



# 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 February 2015 a total of 165 buildings have been renovated using the OCDC Façade Improvement Program in downtown Ocean City south of 17th Street. There are currently 8 façade projects underway. The OCDC Façade Program has had a tremendous impact on the appearance of many buildings. To date, over \$5.7 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.



The 150th Façade project completed at 5 11th Street



Rendering of OC Beach Patrol Building at 306 Dorchester Street

## OCEAN CITY BEACH PATROL Nears Completion

The new Ocean City Beach Patrol building located at S. Philadelphia Avenue and Talbot Street will be completed this spring. This building will house the OCBP headquarters as well as the bicycle unit of the Ocean City Police Department. It will be a tremendous addition to the downtown area. The OCDC assisted this project by providing its land through a land exchange with the Town of Ocean City, as well as supporting the use of the Inlet Parking Fund to help finance the construction of the building.



Photo by Chris Parypa / [www.chrisparypa.com](http://www.chrisparypa.com)

## MODEL BLOCK PROJECT

Since its inception in 2000, the OCDC has envisioned the assemblage of land in the downtown area to attract a sizable development to occur in the inner blocks. The Town of Ocean City and OCDC have assembled most of the block between Somerset and Dorchester Streets between S. Baltimore and S. Philadelphia Avenues. As the first step in this revitalization project, the buildings will be demolished. An interim public parking lot will be created and operated while a developer is pursued. The end result will be a new project benefitting the downtown area with increased pedestrian activity and vitality in the downtown area. The new project will also provide an increased tax base benefitting the Town of Ocean City, Worcester County and State of Maryland.



## OCDC RECEIVES SUSTAINABLE GROWTH AWARD



The OCDC and its Façade Improvement Program are the recipients of a 2015 Maryland Sustainable Growth Award for Smart Growth Communities. The awards promote exemplary work that represents or inspires collaboration, innovation, conservation, community impact and quality of life. This award was provided to the OCDC on February 24th in Annapolis. The OCDC Façade Improvement Program has been the OCDC's most successful program and its impact is evident through the downtown area of Ocean City.

## STATEMENT FROM THE OCDC

### President

Greetings,

The OCDC has a lot to show off for its 15th year in existence. In this relatively short time this new organization has matured and developed into one of the most successful community development corporations in the State of Maryland.

Our scope of activities has broadened significantly over these years and our impact can be felt in many ways in the downtown area of Ocean City and throughout the area.

The OCDC Façade Program, Business Assistance Program, street enhancements, special events, public art ... and the list goes on and on.

We look back at our many successes, but more so, we look to the future of the downtown area with optimism. Many more good things will come and we hope the public will continue to show its support for this great place to live, work and recreate.

The Town of Ocean City, along with Worcester County and the State of Maryland have been instrumental in our success. All have been very supportive of our revitalization endeavors in downtown Ocean City. Our 15 member board of directors, along with our numerous committees and other nonprofit partners, demonstrate our commitment to this vision of a revitalized downtown Ocean City.

Sincerely,  
Robert Givarz, OCDC President.

# 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. Food related and niche type businesses are eligible for this program. Three new businesses were assisted in 2014. Eligible businesses can receive a \$5,000 grant for such improvements. Contact the OCDC for information about this program.



Greenhouse Deli at  
1503 Philadelphia Ave.



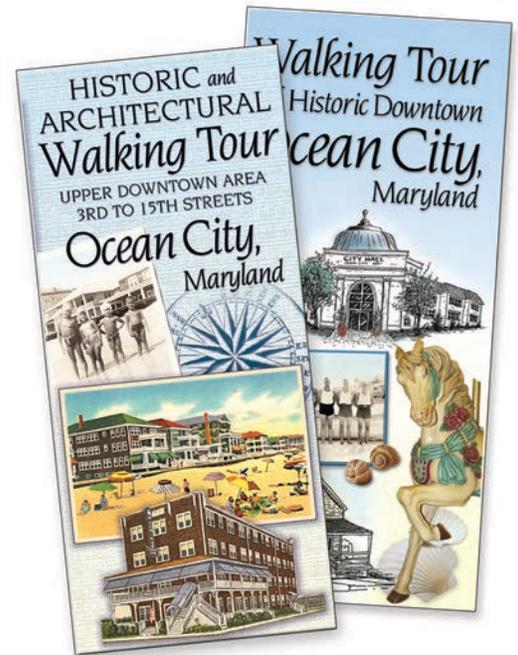
## MARYLAND DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT GRANTS TO OCDC

For the 2015 year, the Maryland Department of Housing & Community Development has awarded the OCDC \$350,000 for three projects: Façade Improvement Program, decorative street lights for the third phase of St. Louis Avenue from Route 50 Bridge to 4th Street, and for demolition of buildings on the Model Block project. DHCD grants have been instrumental in the success of our revitalization in Ocean City.

## OC Clean Sweep



In November 2014, the OCDC held its second "OC Clean Sweep" event in downtown Ocean City. Over 50 people, 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 next clean up event will occur in November 2015.



## 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. Both of these brochures can be accessed at the OCDC website.

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.



# 2014 Annual Awards

At its April 2014 annual meeting the OCDC provided awards to the following projects:

**MARINA DECK RESTUARANT**  
OCEAN CITY BOARDWALK SUITES LLC  
Façade Project at 306 Dorchester Street

**OLD TOWN APARTMENTS**  
Façade Project at 10 8th Street

**CAPTAIN BILL BUNTING'S ANGLER RESTAURANT**  
For the Renovation Project at 312 Talbot Street

**THE ROMARLETTA/KORRELL HOUSE**  
For the Renovation Project at 611 Baltimore Avenue

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

**FAT DADDY'S**  
New Mixed Use Development at  
206 S. Baltimore Avenue

**HETRICK OCEAN ENTERPRISES**  
New Residential Building at 5 12th Street

**DeLAZY LIZARD BREW PUB**  
For the Business Assistance Project at  
25 Philadelphia Avenue

*OCDC Organization Award*  
Downtown Association of Ocean City

*Individual Award*  
**LOUISE GULYAS**  
as a Founding Member of OCDC

**JOHN GEHRIG**  
**G. HALE HARRISON**  
Outgoing OCDC Board of Directors

## 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.

## OCDC /ART DAVIS MEMORIAL 2014 GOLF TOURNAMENT



*Pictured Left to Right Ed Hileman, Nancy Bradford, Michael Ciorrocco and Scott McEwen*

In October 2014 the OCDC held its 14th 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 2015 OCDC/Art Davis Tournament will be held on October 7, 2015 for anyone interested in playing.

## Employee HOUSING

For its eighth 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 were 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 buildings the OCDC manages 42 beds.

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

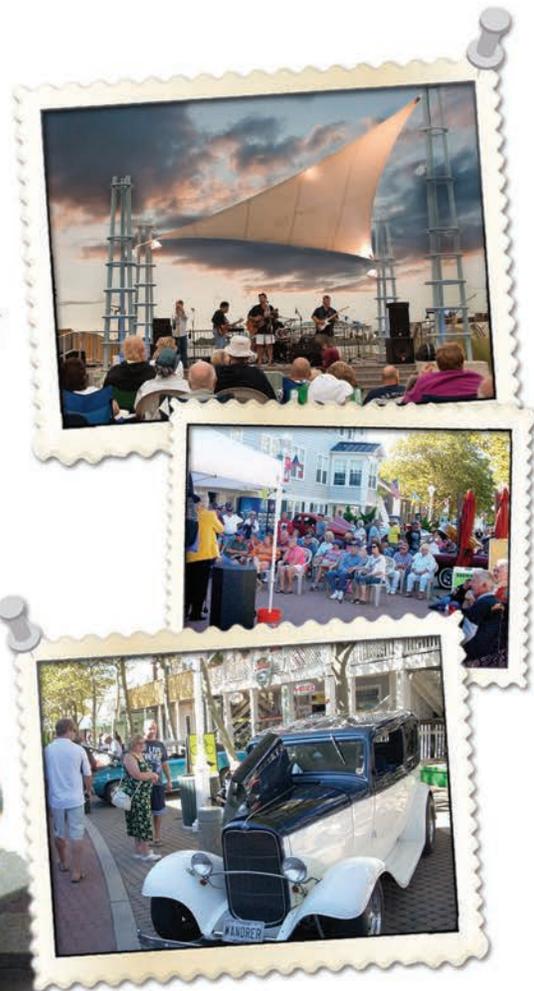


# Public Art CONTINUES IN OCEAN CITY

The OCDC and its Public Art Committee are moving ahead with the installation of Ocean City's newest public art project to be placed near the Route 90 Bridge and Coastal Highway. This bronze sculpture of three dolphins will be installed in the spring of 2015 on a concrete pedestal. The sculpture is being completed by noted Eastern Shore artist David Turner of Turner Sculpture. A small park like setting will complement this public artwork. Contributions and sponsorships to pay for this artwork are available through the OCDC. For information about contributing to this project please contact the OCDC.



Rendering of new sculpture



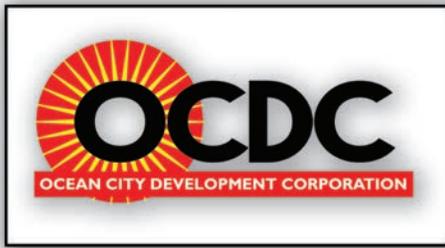
Top, Jennifer Ranck,  
Ocean City Library Branch Manager  
and artist, Michael Carmean  
Right, Utility Box by Katelyn Millison

Two eye catching utility boxes were painted under the OCDC Public Art Program in 2014. One is located on the north side of the Ocean City Library at 100th Street. Seth Nedrow, Library Assistant, came up with the idea to base the mural on the best-selling children's book, "Chicka Chicka Boom Boom." Fortunately, the library also has an artist on staff, Michael Carmean, who was able to paint the electrical box. The other utility box was completed this fall by Frederick artist, Katelyn Millison, at the northeast corner of S. Philadelphia Avenue and Talbot Street.

## 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 2nd thru August 27th 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 8 Sunday dates. For more information on Sunset Park Party Nights performances and dates for Somerset Plaza events go to [www.ocdc.org](http://www.ocdc.org).



# 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  
**Igor Conev**, Vice President  
**Reid Tingle**, Secretary  
**Chris Trimper**, Treasurer  
**Todd Ferrante**, Past President  
**Charlie Barrett**

**Bryon Davis**  
**Buddy Dykes**  
**C. Terry Hough**  
**Jesse C. Houston**  
**Patricia Ilczuk-Lavanceau**  
**Jay Knerr**

**John C. Lewis**  
**Geoffrey Robbins**  
**Bill Sieg**  
**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*

