



# SPOTLIGHT

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

## THE YEAR OF *Outstanding* FACADE PROJECTS

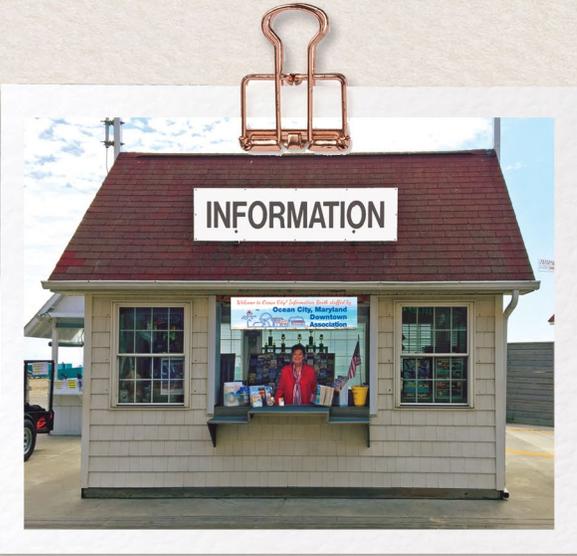
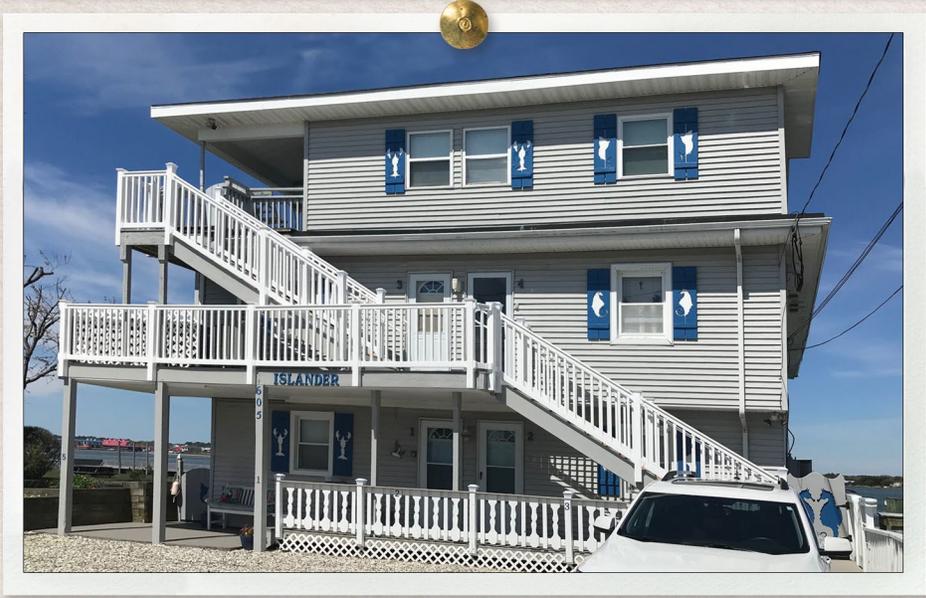
As of February, 2020, 246 buildings have been renovated using the OCDC Façade Program in downtown Ocean City south of 17th Street. There was a total of 10 projects completed in 2020 and 18 more façade projects were completed in 2019! There are currently several other façade projects underway. This past 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 Trimper 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

### OFF THE BOARDWALK BUSINESS DIRECTORY

**From the Inlet to 4th Street**

FOOD AND BEVERAGE	RETAIL	ATTRACTIONS/ENTERTAINMENT
114 Cornerstone Store 106 N. Division St.	Old Outboard Lounge 301 S. 2nd Ave.	Big Boy's 305 S. 2nd Ave.
115 All Friends Coffee 201 S. Baltimore Ave.	Old County State Shop 11 Somerset St.	Bay Planning LLC 710 S. Philadelphia Ave.
116 Angler Restaurant & Bar 312 Talbot St.	India Emporium 108 S. Baltimore Ave.	Blue Bonnet 8 Caroline St.
117 Bangor Market 201 S. Philadelphia Ave.	Insight Thrift Store 7 Somerset St.	Clark Bunting Angler Boat 307 Dorchester St.
118 Caskin's Market 201 S. Philadelphia Ave.	M&M Docks Apparel 211 Talbot St.	Capital Exchange Station 141 S. Baltimore Ave.
119 Caskin's Market 201 S. Philadelphia Ave.	M&M Docks Apparel 211 Talbot St.	Escapade 4 2nd St.
120 Caskin's Market 201 S. Philadelphia Ave.	M&M Docks Apparel 211 Talbot St.	Gracie DC Market Area 412 S. Baltimore Ave.
121 Caskin's Market 201 S. Philadelphia Ave.	M&M Docks Apparel 211 Talbot St.	HO Under 21 Dance Club 100 S. Division St.
122 Caskin's Market 201 S. Philadelphia Ave.	M&M Docks Apparel 211 Talbot St.	Hot Seat Beach 710 S. Philadelphia Ave.
123 Caskin's Market 201 S. Philadelphia Ave.	M&M Docks Apparel 211 Talbot St.	Liquid Line Charter Boat 702 S. 2nd Ave.
124 Caskin's Market 201 S. Philadelphia Ave.	M&M Docks Apparel 211 Talbot St.	OC Baywatch 207 Dorchester St.
125 Caskin's Market 201 S. Philadelphia Ave.	M&M Docks Apparel 211 Talbot St.	OC Beach 212 Talbot St.
126 Caskin's Market 201 S. Philadelphia Ave.	M&M Docks Apparel 211 Talbot St.	Ocean Fishing Pier 710 S. Philadelphia Ave.
127 Caskin's Market 201 S. Philadelphia Ave.	M&M Docks Apparel 211 Talbot St.	Ocean Process Training Boat 307 Dorchester St.
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# 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 PEREGOY**  
506 ST. LOUIS AVENUE     WHITE MARLIN HOUSE  
103 TALBOT STREET

**MALLARD EAST CONDOMINIUM**  
303 15<sup>TH</sup> 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     1<sup>ST</sup> STREET ON THE BAY

**NEW RESIDENTIAL CONSTRUCTION AWARD**  
**ISLAND TIME TOWNHOUSES**  
ST. LOUIS AVENUE & 12<sup>TH</sup> 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.



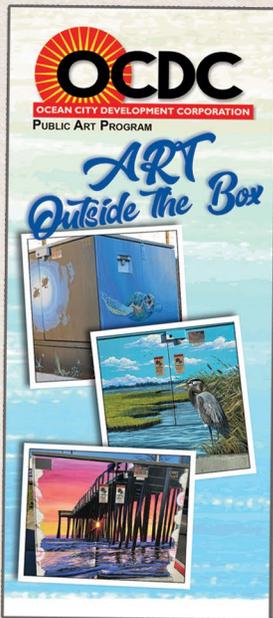
Before and during construction at 207 St. Louis Avenue



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](http://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](http://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](http://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**



# 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



## 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](http://www.ocdc.org).

Financial information about OCDC can be accessed through our website.



## OCDC BY THE NUMBERS

<b># OF PROJECTS COMPLETED</b>	<b>255</b> • SIZE (IN ACRES) OF OCDC TARGET AREA
	<b>200</b> • SIZE (IN ACRES) OF DESIGNATED MAIN STREET DISTRICT
	<b>246</b> • FACADE IMPROVEMENT PROGRAM
	<b>83</b> • GREEN BUILDING INITIATIVES PROGRAM
	<b>35</b> • BUSINESS ASSISTANCE PROGRAM
	<b>33</b> • NEW FENCE PROGRAM
	<b>30</b> • NEW ROOF PROGRAM
	<b>34</b> • PAINTED UTILITY BOXES
	<b>12</b> • OTHER PUBLIC ART
	<b>8</b> • OCDC SPECIAL EVENTS AT SUNSET PARK 2020
<b>6</b> • OCDC SPECIAL EVENTS AT SOMERSET PLAZA 2020	

## 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

## 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.