a significant impact in the community that it serves.

"We are thrilled to honor OCDC for its work to revitalize Ocean City's downtown. OCDC is one of the best organizations we have in the state, and a great model from which others can learn. They have perfected the art of applying, receiving and leveraging state dollars for maximum impact."

Odette Ramos,
Executive Director of CDN

CDN is the voice for Maryland's community development industry, particularly the critically important nonprofit, small developer and community based organization members of that industry.



Odette Ramos, executive director of CDN;
Glenn Irwin, executive director of OCDC;
and Jeff Mosely, board secretary of CDN

Revitalizing Downtown OCEAN CITY ONE BUILDING AT A TIME.



As of February 2017 a total of 186 buildings have been renovated using the OCDC Façade Improvement Program in downtown Ocean City, south of 17th Street. There are currently six façade projects underway. The OCDC Façade Program has a tremendous impact on the appearance of many buildings. To date, over \$5.7 million has been invested into downtown Ocean City through this program. These newly renovated projects greatly increase the taxable value thus benefitting all Ocean City, Worcester County and Maryland residents.

Funding for the OCDC Façade Program is made available from the Maryland Department of Housing and Community Development's Community Legacy Program. OCDC's Green Building Initiatives Program has assisted 38 other building owners and the OCDC Business Assistance Program has assisted 15 new businesses.

Facade Project at 1509 St. Louis Avenue

Maryland Department of Housing & Community Development GRANTS to OCDC

For the 2017 year, the Maryland Department of Housing & Community Development has awarded the OCDC \$215,000 for four projects: Façade Improvement Program (exterior improvements), Green Building Initiatives Program (energy saving improvements), Business Assistance Program (fixed interior improvements) and for demolition/predevelopment costs of a downtown building on Baltimore Avenue for development into a new mixed use project. DHCD grants have been instrumental in the success of our revitalization projects in Ocean City. In addition to these grants, DHCD has awarded OCDC \$10,000 to expand its marketing program.

For information about applying for these grants contact the OCDC at (410) 289-7739.

STATEMENT FROM THE OCDC *President*

When you come into town over the Route 50 Bridge, you can't help but notice the new "Beach Ball" water tower. That addition to the skyline is not the only thing changing Downtown. The year "2016" was an exciting one for the Ocean City Development Corporation.

The OCDC is proud to be a part of the facelift that continues to take place Downtown. We are working along side the community to freshen up the neighborhood while maintaining the look of our seaside town. This year the OCDC's facade program and green building program have increased the downtown tax base which in turn benefits Ocean City, Worcester County and the State of Maryland.

Upon entering town from Route 90, you may catch a glimpse of another OCDC project that has been in the works. The OCDC's newest public art project, "The Dance of the Dolphins" will be presented to the community on April 14, 2017, National Dolphin Day. This beautifully sculpted piece will certainly highlight this gateway into our town.

The OCDC strives to beautify Ocean City in many facets. Our "Clean Sweep" effort had another great turn out this year. Volunteers took to the streets to pick up litter and encourage residents and visitors alike to take pride in our downtown.

We have several great redevelopment projects happening such as the Hotel Monte Carlo Oceanfront and the proposed Cambria Hotel. These projects will increase the downtown tax base even more. The Cambria Hotel and restaurant project supported by the OCDC will be worth 30 million dollars upon completion, which is a major upgrade over the vacant lot it will be built on.

We are looking forward to making 2017 even better. The OCDC appreciates the support of the Town Of Ocean City, Worcester County and the State of Maryland. With the community's continued support we will make this our best year yet!

Sincerely,

Christopher Trimper, OCDC President



Employee HOUSING

For its tenth year, the OCDC provided and managed seasonal housing for Town of Ocean City seasonal employees. Since 2007 thirteen employees of the Ocean City Beach Patrol have resided at the Tarry-A-While Guest House that was constructed in 1897 and fully renovated in 2007. It is often difficult to find affordable housing for seasonal employees and the Tarry-A-While housing offers such housing. This historic building also serves a mixed use purpose as the OCDC office encompasses the first floor with the two upper floors used as the employee housing.

Tarry-A-While Guest House located at 108 Dorchester Street



New Hotel Monte Carlo Oceanfront rendering formerly the Royalton Hotel - 1101 Atlantic Avenue

THE HOTEL MONTE CARLO OCEANFRONT PROJECT UNDERWAY

Last year the OCDC received a \$200,000 grant from the Maryland Department of Housing and Community Development's Strategic Demolition Program. This grant has been applied towards the demolition and predevelopment costs of a new project at 1101 Atlantic Avenue (formerly the Royalton Hotel) owned solely by the Carlo DiFilippo family since 1983. This new project will be called The Hotel Monte Carlo Oceanfront.

The previous hotel building had structural issues. The demolition has been completed and construction of the new project is well under way. Once completed, this project will contain 54 new hotel units, three commercial bays on the Boardwalk, and several employee housing units. Not only will this project bring another attractive mixed use project to downtown Ocean City, but it will also provide substantial benefits to the tax base and new employment opportunities. It is expected to be completed and open for this 2017 summer season.



Top: Bayview Grand - 401 6th Street
Bottom: Juice Shack/OC Wasabi Express - 1607 Philadelphia Avenue

2016 Annual Awards

AT ITS MAY 2016 ANNUAL MEETING THE OCDC PROVIDED AWARDS TO THE FOLLOWING PROJECTS:

Facade Improvement Program Awards

108 11TH STREET
300 4TH STREET
1509 ST. LOUIS AVENUE

Business Assistance Program Award

JUICE SHACK/OC WASABI EXPRESS
1607 Philadelphia Avenue

New Residential Construction Award

BAYVIEW GRAND
401 6th Street

New Downtown Special Event Award

SHORE CRAFT BEER FEST

OCDC Organization Award

BOARDWALK TASK FORCE

OCEAN CITY *Clean Sweep*

In November 2016, the OCDC held its fourth annual "OC Clean Sweep" event in downtown Ocean City. Over 40 volunteers, including volunteers from local schools and organizations, walked through the downtown area picking up trash and litter.

2016 Clean Sweep Volunteers



OCDC /ART DAVIS MEMORIAL 2016 GOLF TOURNAMENT

In October 2016 the OCDC held its 16th annual golf tournament to raise funds for its downtown redevelopment program. Sysco Eastern Maryland, LLC was once again the prime sponsor of our golf tournament. This year's golf event was another success. The 2017 OCDC/Art Davis Tournament will be held on October 4, 2017 for anyone interested in playing.

Michael Scholtes, Trevor Rickett, Eric Vinson and Eugene Jubber



DOWNTOWN CRAFT BEER FEST *a Huge Success*

On October 29, 2016, Shorecraft Beer, OCDC and the Town of Ocean City teamed up to present the second craft beer festival held in downtown Ocean City at Sunset Park. This event was a great success with 800 attendees and fifteen craft breweries from Delmarva offering over 30 beers to sample. Food trucks and music were provided. This year's Shorecraft Beer Festival is tentatively scheduled for Saturday, October 28, 2017 at Sunset Park. For additional information and ticket purchases, go to www.shorecraftbeer.com. Proceeds from this event fund special events in downtown Ocean City.



Top: Representatives from Backshore Brewing Company, Mathew Shockley, Nathan Todd & Rich Lewis
Left: 2016 Craft Beer Festival at Sunset Park

Public Art

CONTINUES IN OCEAN CITY

OC DOLPHIN SCULPTURE AND PLAZA

The OCDC and its Public Art Committee have completed its latest major public artwork called "Dance of the Dolphins." This beautiful art piece, completed by noted Eastern Shore sculptor, David Turner, is located adjacent to the Tennis Center at Route 90 and Coastal Highway. This new plaza contains pavers, landscaping, lighting, and a bronze plaque noting the donors to this public artwork. All funds for this project were donated by various contributors. A dedication ceremony is planned for April 14, 2017.

SUNSET PARK AND SOMERSET PLAZA

Music & Events

The OCDC looks forward to partnering with the Town of Ocean City to bring another summer of Sunset Park Party Nights to Sunset Park. These events will be held Thursday nights starting July 6th thru August 31st at 7:00 p.m. These events are free and open to the public. The Ocean City Recreation Boosters will be selling beverages including beer at each event. Proceeds from such sales go to youth programs in Ocean City.

The OCDC will be providing music and the OC Cruzers will be displaying their custom cars on Somerset Plaza this summer on select Sunday dates.

For more information on Sunset Park Party Night performances and dates for Somerset Plaza events go to www.ocdc.org.



Top: OC Dolphin Sculpture and Plaza
Bottom: Painted Utility Box with Jeff Albright, Jamie Albright and Gerilyn Gaskill



NOTED LOCAL ARTIST,

Gerilyn Gaskill, painted a utility box located midblock on 1st Street between the Boardwalk and Baltimore Avenue in downtown Ocean City. Jeff and Jamie Albright, owners of the nearby Albright's Motel sponsored Ms. Gaskill to paint this box with an Ocean City beach theme on three sides. Delmarva Power provided approval to OCDC to use this utility box as part of its Public Art Program.

If interested in sponsoring the painting of a utility box, please contact the OCDC. For more pictures of the painted utility boxes check out the OCDC's website at www.ocdc.org.

Top: OC Cruzers on Somerset Plaza

Left: Painted utility box sponsored by Bob Torrey, owner of Happy Jack Pancake House and painted by Debbi Dean-Colley.

Far Left: Sunset Park Party Nights





SPOTLIGHT

MEMBERSHIP

Membership in the Ocean City Development Corporation is open to any resident of Ocean City, Maryland or any person or entity having an interest in the economic or community development in Downtown Ocean City. Membership fees are \$100 per year. An application can be obtained by calling our office at (410) 289-7739, or by visiting our website at www.ocdc.org. Financial information about OCDC can be accessed through our website.

INTERESTED IN OPENING A BUSINESS IN DOWNTOWN?

If you are interested in a new business venture in downtown Ocean City, contact the OCDC for assistance with locations and availability.

Free Walking Tours

The OCDC continues to provide free walking tours of the downtown area to homeowner, civic, and business associations. For more information about these free tours contact the OCDC office at (410) 289-7739.

THE OCDC

108 Dorchester Street, Ocean City, Maryland 21842
410-289-7739 • www.ocdc.org

The Ocean City Development Corporation is a nonprofit organization that was formed in 2000 and charged with revitalizing downtown Ocean City. The Town of Ocean City, Worcester County Commissioners, private contributions, membership dues, grants, and fundraising events fund the OCDC. The OCDC's fifteen member Board of Directors is elected by its membership, and is comprised of business owners, residents, and property owners of the downtown area and surrounding areas. The OCDC also has 12 committees comprised of members who provide countless hours of volunteer hours and remain the core of the OCDC organization.

OCDC OFFICERS, BOARD AND STAFF

Chris Trimper, President
Igor Conev, Vice President
Reid Tingle, Secretary
John C. Lewis, Treasurer
Robert Givarz, Past President
Charlie Barrett

Anna Dolle Bushnell
Buddy Dykes
G. Hale Harrison
C. Terry Hough
Jesse C. Houston
Jay Knerr
Patricia Ilczuk-Lavanceau

Stephanie Meehan
Bill Sieg
Glenn Irwin,
Executive Director
Dawn Bear,
Administrative Coordinator
Lauren Martin,
Accountant

OCDC VISION

"We envision an economically sound and socially healthy downtown Ocean City, Maryland where revitalization has capitalized on the positive aspects of the area to create a sense of character, charm, and community for both residents and visitors."

OCDC BOARD OF DIRECTORS

Pedestrian Friendly Corridors

Attractive buildings, which reflect a traditional theme and are properly designed and maintained

Mixed-use buildings

Buildings that are adaptable with an architectural variety

A distinct character separate from the rest of Ocean City

Landscape used as a space definer in public spaces for shade and air quality

Perceivable neighborhoods or districts

An incentive system for preserving special and historic buildings

Attractively screened parking

Multiple means of transportation

A fee in lieu of parking program to create centralized parking facilities

