



SPOTLIGHT

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

THE YEAR OF *Outstanding* FACADE PROJECTS

As of February, 2020, 246 buildings have been renovated using the OCDC Façade Program in downtown Ocean City south of 17th Street. There was a total of 10 projects completed in 2020 and 18 more façade projects were completed in 2019! There are currently several other façade projects underway. This past year continues to see several outstanding projects completed under this program since the program started in 2002.

The OCDC Façade Program has an incredible impact on the appearance of many buildings. To date, over \$7.1 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.

Top: 506 St. Louis Avenue

Middle: 605 Edgewater Avenue

Bottom: Boardwalk Information Booth



DOWNTOWN ASSOCIATION *Merges* WITH OCDC

For the past twenty years the Downtown Association (DTA) and Ocean City Development Corporation (OCDC) have been involved in various downtown projects and partnerships on joint projects. Starting January 1, 2021, the two nonprofit organizations merged with the OCDC remaining the primary nonprofit and the former DTA becoming an active committee under OCDC called the Downtown Association Committee.

The Downtown Association Committee will continue to manage its regular events such as the Granville Trimmer Pancake Breakfast, Crab Soup Cookoff, Spaghetti Dinner, and After Dark socials. OCDC will continue to manage its regular building renovation programs, music events at Sunset Park, and Public Art Program.

OCDC AWARDED GRANTS FOR *Downtown Revitalization*



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, and \$10,000 Mainstreet Improvement Program Grant for a technical assistance grant to pay towards the Downtown Recreation Complex masterplan. In 2020, OCDC used part of its Business Assistance Grant funds to provide 24 businesses with COVID barrier shields to protect its employees and customers.

OCDC also received \$138,000 in COVID relief grant funds to distribute to its Main Street businesses in 2021. OCDC had established an online application for this new program. Businesses within the designated Main Street district can be reimbursed the expenses of their PPE costs that were used in 2020.

The Maryland Department of Housing and Community Development empowers communities by funding programs that are designed to leverage additional investment from the private sector. Funding for these DHCD programs is very 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

On any reflection of 2020 we all know the story lines and impacts to each other in this community, but that is not the only story we can tell. Thanks to Glenn Irwin, Joslyn Harman, Lauren Martin, and the entire board we were able to navigate this year and continue our work providing facade improvements, fence programs, and even host a fall craft beer festival and golf tournament. The OCDC was also able to provide COVID barrier funding quickly and efficiently to businesses starting in April, enact the Downtown Lighting program to better make our downtown safe, and bring about an exciting merger with the Downtown Association (DTA). As a result of that merger, we have added over 70 new members, DTA events to strengthen our special event initiatives, and welcomed Mary Ann Manganello to our staff to our growing responsibilities to the Main Street program and Downtown Ocean City.

OCDC PRESIDENT

The Downtown will continue to grow with projects on the horizon that will take all the support we can muster. We will need to hear your input and your opinions because listening to one another and understanding each other will result in positive change. We wish to thank all of our members for their support and the Town of Ocean City and Worcester County as our continued partners in improving our community.

As I reflect on the year behind and look to the year ahead, I can't help but be so very proud to be a part of the OCDC and this board of representatives moving forward into 2021. I know we will do amazing things in the future but we are JUST GETTING STARTED. We have accomplished much over our first 20 years, but this is just the beginning of the story.

Sincerely,

Kevin Gibbs, OCDC President



BUSINESS DIRECTORY PANELS

Each spring volunteers from the OCDC Boardwalk Committee walk the full Boardwalk identifying new businesses opening along this long 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 approximately 250 names of businesses, condominiums, attractions, and restroom locations along this stretch. These panels are well used by visitors to Ocean City.

In 2019, OCDC replicated this same popularity by installing six business directory panels for businesses located off the boardwalk located between the Inlet to 4th Street.

OCEAN CITY DEVELOPMENT CORPORATION
2020 ANNUAL AWARDS

IN 2020 THE OCDC PROVIDED
AWARDS TO THE FOLLOWING PROJECTS:

FACADE IMPROVEMENT PROGRAM AWARDS

DEBBIE & STEVE ERHARDT SANDY AND MIKE PEREGOV
506 ST. LOUIS AVENUE WHITE MARLIN HOUSE
103 TALBOT STREET

MALLARD EAST CONDOMINIUM
303 15TH STREET

BUSINESS ASSISTANCE PROJECT AWARD
RUSSELL LAURENZANO / NATHAN'S FAMOUS
211 ATLANTIC AVENUE

GREEN BUILDING INITIATIVES PROGRAM
MICHAEL NOLEN
209 DORCHESTER STREET

NEW CONSTRUCTION AWARDS
BEACH BUM INN CAMBRIA HOTEL
211 N. BALTIMORE AVENUE 1ST STREET ON THE BAY

NEW RESIDENTIAL CONSTRUCTION AWARD
ISLAND TIME TOWNHOUSES
ST. LOUIS AVENUE & 12TH STREET

NEW PUBLIC FACILITY CONSTRUCTION AWARD
TOWN OF OCEAN CITY
DOWNTOWN PUBLIC WORKS FACILITY
200 ST. LOUIS AVENUE

PUBLIC ART AWARD
BILL CIOCCIO

VOLUNTEER OF YEAR AWARD
CLEAN BEACH OC

**NEW THINGS
COMING TO
DOWNTOWN
OCEAN CITY IN 2021:**

- NEW BUSINESSES
- ADDITIONAL EMPLOYEE HOUSING
- EXPANDED DOWNTOWN LIGHT PROGRAM
- MORE SPECIAL EVENTS
- ADDITIONAL BUILDING RENOVATIONS
- MORE PAINTED UTILITY BOXES UNDER OCDC PUBLIC ART PROGRAM



New Hotel at 803 Philadelphia Avenue



Island Time Townhouses - St. Louis Avenue & 12th Street



Cambria Hotel - 1st Street on the Bay

OCDC HELPS IN PROMOTION OF *Employee Housing*

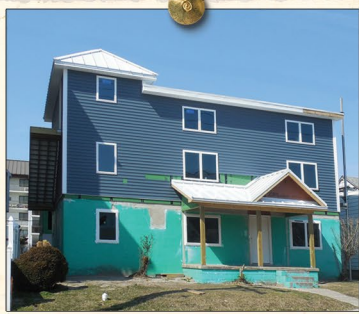
Employee housing is always difficult to provide, especially in a resort district such as Ocean City, and especially if it is newly constructed employee housing. But with OCDC assistance there are two projects that started in 2020 to further this goal.

OCDC has secured a State grant from DHCD to partner with a property owner at 104 Dorchester Street to design and construct new employee housing at this downtown location. The project is expected to include at least 50 beds of employee housing. Construction is expected to be complete for the 2021 summer season

OCDC has approved funding towards the renovation and partial new construction project at 207 St. Louis Avenue. This project is being funded as part of the OCDC's new Development and Assistance Program which provides grants to projects providing investment in new and renovation of employee housing units in downtown Ocean City.



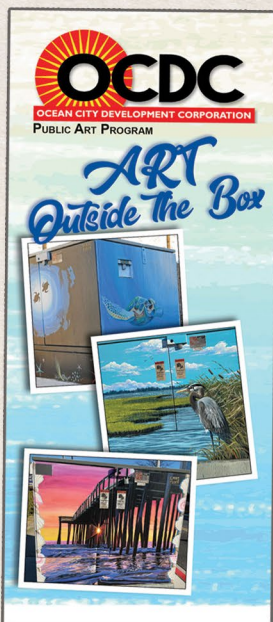
Before and during construction at 207 St. Louis Avenue



104 Dorchester Street

NEW PAINT UTILITY BOX BROCHURE COMPLETED

In February 2021 OCDC completed its first brochure highlighting all of the painted utility boxes completed under its Public Art Program. This "Outside the Box" brochure lists all the Delmarva Power utility boxes painted by artists and volunteers, as well as locations and sponsors. This brochure contains a map showing the locations of all the painted boxes for those that wish to see them first hand. This Outside the Box brochure can be found on the OCDC website (www.ocdc.org) under Walking Tours of Downtown tab.



Taylor Bank team – left to right:
Dean Lewis, Nick Bobenko, Jeremy Meyer and Doug Cook.

OCDC / ART DAVIS MEMORIAL *Golf Tournament*

Thanks to the 28 teams, our many sponsors, business donations and volunteers that helped to make our 2020 golf tournament such a successful event! This year's golf tournament was a joint effort between the OCDC and the former Downtown Association and was our largest golf tournament to date! The proceeds enable OCDC to continue our mission of downtown revitalization by providing and sponsoring free special events.

The 2021 OCDC/Art Davis Tournament will be held on October 6, 2021 for anyone interested in playing.



TRIMPER RIDES NEW FARMERS MARKET
ON S. 1ST STREET OFF THE BOARDWALK



DORCHESTER STREET WALL MURALS BY
ALI JACOBS OF TC STUDIOS

SUNSET PARK & SOMERSET PLAZA *Music & Events*

The Sunset Park Party Nights had another successful year in 2020! However, due to COVID safeguards, attendance figures were about one-half of the attendance of 2019 as people spaced out accordingly. The OCDC is 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 1st thru August 26th 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 music and the OC Cruzers will be displaying their custom cars on Somerset Plaza this summer on eight 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.



Left: Sunset Park Party Nights
Bottom: Somerset Plaza OC Cruzers display



Above: Private Table Seating at Octoberfest
Right: Full Circle Duo



Downtown CRAFT BEER FEST

ShoreCraftBeer, OCDC, and the Town of Ocean City hosted its 6th annual Octoberfest craft beer festival at Sunset Park on October 24, 2020. In 2019 1,500 people attended that year's event. In 2020, to address COVID related restrictions, was restricted to 250 attendees. This year's invite was a fully seated event with numerous volunteers serving craft beers to each table. Live music was provided by the Full Circle duo.

The 7th annual Octoberfest beer festival is scheduled for Saturday, October 23, 2021 at Sunset Park. For additional information and ticket purchases, go to www.shorecraftbeer.com. Proceeds from this event fund various OCDC projects in downtown Ocean City.



SUNSET PARK PARTY NIGHTS

FREE CONCERTS
OPEN TO THE PUBLIC • 7PM

2021 *Music Schedule*

JULY 1

ECLIPSE

(JOURNEY TRIBUTE BAND)

JULY 8

JOHNNY BLING BAND

(DANCE PARTY BAND)

JULY 15

SAVED BY ZERO

(80'S COVERS)

JULY 22

RISING SUN

(REGGAE)

JULY 29

FULL CIRCLE

(MODERN AND CLASSIC ROCK)

AUGUST 5

BRITISH INVASION

EXPERIENCE

(BEATLES TRIBUTE & MORE)

AUGUST 12

ACADEMY OF MUSIC

(VARIETY)

AUGUST 19

LAUREN GLICK BAND

(MODERN POP & ROCK)

AUGUST 26

THE DUNEHOADS

(JAM BAND)

**Sunset Park is located at S. Division St.
and Philadelphia Ave. on the bay
next to the U.S. Coast Guard Station**



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.

OCDC OFFICERS, BOARD AND STAFF

Kevin Gibbs, President

Igor Conev, Vice President

Stephanie Meehan, Secretary

Anna Dolle Bushnell, Treasurer

Patrick McLaughlin

Nancy Bradford

Spiro Buas

Buddy Dykes

G. Hale Harrison

Michael Nolen

Danny Robinson

Bill Sieg

Nick Tekmen

Bob Torrey

Joe Wilson

Glenn Irwin, Executive Director

Joslyn Harman, Administrative Coordinator

Mary Ann Manganello, Events Planner

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
- 200 • SIZE (IN ACRES) OF DESIGNATED MAIN STREET DISTRICT
- 246 • FACADE IMPROVEMENT PROGRAM
- 83 • GREEN BUILDING INITIATIVES PROGRAM
- 35 • BUSINESS ASSISTANCE PROGRAM
- 33 • NEW FENCE PROGRAM
- 30 • NEW ROOF PROGRAM
- 34 • PAINTED UTILITY BOXES
- 12 • OTHER PUBLIC ART
- 8 • OCDC SPECIAL EVENTS AT SUNSET PARK 2020
- 6 • OCDC SPECIAL EVENTS AT SOMERSET PLAZA 2020

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.