



SPOTLIGHT

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

A YEAR OF *Outstanding* FACADE PROJECTS



New Facade Project - 209 16th Street



New Facade Project - 2 St. Louis Avenue



New Facade Project - 300 14th Street



New Facade Project - 601 Baltimore Avenue

As of February, 2019 217 buildings have been renovated using the OCDC Façade Program in downtown Ocean City south of 17th Street. There were 17 façade projects completed in 2018 alone! There are currently several façade projects underway. This past year saw some of the best façade projects completed under this program since the program started in 2002.

The OCDC Façade Program has a tremendous impact on the appearance of many older buildings. To date, over \$6.5 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 and Worcester County residents. Funding for the OCDC Façade Program is made available from DHCD's Community Legacy Program.

**OCDC AWARDED
\$150,000
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 \$50,000 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 217 properties, with several additional projects currently underway.

The OCDC also received \$50,000 for the Green Building Initiatives Program which assists older buildings by making them more energy efficient, and \$50,000 for the Business Assistance Program which helps select new businesses with fixed interior improvements.

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.



STATEMENT FROM THE OCDC *President*

It has been a privilege and joy serving Ocean City citizens for more than thirty-three years. Two years ago I was elected to the OCDC Board of Directors and recently elected as the Board President.

During all of my involvements with the OCDC, I have been inspired by its on-going dedication and commitment to preserve downtown, its history, and importance for the future of Ocean City. We have been blessed with Board members, Committee representatives, and volunteers who give endless hours of service to support downtown.

We are fortunate to have Glenn Irwin as our Executive Director. Glenn has a passion for our vision and mission to protect the character and future of downtown.

On behalf of the Board, we thank the Mayor and City Council, Worcester County Commissioners, State of Maryland, and our citizens for all their support of Downtown Ocean City.

Sincerely,

Blaine Smith, OCDC President

OCDC Light Up Program

In 2018, OCDC started a new program to bring energy efficient LED lighting to alleys in the downtown area. OCDC is providing a match of up to \$500 for businesses and property owners to install such lighting. This lighting not only helps in public safety but also improves the visibility for pedestrians and bicyclists who often use these alley ways to get around downtown. The first stage of this program targeted Washington Lane from 4th to 10th Street. Washington Lane is the alley that runs parallel closest to the Boardwalk. Three new light projects were completed so far. OCDC just expanded this program to additional streets along Washington Lane and will look at other downtown alleys, too.



New Facade Project - 1202 Baltimore Avenue



Business Assistance Program Ocean 13 showing OCDC Executive Director Glenn Irwin, Ocean 13 owners Jeremy Brink, Jamie Stewart, Nick Sikora, Steve Bowers, and OCDC past president Chris Trimper.

2018 Annual Awards

AT ITS MAY 2018 ANNUAL MEETING THE OCDC PROVIDED AWARDS TO THE FOLLOWING PROJECTS:

Facade Improvement Program Awards

7/9 BALTIMORE AVENUE
601 BALTIMORE AVENUE
15 ST. LOUIS AVENUE

Business Assistance Program Awards

1301 ATLANTIC AVENUE
Ocean 13
10 N. DIVISION STREET
South Pole Ice Cream

New Construction Award

302 BALTIMORE AVENUE
St. Paul's By-the-Sea
Episcopal Church

New Downtown Special Event Award

CHILDREN'S DAY ON THE BAY
OC Livesaving Station Museum

OCDC Business Award

T.C. STUDIOS

OCDC Individual Award

BILL NEVILLE

Director Planning and Community Development
Town of Ocean City

NEW THINGS COMING TO Downtown Ocean City in 2019:

- *New businesses*
- *Expanded holiday light program in winter months*
- *Expanded alley light up program*
- *Even bigger and better special events*
- *More building renovation*
- *More painted utility boxes under OCDC Public Art Program*

DOWNTOWN OC DESIGNATED AS AN OPPORTUNITY ZONE

The State of Maryland recently designated the southern part of Ocean City (Inlet to 33rd Street) as an Opportunity Zone. This designation is designed to spur economic development by providing tax benefits and incentives to investors. There are several Opportunity Zone incentives available pertaining to capital gains invested in such zones and work through a qualified Opportunity Fund.

For more information on this new program one can look at the Maryland Department of Housing & Community Development (DHCD) website at www.dhcd.maryland.gov or contact the OCDC office. DHCD will be managing this program at the State level.

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 in 2020.



Beach Bum Motel

This new construction at 405 Baltimore Avenue will be the Beach Bum Motel. It will contain 15 units. It is anticipated that this motel will be open for the 2019 summer season.



BUSINESS DIRECTORY PANELS

Each spring volunteers from the OCDC Boardwalk Committee walk the full Boardwalk identifying new businesses opening along this 2.6 mile stretch. These businesses are added to the Boardwalk Business Directory panels that are located along the Boardwalk. There are seven of these directories found along the Boardwalk. These six feet tall panels contain 247 names of businesses, condominiums, attractions, and restroom locations along this stretch. These panels are well used by visitors to Ocean City.

This coming summer, OCDC intends to replicate this same popularity by installing business directory panels for businesses located off the boardwalk. For the 2019 summer season, those businesses located between the Inlet to 4th Street will be identified on such panels. The size and locations of these new Off the Boardwalk panels is still to be determined.

SUNSET PARK & SOMERSET PLAZA

Music & Events

The Sunset Park Party Nights had record attendance in 2018! 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 11th thru August 29th 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

2018 Craft Beer Festival at Sunset Park

Ocean City Cottage on National Register of Historic Places



The "Bay Breeze" cottage, located 706 St. Louis Avenue has been listed on the National Register of Historic Places.

Once owned by Captain Robert S. Craig and Virginia Lee Mason Craig the National Register listing recognizes the significant role for more than 50 years that Craig, who died in 2009, had as a member and long-time captain of the Ocean City Beach Patrol. It also recognizes his wife, who died in 2008, as among the town's pioneer women who established hotels and opened their summer homes to tourists and vacationers.

Constructed in 1950, the cottage was restored in 2016 through the efforts of the Craigs' son, Dr. Robert M. Craig, his wife, Carole, and their son, Christopher, a third-generation member and now alumnus of the beach patrol. The restoration was partially funded by a facade improvement grant from the OCDC.

Public Art CONTINUES IN OCEAN CITY



Art League of Ocean City volunteer painters Debbi Dean Colley, Gerilyn Gaskill, and Kathy Bohs and Bill Gibbs and Kevin Gibbs of The Dough Roller Restaurant. 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 in the downtown area please call the OCDC at (410) 289-7739.



DOWNTOWN CRAFT BEER FEST

Growing Every Year!



ShoreCraftBeer.com, OCDC, and the Town of Ocean City hosted the 4th annual Octoberfest craft beer festival at Sunset Park on October 27th, 2018. Approximately 1,400 people attended this year's event, enjoying the selections from 14 local breweries, three local food trucks, as well as many vendors. Live music was provided by The Johnny Bling Band. This year's ShoreCraft beer festival is scheduled for Saturday, October 26th at Sunset Park. Proceeds from this event fund free special events in downtown Ocean City. For additional information and ticket purchases, visit www.shorecraftbeer.com.



2018 Craft Beer Festival at Sunset Park



2018 Craft Beer Festival at Sunset Park



2018 Craft Beer Festival at Sunset Park

Employee HOUSING

For its twelfth 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

OCDC /ART DAVIS MEMORIAL 2018 GOLF TOURNAMENT

Thanks to the 24 teams, our many 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 2019 OCDC/Art Davis Tournament will be held on October 2, 2019 for anyone interested in playing.



From right to left is Stephen Masten, Stephen Plimack, John Williams and Bill Heffernan



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 employs a full time executive director and administrative coordinator. The OCDC also has 14 committees comprised of members who provide countless hours of volunteer time and remain the core of the OCDC organization.

OCDC OFFICERS, BOARD AND STAFF

Blaine Smith, President

Igor Conev, Vice President

Stephanie Meehan, Secretary

John C. Lewis, Treasurer

Anna Dolle Bushnell

Spiro Buas

Buddy Dykes

Kevin Gibbs

G. Hale Harrison

Patrick McLaughlin

Bill Sieg

Nick Tekmen

Reid Tingle

Bob Torrey

Joe Wilson

Glenn Irwin,

Executive Director

Joslyn Harman,

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

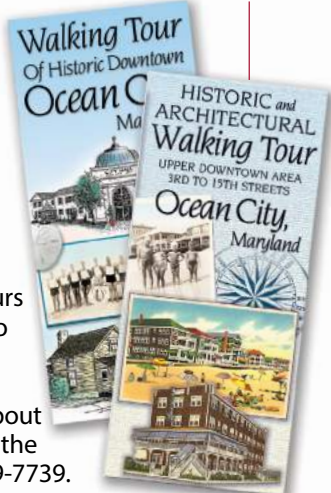
OCDC BY THE NUMBERS

OF PROJECTS COMPLETED

- 255 - SIZE (in acres) OF OCDC TARGET AREA
- 217 - FACADE IMPROVEMENT PROGRAM
- 57 - GREEN BUILDING INITIATIVES PROGRAM
- 24 - BUSINESS ASSISTANCE PROGRAM
- 19 - NEW FENCE PROGRAM
- 23 - NEW ROOF PROGRAM
- 30 - PAINTED UTILITY BOXES
- 9 - OTHER PUBLIC ART PROJECTS
- 11 - OCDC SPECIAL EVENTS AT SUNSET PARK 2018
- 8 - OCDC SPECIAL EVENTS AT SOMERSET PLAZA 2018

Free Walking Tours

The OCDC continues to provide free walking tours of the downtown area to homeowners, 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

