



# SPOTLIGHT

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

## Revitalizing DOWNTOWN OCEAN CITY ONE BUILDING AT A TIME

As of March 1, 2014 a total of 147 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 \$4.8 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 Maryland Department of Housing and Community Development's Community Legacy Program.

*Top Right, 106 14th Street  
Bottom Right, 306 Dorchester Street*



## Proposed Ocean City Beach Patrol Facility

This is an illustration of the proposed new Ocean City Beach Patrol facility but is subject to final changes. This new facility will be constructed at the southeast corner of S. Philadelphia Avenue and Talbot Street. It will house the OC Beach Patrol headquarters as well as the bicycle unit of the Ocean City Police Department.

# 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 3rd thru August 28th 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 7 Sunday dates. For more information on Sunset Park Party Night performances and dates for Somerset Plaza events go to [www.ocdc.org](http://www.ocdc.org).



## STATEMENT FROM THE OCDC

### President



Greetings,

Still going strong since 2000. That's the Ocean City Development Corporation, known locally as the OCDC. "Revitalizing downtown Ocean City one building at a time" is our motto. Here are some of the things I want to highlight that we have been working on:

- One of OCDC's flagship initiatives is the highly successful façade program.
- Phase II of the St. Louis Avenue street improvement project is underway featuring decorative lighting with a state grant.
- Sunset Park music events are back and better than ever.
  - Boardwalk business directories were installed.
  - A new lifeguard headquarters has been designed. OCDC played a major role in getting this accomplished.

The Town of Ocean City, along with Worcester County and the State of Maryland has been instrumental in our success. All have been very supportive of our endeavors in downtown Ocean City. The return on investment is evident with an appreciable increase in the tax base and more tax revenue.

Public Art, Somerset Street Plaza, Beach Events, Air Show and the Art League's Quick Draw... That's just a few of the things going on in downtown this coming summer season. And, here is the best part. Our fifteen member board of directors, along with our numerous committees demonstrates the citizens' commitment to downtown revitalization.

2014 is shaping up as a great year for Ocean City, especially downtown. Stroll the Boardwalk, venture down the side streets to the Bay and come experience all that downtown has to offer.

Sincerely,

Robert Givarz, OCDC President

# FAT DADDY'S

## *New Mixed Use Building*

The new Fat Daddy's building will open in the spring of 2014. It will contain a larger restaurant space, retail bay, and employee housing units on the upper floor. Funding towards this project was partially provided by the Maryland DHCD.



## OCDC BUSINESS ASSISTANCE PROGRAM

The OCDC started this new program to provide financial assistance to new and expanding businesses in the downtown area. Such assistance is for fixed interior improvements only. Food related and niche type businesses are eligible for this program. Three new businesses were assisted in 2013. Eligible businesses can receive a \$5,000 grant for such improvements.

## DHCD GRANTS TO HELP OCDC WITH 3 PROGRAMS

For the 2014 year, the Maryland Department of Housing & Community Development has awarded the OCDC \$175,000 for three projects: Façade Improvement Program, Business Assistance Program and decorative street lights for the second phase of St. Louis Avenue from 4th to 10th Street.

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

# OC *Clean Sweep*



On November 2, 2013, the OCDC held its first ever "OC Clean Sweep" event in downtown Ocean City. Forty volunteers, including volunteers from the Ocean City Volunteer Fire Company, and local schools and organizations, walked through the downtown area picking up trash and litter. The OCDC intends to make this an annual event.

*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.

# 2013 OCDC *Annual Awards*

At its May 2013 annual meeting the OCDC provided awards to the following projects:

**KENNETH AND LINDA NYSMITH**  
OCEAN CITY BOARDWALK SUITES LLC  
Façade Project at 505 Atlantic Avenue

**ROBIN FOX**  
O C CAFÉ  
Façade Project at Boardwalk and 4th Street

**ANTHONY AND CHRISTINA BRUNO**  
Façade Project at 105 S. Philadelphia Avenue

**WAYNE HARTMAN**  
Façade Project at 5-7 St. Louis Avenue

**JERRY GREENSPAN AND JELAR CORPORATION**  
Façade Project at 107 S. Baltimore Avenue

**WALTER AND PATRICIA MADIGOSKY**  
Green Building Initiatives Project at  
102 S. Philadelphia Avenue

*OCDC Organization Award*  
The OCDC Golf Committee

## *Individual Awards*

**HAL ADKINS**  
Director of Public Works Department, Town of Ocean City

**GREG SHOCKLEY**  
Outgoing OCDC Board of Director and Past President

## OCDC / ART DAVIS MEMORIAL 2013 GOLF TOURNAMENT



*Pictured Left to Right Kirk Parsons,  
Bob Joyce, Ana Conev and Igor Conev*

In October 2013 the OCDC held its 13th 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 2014 OCDC/ Art Davis Tournament will be held on October 8, 2014 for anyone interested in playing.

## *Employee* HOUSING

For its seventh 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 season 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 Washington Lane, north of 2nd Street. An additional utility box was painted at Baltimore Avenue and 15th Street. The Art League of Ocean City held its Quick Draw contest as part of its larger plein aire event. Prize money for the Quick Draw was provided by the OCDC. This year's plein aire event is scheduled for August 7 to 10. Interested plein aire and Quick Draw artists should contact the Art League of Ocean City at (410) 524-9433 for further information.

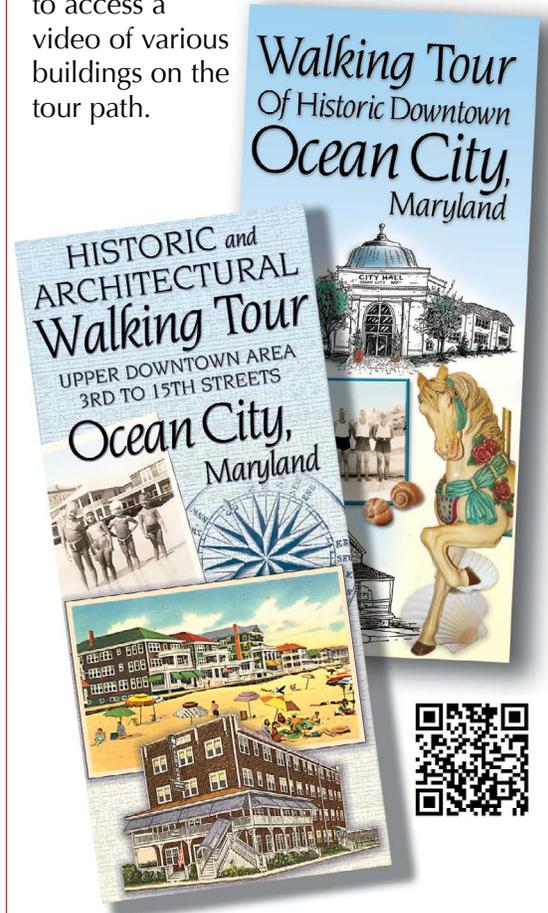
Right, New Boardwalk Business Directories Signs  
Bottom, Local Artist Chris McGervey

# Boardwalk IMPROVEMENTS



# 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](http://www.ocdc.org). The revised Downtown Walking Tour guide also includes QR coding that allows smart phone 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](http://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 an administrative assistant. 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

**Robert Givarz**, President  
**Jay Knerr**, Vice President  
**Igor Conev**, Secretary  
**Charlie Barrett**, Treasurer  
**Todd Ferrante**, Past President

**John Gehrig**  
**Louise Gulyas**  
**Wayne Hartman**  
**C. Terry Hough**  
**Patricia Ilczuk-Lavanceau**  
**John C. Lewis**  
**Geoffrey Robbins**

**Greg Shockley**  
**Reid Tingle**  
**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](http://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*

