



SPOTLIGHT

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

FAT DADDY'S MIXED USE PROJECT

Ed and Lisa Braude have owned the popular Fat Daddy's restaurant since the 1980's. Three years ago they purchased this three story building located at S. Baltimore Avenue and Dorchester Street. In the past year they decided to redevelop the property due to its poor condition. Thanks to the efforts of the Maryland Department of Housing & Community Development, a local bank, and the OCDC, the new project is currently under construction. DHCD provided a grant towards the demolition and preconstruction costs as well as a gap financing loan. The new building will have a larger Fat Daddy's restaurant and retail bay on the first floor. The second floor will provide housing for 42 seasonal employees. The project is expected to be completed for this 2013 summer season.

Revitalizing **DOWNTOWN** OCEAN CITY **ONE BUILDING AT A TIME**

As of February 1, 2013 a total of 134 buildings have been renovated using the OCDC Façade Program in downtown Ocean City south of 17th Street. There are currently 9 façade projects underway. The OCDC Façade Program has had a tremendous impact on the appearance of many buildings. To date, over \$4.7 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 and Worcester County residents. Funding for the OCDC Façade Program is made available from DHCD's Community Legacy Program.



2012 Façade Program Photos
Top - Royalton Hotel - 1101 Atlantic Ave.
Left - Ocean Lodge - 801 Philadelphia Ave.
Above - Single Family Home - 103 S. St. Louis Ave.

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 11th thru August 29th at 7:00 pm. 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 8 Sunday dates. For more information on Sunset Park Party Night performances and dates for Somerset Plaza events go to www.ocdc.org.



STATEMENT FROM THE OCDC

President



Greetings,

With another successful year under its belt, the OCDC is now in its second decade of revitalizing downtown Ocean City.

What is successful?

Successful is the continuation of the Façade, Fence and “Green Building” Programs. These programs provide grant money from the State of Maryland to business and property owners.

Success is completing over 130 Façade Projects, increasing the tax base along with repairing older buildings with a facelift.

Success is having Ocean City designated as a Main Street Program. This innovative idea started in 1998 to help Maryland communities to grow and prosper.

Success is Sunset Park and Somerset Street Plaza for music and street events. This is one of OCDC’s most popular programs as experienced by increased attendance every year.

Success is the annual golf tournament, named after Art Davis, one of our founding members. It provides a local funding source and is a great way to network and socialize after the season.

Success is public art located throughout Ocean City, not just downtown. New wall murals, painted utility boxes and pieces of sculpture add to the look and feel of Ocean City.

OCDC continues to provide housing for seasonal city employees. Lifeguards, police officers and other city employees fill over 40 beds in our downtown properties.

For 2013, a brand new Boardwalk was completed after a two year project. Next to the Beach, the Boardwalk is our best attraction. It is America’s longest linear mall. At Caroline Street a new comfort station with a beach side performance stage is ready to go.

With the on going support from the Town of Ocean City, Worcester County, along with the State of Maryland, our efforts will continue to succeed.

Come Downtown, visit for a while, stay and play.

Sincerely,
Bob Givarz, OCDC President

OCDC EXPANDS TO BOARDWALK

In April 2012 the Boardwalk Development Association, which was established in 1999, became part of the OCDC organization.

The OCDC set up a new Boardwalk Committee which provides input into various boardwalk issues such as outdoor display review, marketing, etc... At the current time two major Town of Ocean City projects are underway on the boardwalk: 1) final phase of boardwalk reconstruction and 2) construction of a new comfort station and entertainment stage at Caroline Street. The OCDC has expanded its façade and green building programs to Boardwalk buildings.



*Pictured above the Boardwalk reconstruction
At right is a rendering of the Caroline St. building*

OCDC *Green Building* INITIATIVES PROGRAM



This new OCDC initiative commenced in 2011 with the help of a DHCD grant. The aim of the program is to improve the energy efficiency of downtown businesses and multifamily buildings by installing items such as Energy Star rated windows and doors, improved wall insulation, and sun reflecting roof shingles. To date, 18 businesses and buildings have been improved using this program.



*Green Building
Initiatives Program at
102 S. Philadelphia Ave.
Cool roof project with
reflective shingles.*

DHCD GRANTS TO HELP OCDC WITH 3 PROGRAMS

For the 2013 year, the OCDC was awarded a total of \$150,000 in grants from the Maryland Department of Housing & Community Development. These funds will be used towards the OCDC Façade Program, a new Business Assistance Program, and decorative street lighting for St. Louis Avenue.

*For additional information
about the Façade Program and
Business Assistance Program
please call the OCDC office
at (410) 289-7739.*



Redevelopment Opportunities

*The OCDC works with
local realtors and property
owners in marketing
downtown properties
for future redevelopment.
Interested developers and
investors should contact the
OCDC at 410-289-7739.*

2012 OCDC *Annual Awards*

At its May 2012 annual meeting the OCDC provided awards to the following projects:

SPIRO BUAS
OCEAN LODGE

Façade Project at 801 Philadelphia Avenue

GINA TRAMONTOZZI
Façade Project at 204 5th Street

CARLO DIFILIPPO, SR. & FAMILY
ROYALTON HOTEL
Façade Project at 1101 Atlantic Avenue

OCEAN CITY RECREATION BOOSTERS
partnering organization for enhancing the
Sunset Park Music Events

TOM COATES
Professional Legal Assistance
towards the OCDC revitalization's efforts

OCDC PUBLIC ART COMMITTEE
Outstanding work in promoting numerous
public art projects throughout Ocean City

MARION CHAMBERS
For service on the OCDC
Board of Directors 2006 - 2012

OCDC / ART DAVIS MEMORIAL 2012 GOLF TOURNAMENT



*Pictured Left to Right Mike Goldberg,
Neil Weaver, Bill Meals, and Bill Badger*

In October 2012 the OCDC held its 12th 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 the OCDC's most successful fundraising tournament. This year's golf tournament will be held on October 2, 2013 for anyone interested in playing.

Employee HOUSING

For its sixth year, the OCDC has provided and managed seasonal housing for Town of Ocean City seasonal employees. Since 2007 thirteen employees have resided at the Tarry-A-While Guest House that was constructed in 1897 and fully renovated in 2007. Ten additional Beach Patrol employees are provided housing at 110 Somerset Street. Additional employee housing for seasonal City staff for up to 26 people is provided at 105 Dorchester Street. Between its four managed buildings the OCDC manages 42 beds.

105 Dorchester Street Employee Housing



Public Art

CONTINUES IN DOWNTOWN AREA

In 2013 the OCDC working with a local artist completed a new wall mural on 3rd Street, west of Philadelphia Avenue. In addition, three utility boxes were painted. The Art League of Ocean City held its popular plein aire event in July of 2012. Prize money was provided by the OCDC. The judging and art show was held on Somerset Plaza. This year's plein aire event will be scheduled during this summer. Interested plein aire artists should contact the Art League of Ocean City at (410) 726-7768 for further information.



Left Dorchester Street utility box
Middle 3rd Street utility box
Bottom 3rd Street Dugout



SELF GUIDED WALKING TOURS

Copies of the self guided Downtown Walking Tour and Upper Downtown Walking Tour are available at the OCDC office, Boardwalk information cottage at Caroline Street, City Hall, Ocean City Lifesaving Station Museum, and other locations. A copy of both brochures can be accessed at the OCDC website at www.ocdc.org. The newly revised Downtown walking tour guide also includes QR coding that allows smart phones

users to access a video of various buildings on the tour path.



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.



SPOTLIGHT



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 fundraisers 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 a part time administrative assistant. The OCDC also has 11 committees comprised of members who provide countless hours of volunteer hours and remain the core of the OCDC organization.

OCDC OFFICERS

Bob Givarz, President

Jay Knerr, Vice President

Igor Conev, Secretary

Charlie Barrett, Treasurer

Todd Ferrante, Past President

John Gehrig

Louise Gulyas

G. Hale Harrison

Wayne Hartman

C. Terry Hough

John C. Lewis

Geoffrey Robbins

Greg Shockley

Bill Sieg

Chris Trimper

Glenn Irwin,
Executive Director

Kathy Smith,
Administrative Assistant

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 is for one (1) fiscal year from July 1 – June 30 and Annual Dues are based on submission of application during OCDC'S fiscal year and are as follows:

\$100.00 - July to Sept.

\$ 75.00 - Oct. to Dec.

\$ 50.00 - Jan. to March

\$ 25.00 - April to June

Membership with the OCDC allows one to vote for Board members, an invitation to our annual meeting, sit on committees as they become established, and receive updates on the activities of the OCDC.

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 VISION

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

