



SPOTLIGHT

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

OCDC AWARDED \$175,000 IN GRANTS FOR DOWNTOWN REVITALIZATION

The Maryland Department of Housing and Community Development empowers communities by funding programs that are designed to leverage additional investment from the private sector. The OCDC was recently awarded \$75,000 for the Façade Improvement Program to assist downtown business and property owners in renovating or restoring the exteriors of their buildings. Through this program, the OCDC has provided assistance to 200 properties, with several additional projects currently underway.

The OCDC was also awarded \$100,000 through the Strategic Demolition Fund which will be used to assist a new mixed-use project at 501 S. Baltimore Avenue. This project will create a five-story building with a bar and restaurant on the first floor, three floors of seasonal work-force housing, and a top floor owner/management residence.

Funding for these DHCD programs is highly competitive. The OCDC is pleased to receive this support to continue the mission of revitalizing downtown Ocean City one building at a time.



DHCD

Maryland Department of Housing
and Community Development

Revitalizing Downtown OCEAN CITY ONE BUILDING AT A TIME.

*New Façade Program -
15 St. Louis Avenue*



*New Façade Program -
Fisher's Popcorn, 200 S. Boardwalk*



*New Façade Program -
900 Edgewater Avenue*



*New Façade Program -
Madison Beach Motel, 7 Baltimore Ave.*

As of February 2018 200 buildings have been renovated using the OCDC Façade Program in downtown Ocean City south of 17th Street. There are currently several façade projects underway. The OCDC Façade Program has a tremendous impact on the appearance of many buildings. To date, over \$6 million has been invested into downtown Ocean City through this program. These newly renovated projects greatly increase the taxable value thus benefiting all Ocean City and Worcester County residents. Funding for the OCDC Façade Program is made available from DHCD's Community Legacy Program.



STATEMENT FROM THE OCDC *President*

The Ocean City Development Corporation is making great strides towards revitalizing and redeveloping downtown Ocean City from the Inlet to 17th Street. This span of property is classified as a Sustainable Communities Area by the State of Maryland.

The year 2017 marked the completion of the OCDC's 200th facade project. This milestone gave the board, staff and members reason to celebrate! The hard work does not stop here. The OCDC has supported 45 Green Building Initiatives, offered business assistance to twenty new businesses, and continues to beautify downtown with fence projects and utility box murals.

The OCDC appreciates the support of the Town of Ocean City, Worcester County and the State of Maryland. Without their help, we would not be able to continue the important community changes and progress which the public has grown to expect from the Ocean City Development Corporation.

Warm summer nights mean concerts at the park. Sunset Park has proven to be a glowing success story for the OCDC. We had record breaking attendance during our Summer Sunset Park concert series and already have entertainment on the books for 2018. The 3rd Annual Shorecraft Beer Fest also happened at the Park with 14 different breweries on site to share their tasty libations alongside live music on stage.

The celebrations kept coming this year with the ribbon cutting at The Hotel Monte Carlo Oceanfront. The DiFilippo family worked with the OCDC to develop and open a blue ribbon property featuring 50 plus hotel rooms, first floor commercial space and employee housing.

The community of Ocean City is putting in hard work to rehabilitate the properties of our downtown area. Our staff has reached out to numerous property owners regarding OCDC programs that will help to refresh buildings in need of makeovers and continue to turn the downtown around.

In February of 2018 we celebrated again at the groundbreaking of the Cambria Hotel. Located downtown, it will be a great new project with eight stories of 133 hotel rooms and a rooftop bar and terrace. This special project will bring many visiting guests yet another reason to stay downtown in our community.

Sincerely,

Christopher Trimper, OCDC President



Glenn Irwin, Executive Director of OCDC and
Kenneth C. Holt, Secretary of DHCD

OCDC Receives Commitment to Excellence Award

OCDC received the Commitment to Excellence Award from Kenneth C. Holt, Maryland Secretary of Housing and Community Development. OCDC received this award for Neighborhood Revitalization efforts to renovate buildings and facilitate seasonal employee housing.

New Construction



Cambria Hotel

The proposed Cambria Hotel project will be eight stories tall with 133 units. It is being constructed on the former Cropper Concrete Plant property immediately north of the route 50 bridge. This project is expected to be completed for the summer of 2019.



501 S. Baltimore Ave.

This proposed project will consist of a first floor bar/restaurant with 75 beds of employee housing and a manager's unit on the upper floor. It is expected to commence in the fall of 2018. This project is being provided state grant funds for demolition and predevelopment costs.

NEW

Hotel Monte Carlo Oceanfront

The hotel, formerly known as The Royalton, received DHCD Strategic Demolition Funds through the OCDC. The new Hotel Monte Carlo Oceanfront held its official ribbon cutting ceremony on September 29, 2017. The project consists of first floor commercial space, 54 hotel units and 15 beds of employee housing.

2017 Annual Awards

AT ITS MAY 2017 ANNUAL MEETING THE OCDC
PROVIDED AWARDS TO THE FOLLOWING PROJECTS:

Facade Improvement Program Awards

712/714 BALTIMORE AVENUE
106 DORCHESTER STREET
202 12TH STREET
200 S. ATLANTIC AVENUE

Business Assistance Program Award

12 WORCESTER STREET
Ocean City Screams Haunted House

New Construction Award

1101 ATLANTIC AVENUE
Hotel Monte Carlo Oceanfront

New Downtown Special Event Award

LIGHT UP DOWNTOWN WINTER FESTIVAL

OCDC Organization Award

WORCESTER COUNTY ECONOMIC DEVELOPMENT

OCDC Individual Awards

KEVIN BROWN, Chief Building Official
TOM ALLEN, OCDC Volunteer

\$65,000 Grant towards 16 Baltimore Ave.

The OCDC received a \$65,000 grant from the Maryland Department of Housing and Community Development's Strategic Demolition Program to be used towards the demolition and predevelopment costs of a new project at 16 Baltimore Avenue. This building had been declared uninhabitable by the Town of Ocean City. The new mixed-use project will consist of first floor retail with at 50 beds reserved for employee housing on the 2nd and 3rd floors. Construction is to commence in the Spring of 2018.



OCDC New Construction Award -
Hotel Monte Carlo Oceanfront- 1101 Atlantic Avenue



OCDC Facade Improvement Program Award -
Sand Piper Apartments - 106 Dorchester Street



Rendering 16 Baltimore Avenue Project

OCDC /ART DAVIS MEMORIAL 2017 GOLF TOURNAMENT

Thanks to the 28 teams, multiple sponsors, business donations and volunteers that helped to make this such a successful event! This is the largest OCDC fundraiser of the year. The proceeds enable OCDC to continue our mission of downtown revitalization by providing and sponsoring free special events. A portion of this year's proceeds went to the OCDC Public Art Program. The 2018 OCDC/Art Davis Tournament will be held on October 4, 2018 for any interested players and teams.



Left to right: Joe Wilson, Kevin Decker, Bill Heffernan & Troy Doyle.

Employee HOUSING

For its eleventh 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 building offers such housing.



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



DOWNTOWN CRAFT BEER FEST

Getting Bigger and Better

ShoreCraftBeer.com, OCDC, and the Town of Ocean City hosted the 3rd annual Octoberfest craft beer festival at Sunset Park on October 28th, 2017. Approximately 1,200 people attended this year's event, enjoying the selections from 14 local breweries, 3 local food trucks, as well as many vendors. Live music was provided by The Poole Brothers. This year's ShoreCraft beer festival is scheduled for Saturday, October 27th at Sunset Park. Proceeds from this event fund free special events in downtown Ocean City.



2017 Craft Beer Festival at Sunset Park

For additional information and ticket purchases, go to www.shorecraftbeer.com.



2017 Craft Beer Festival at Sunset Park

Public Art CONTINUES IN OCEAN CITY

PAINTED UTILITY BOX PROGRAM

The OCDC painted utility box program was busy this year. Artists from The Art League of Ocean City and TC Studios created new works of art on boxes at the following locations: S. Division Street, Caroline Street, Somerset Street, Wicomico Street, and Edgewater Avenue. Thanks to all of the individuals, community groups, and businesses who sponsored these projects. Sponsors are recognized with a metal plaque placed on the painted utility box. The painted utility box program is truly a community collaborative effort between the OCDC, Delmarva Power, community sponsors and local artists. If you're interested in sponsoring a painted utility box please call the OCDC at (410) 289-7739.



Painted by Eric Kurzbard, sponsored by Scott and Paula Weller at 505 Edgewater Avenue.



Painted by TC Studios, sponsored by Trimper Amusements at southeast corner of S. Baltimore Avenue and S. Division Street



Painted by volunteers of the Art League of Ocean City at northeast corner S. Baltimore Avenue and Wicomico Street. This utility box sponsored by Terry and Janet Hough.

Sunset Park Party Nights Concert



SUNSET PARK & SOMERSET PLAZA *Music & Events*

The Sunset Park Party Nights had record attendance in 2017! 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 5th thru August 30th at 7:00 p.m. These events are free and open to the public. The Ocean City Recreation Boosters will be selling beverages and beer at each event. Proceeds from such sales go to youth programs in Ocean City.

The OCDC will be providing free 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, dates for Somerset Plaza events and other events like us on Facebook or go to www.ocdc.org.



OC Cruzers Display on Somerset Plaza



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.

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 time and remain the core of the OCDC organization.

OCDC OFFICERS, BOARD AND STAFF

Chris Trimper, President

Blaine Smith, Vice President

Stephanie Meehan, Secretary

John C. Lewis, Treasurer

Igor Conev

Charlie Barrett

Spiro Buas

Anna Dolle Bushnell

Buddy Dykes

Kevin Gibbs

G. Hale Harrison

Bill Sieg

Reid Tingle

Joe Wilson

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

OCDC BY THE NUMBERS

OF PROJECTS COMPLETED

- 225 - SIZE (in acres) OF OCDC TARGET AREA
- 200 - FACADE IMPROVEMENT PROGRAM
- 45 - GREEN BUILDING INITIATIVES
- 20 - BUSINESS ASSISTANCE PROGRAM
- 19 - NEW FENCE PROGRAM
- 15 - NEW ROOF PROGRAM
- 27 - PAINTED UTILITY BOXES
- 19 - OTHER PUBLIC ART PROJECTS
- 13 - OCDC SPECIAL EVENTS AT SUNSET PARK 2017
- 8 - OCDC SPECIAL EVENTS AT SOMERSET PLAZA 2017

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.

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

