



# SPOTLIGHT

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

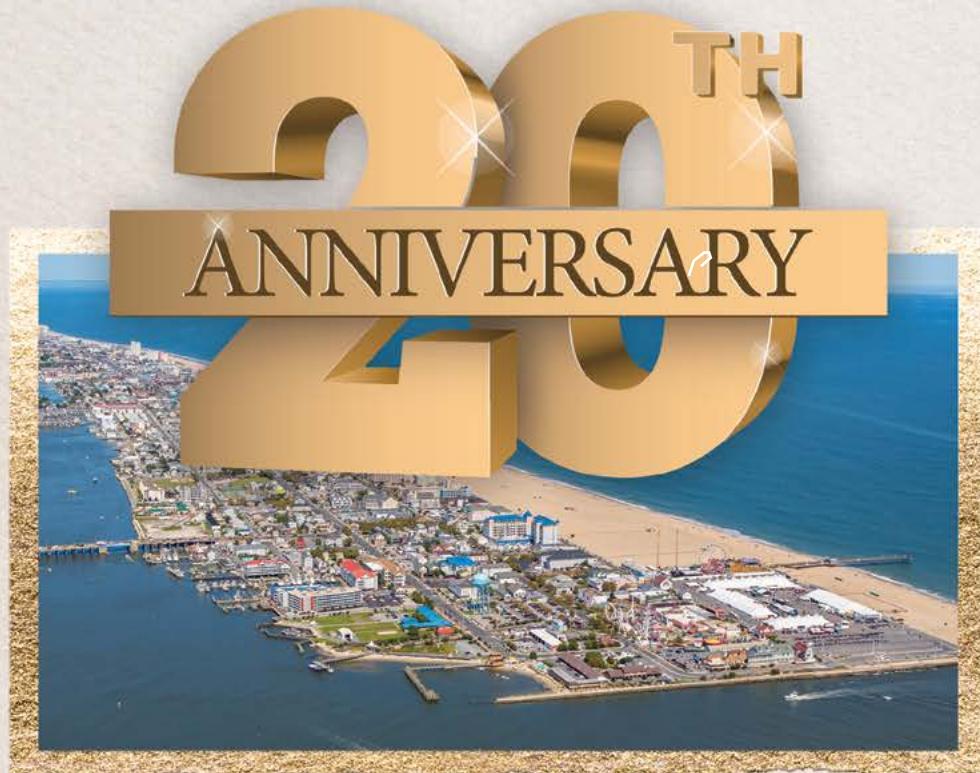
## OCDC *Celebrates* ITS 20<sup>TH</sup> YEAR

In February 2000 the OCDC officially became incorporated. It has been a fast moving and busy process with the involvement of many, many property owners, business people, and volunteers and staff commitment to reach so many milestones. The OCDC's Façade Improvement Program, which was not initially considered to be a major program in 2000, quickly became the mainstay of its revitalization efforts. Spinoff renovation programs, such as Green Building Initiatives and Business Assistance Programs have expanded these successes.

The 2002 reconstruction of Somerset Street into a semi-pedestrian Somerset Plaza provided a new forum for special events as well as outside dining opportunities. This Plaza is also an important pedestrian link to the inner blocks of downtown Ocean City.

The partnership with the Town of Ocean City and several other organizations resulted in the construction of Sunset Park in 2006 that has provided an important public space for many concerts and other events in the downtown area.

Soon after its inception, OCDC started its Public Art Program with its first project as the White Marlin Sculpture and water feature located at the base of the Route 50 bridge. This artwork quickly became a landmark for Ocean City and the start of several other sculptures by OCDC throughout Ocean City. In 2004 OCDC partnered with the Art League of Ocean City and Delmarva Power to paint the first ten utility boxes in Ocean City. These painted utility boxes by various artists and volunteers have been popular to view by tourists and residents.



## 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

In 2005, OCDC teamed up with the Town of Ocean City to relocate and fully renovate the Tarry A While Guest House to 108 Dorchester Street which is the office of OCDC and provides seasonal housing to 13 OC Beach Patrol employees each summer.

As the years passed OCDC expanded its target area from 3rd Street to 17th Street, wrote new design standards, completed more building renovation projects, received many grants, expanded its fundraising efforts, reviewed many downtown site plans, and completed numerous other projects.

But year after year, the core of the downtown accomplishments continues to be a strong membership base, an enthusiastic Board of Directors, strong committees, numerous volunteers for our fundraisers and special events, and a dedicated staff. With financial support from the Town of Ocean City, Worcester County, the Maryland Department of Housing & Community Development, OCDC and many others, has made the vision of many people keep coming to fruition. OCDC looks forward to the future and many more new projects.

# NEW THINGS COMING TO DOWNTOWN OCEAN CITY IN 2020:

- NEW BUSINESSES
- NEW TOWNHOUSES AT ST. LOUIS AVENUE AND 12TH STREET
- NEW 11 UNIT MOTEL AT 803 PHILADELPHIA AVENUE
- OPENING OF THE NEW CAMBRIA HOTEL
- EXPANDED LIGHT UP ALLEY PROGRAM
- EVEN BIGGER AND BETTER SPECIAL EVENTS
- MORE BUILDING RENOVATION
- MORE PAINTED UTILITY BOXES UNDER OCDC PUBLIC ART PROGRAM
- CREATING A UTILITY BOX PROGRAM BROCHURE



Proposed 11 unit motel at 803 Philadelphia Avenue



Cambria Hotel near Route 50 Bridge under construction and expected to open for summer 2020



New Beach Bum Inn at 211 Baltimore Avenue opened for summer 2019.



Island Time townhouses at St. Louis Avenue and 12th Street under construction.

## STATEMENT FROM THE OCDC PRESIDENT

As we reflect back on the past 20 years, I am amazed at the many successes that OCDC has experienced while administering the Upper and Lower Downtown Overlay Districts. Our mission to preserve and maintain the character of Downtown is on course. It is the Community efforts from the beginning that have supported OCDC by entrusting us to facilitate Downtown programs and projects. So many citizens/business owners and volunteers have committed themselves to keep Downtown as a special place in Ocean City and to preserve its history for generations to come.

As current OCDC President, I would like to THANK everyone for your contributions to the future of Downtown Ocean City. This is an on-going process and we look forward to GREAT THINGS ahead.

*Gincerely,*

Blaine Smith, OCDC President

## OCDC ASSISTS IN NEW EMPLOYEE HOUSING

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

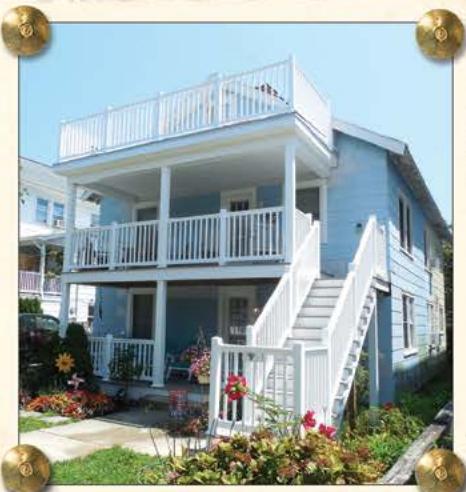
OCDC has secured a State grant from DHCD to partner with a property owner at 209 16th Street to design and construct new employee housing at this commercial location. The project is expected to include at least 40 beds of employee housing. Project design, site plan, and building permitting would start in Spring and Summer seasons. Construction would start after the 2020 summer season.

OCDC has approved funding towards the renovation and partial new construction project at 104 Dorchester Street. This project is being funded as part of the OCDC's new Development and Assistance Program which provides grants to projects providing significant investment in new and renovation of employee housing units in downtown Ocean City. This proposed work is expected to pursue its necessary building permit approvals in next few months with partial demolition and construction work to follow.

# A YEAR OF *Outstanding* FAÇADE PROJECTS

As of February, 2020, 235 buildings have been renovated using the OCDC Façade Program in downtown Ocean City south of 17th Street. There were 18 façade projects completed in 2019 alone! There are currently several other 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 an incredible impact on the appearance of many buildings. To date, over \$6.7 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.



## *Facade project at 1004 Baltimore Avenue*



## *Facade project at 407 St. Louis Avenue*

# OCDC AWARDED \$120,000 IN GRANTS FOR *Downtown Revitalization*



The OCDC was recently awarded \$55,000 for the Façade Improvement Program to assist downtown business and property owners in renovating or restoring the exteriors of their buildings, \$55,000 for the Green Building Initiatives Program which assists older buildings by making them more energy efficient, and a \$10,000 Mainstreet Improvement Program Grant for a feasibility study.

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.



# OFF THE BOARDWALK BUSINESS DIRECTORY



## **From the Inlet to 4th Street**

# 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 247 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.



OC Wasabi team – left to right:  
Tim Whitlock, Jason Meisner, Dave Jones and Charlie Fogel

## OCDC / ART DAVIS MEMORIAL 2019 *Golf Tournament*

Thanks to the 26 teams, our many sponsors, business donations and volunteers that helped to make this year's golf tournament such a successful event! This a major OCDC fund raiser. The proceeds enable OCDC to continue our mission of downtown revitalization by providing and sponsoring free special events.

The 2020 OCDC/Art Davis Tournament will be held this fall, 2020 for anyone interested in playing.



## OCDC PROVIDES EMPLOYEE HOUSING

For its thirteenth year, the OCDC provided and managed affordable 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 at 108 Dorchester Street each summer season. This building was constructed in 1897, moved to its current location in 2005, and fully renovated in 2007.

# DOWNTOWN OC DESIGNATED AS AN OPPORTUNITY ZONE

The State of Maryland 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](http://www.dhcd.maryland.gov) or contact the OCDC office. DHCD will be managing this program at the State level.

## 2019 ANNUAL AWARDS

AT ITS MAY 2019 ANNUAL MEETING THE OCDC PROVIDED AWARDS TO THE FOLLOWING PROJECTS:

### FACADE IMPROVEMENT PROGRAM AWARDS

300 14TH STREET  
VLADICA STOJANOVIC

1202 BALTIMORE AVENUE  
STEVEN AND LAURA ROSENBLATT

209 16TH STREET  
PATRICK MC LAUGHLIN

BUSINESS ASSISTANCE PROJECT AWARD  
SHOTTI'S RHINO CHASER CAFE'  
MIKE SHOTT AND ANDREW GMITTER

VOLUNTEER AWARD  
SAYLOR AMOS

OCDC PARTNERSHIP AWARD  
TOWN OF OCEAN CITY  
SPECIAL EVENTS DEPARTMENT  
FRANK MILLER, LISA MITCHELL, BRENDA MOORE,  
DAVID ROHMAN AND HEATHER WILES



# SUNSET PARK & SOMERSET PLAZA

## Music & Events

The Sunset Park Party Nights had another successful year in 2019! 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 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. New for 2020 will be the addition of one craft beer night in July and August.

The OCDC will be providing music and the OC Cruzers will be displaying their custom cars on Somerset Plaza this summer on six 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](http://www.ocdc.org).



Friends and fun at the 5th Annual OCtoberfest held at Sunset Park.

## DOWNTOWN CRAFT BEER FEST

### Growing Every Year!

ShoreCraftBeer.com, OCDC, and the Town of Ocean City hosted the 5th annual OCtoberfest craft beer festival at Sunset Park on October 26th, 2019. Approximately 1,500 people attended this year's event, enjoying the selections from 16 local breweries, two local food trucks, as well as many vendors. Live music was provided by The Johnny Bling Band.

The 6th annual OCtoberfest beer festival is scheduled for Saturday, October 24th 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](http://www.shorecraftbeer.com).



## SUNSET PARK PARTY NIGHTS

# 2020 Music Schedule

**JULY 2**  
**TRANZFUSION**  
(CLASSIC ROCK)

**JULY 9**  
**RANDY LEE ASHCRAFT AND THE SALTWATER COWBOYS**  
(BEACH COUNTRY MUSIC)

**JULY 16**  
**ECLIPSE**  
(JOURNEY TRIBUTE BAND)

**JULY 23**  
**8 TRACK MIND**  
(70'S DANCE PARTY BAND)

**JULY 30**  
**KITTYBACK**  
(COUNTRY / CLASSIC ROCK)

**AUGUST 6**  
**BRITISH INVASION EXPERIENCE**  
(BEATLES & OTHER BRITISH BANDS TRIBUTE)

**AUGUST 13**  
**ZYDECO-A-GO-GO**  
(CREOLE, ZYDECO & CAJUN DANCE BAND)

**AUGUST 20**  
**FULL CIRCLE**  
(CLASSIC AND MODERN ROCK)

**AUGUST 27**  
**THE DUNEHOUNDS**  
(FUNKY JAMS)



## SPOTLIGHT

**20<sup>TH</sup>**  
ANNIVERSARY  
**20**



### 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 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.

# Public Art CONTINUES IN OCEAN CITY

The painted utility box program is truly a community collaborative effort between the OCDC, Delmarva Power, community sponsors and local artists.



*Left:*  
Artist Haile Torris of the Art League of Ocean City and sponsored by Crystal Beach Oceanfront Hotel. Located on Washington Lane, north of 25th Street.

*Right:*  
OC Lioness volunteers painted utility box located at S. Philadelphia Avenue & S. Division Street. Completed with assistance of TC Studios.

### OCDC BY THE NUMBERS

#### # OF PROJECTS COMPLETED

- 255 • SIZE (IN ACRES) OF OCDC TARGET AREA
- 235 • FAÇADE IMPROVEMENT PROGRAM
- 69 • GREEN BUILDING INITIATIVES PROGRAM
- 31 • BUSINESS ASSISTANCE PROGRAM
- 25 • NEW FENCE PROGRAM
- 30 • NEW ROOF PROGRAM
- 35 • PAINTED UTILITY BOXES
- 12 • OTHER PUBLIC ART PROJECTS
- 8 • OCDC SPECIAL EVENTS AT SUNSET PARK 2019
- 4 • OCDC SPECIAL EVENTS AT SOMERSET PLAZA 2019
- 3 • LIGHT UP ALLEY PROJECTS 2019

### OCDC OFFICERS, BOARD AND STAFF

Blaine Smith, President  
Igor Conev, Vice President  
Stephanie Meehan, Secretary  
Anna Dolle Bushnell, Treasurer  
Kevin Gibbs  
Spiro Buas

Buddy Dykes  
G. Hale Harrison  
Patrick McLaughlin  
Bill Sieg  
Nick Tekmen  
Reid Tingle  
Danny Robinson

Bob Torrey  
Joe Wilson  
Glenn Irwin,  
Executive Director  
Joslyn Harman,  
Administrative Coordinator  
Lauren Martin,  
Accountant