



SPOTLIGHT

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

OCDC CELEBRATES IT'S *250th* FACADE PROJECT

In 2021, OCDC, working with the business and property owner, completed its 250th Façade project at 1208 Baltimore Avenue. This project consists of weekly rental units and employee housing units. The owner completed a major renovation of this building including new siding, porches, windows, doors and roof. The interior is being fully renovated and is planned to be open for the 2022 season.

There were 11 façade projects completed in 2021. As of February, 2022, 256 buildings in downtown Ocean City, south of 17th Street have been renovated using the OCDC Façade Program. Currently, several other façade projects are underway. This past year saw several 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 \$7.1 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.

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 completed to further this goal:

The 104 Dorchester Street project was completed in the Fall of 2021 and will be open for employee housing for Spring 2022. OCDC was able to apply two State grants towards this private property that will include 54 beds of employee housing. This substantial renovation project was undertaken by its owner, the Steve Stakias family.

OCDC was able to assist with another employee housing project and will be ready for the 2022 summer season, located at 207 St. Louis Avenue. This project is owned by the nearby DeLazy Lizard Restaurant & Bar and will provide at least 20 beds of employee housing.

For its fifteenth 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. That building was constructed in 1897 and fully renovated in 2007.

Right:
250th Façade Project
1208 Baltimore Ave.



Middle: Employee Housing at 104 Dorchester St.
Bottom: Employee Housing at 207 St. Louis Ave.

MODEL BLOCK, NEW OCPD MIXED USE FACILITY AND SOMERSET STREET STREETSCAPE

Moving Ahead

OCDL is moving ahead with the Town of Ocean City's assistance and support on a trio of important projects in the downtown area.

1. A new Ocean City Police Department mixed use facility is proposed to be constructed at the southwest corner of Somerset Street and S. Baltimore Avenue. This new facility will include a more attractive bus shelter for the many private busses that use this stop and public restrooms. A full-service facility for the OCPD bicycle unit will also be included with larger storage and repair accommodations and upper floor housing for the seasonal employees of OCPD.

2. On the OCDL model block properties at Dorchester Street and S. Philadelphia, plans are underway for a 200 plus bed facility that will provide workforce housing for seasonal employees. This new facility will also house new offices for OCDL as well as several other uses.

3. Somerset Street streetscape extension – Extending the visual appeal and pedestrian nature of Somerset Plaza has been a long-time goal of OCDL. This extension is well underway with the Town of OC installing new underground utilities and both entities working on creating a one-way (east bound) street segment that will include wide sidewalks, street amenities and stamped concrete sidewalks. In addition, the overhead utility wires will be removed to further improve the aesthetics of this new street. This streetscape project will be completed for the 2022 summer season.



OCDL AWARDED GRANTS FOR *Downtown Revitalization*

The Maryland Department of Housing and Community Development empowers communities by funding programs that are designed to leverage additional investment from the private sector.

The OCDL 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, \$50,000 for the Green Building Initiatives Program which assists older buildings by making them more energy efficient, and \$15,000 for architectural services.

Funding for these DHCD programs is very competitive. The OCDL is pleased to receive this support to continue the mission of revitalizing downtown Ocean City one building at a time.



STATEMENT FROM THE OCDC PRESIDENT

My fellow OCDC members and Ocean City enthusiasts, 2021 was a busy and exciting year for the OCDC with the concept approval by the Town Council for the design of our workforce housing project / mixed use building on Dorchester Street and the addition of the OCPD bike patrol building on the Somerset Street parking lot.

These two projects couldn't have come to fruition if not for our past members/presidents over the last 22 years and the diligence of our Executive Director, Glenn Irwin. We continue to need and ask for your support as we move forward with the Model Block projects. We are tackling the housing crunch to work for what's best for Ocean City and the downtown, and still provide design standards for the downtown we can all be proud of. The OCDC didn't stop at just the Model Block.

Public Art was also a priority with utility box projects, bringing public art to the convention center renovation, and a new mural downtown. We can't thank our members enough for their support over the years as we also celebrated our 250th Façade project completion and continue to provide the guidance needed to keep the beating heart of OC flourishing.

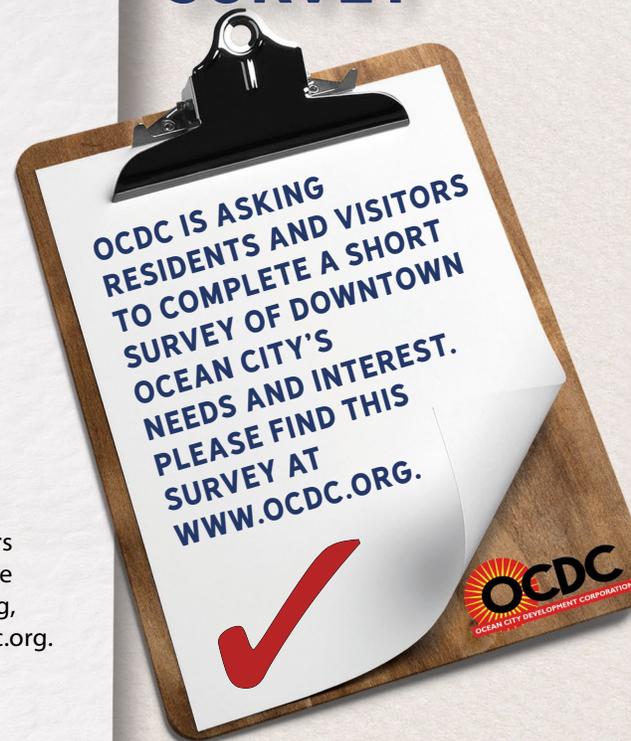
The merger with the Downtown Association has been a great asset to the OCDC providing multiple fund-raising and social events as well as enthusiastic volunteers for the downtown. We have a busy and important 2022 ahead of the OCDC and we will need all the help and support we can get. If you are interested in volunteering, program eligibility, or how you can get involved, please reach out to events@ocdc.org.

Thank you so much for your love of Ocean City and the community we have all worked to build and be a part of.

Sincerely,

Kevin Gibbs, OCDC President

DOWNTOWN OCEAN CITY SURVEY



OCEAN CITY DEVELOPMENT CORPORATION

2021 ANNUAL AWARD RECIPIENTS

AT THE MAY 2021 ANNUAL MEETING, THE OCDC PROVIDED AWARDS TO THE FOLLOWING PROJECTS:

FACADE IMPROVEMENT PROJECT AWARDS

ISLANDER CONDOMINIUM 407 ST LOUIS AVENUE
605 EDGEWATER AVENUE

BUSINESS ASSISTANCE PROJECT AWARD

TELESCOPE PICTURES
309 ATLANTIC AVENUE

COMPREHENSIVE RENOVATION PROJECT AWARD

ST. MARY STAR OF THE SEA CATHOLIC CHURCH
208 S. BALTIMORE AVENUE

NEW CONSTRUCTION AWARD

OCEAN LODGE
803 PHILADELPHIA AVENUE

PLANNING PROJECT AWARD

TOWN OF OCEAN CITY
DOWNTOWN RECREATION COMPLEX MASTERPLAN
202 4TH STREET

Introduction of New OCDC Board Members



John Rego of
T&G Builders
and Father John Solomon

Outgoing Board Member
Igor Conev

OCDC PROVIDES VISITOR INFORMATION EVERY DAY ON THE BOARDWALK

The Information Cottage, a service of OCDC's Downtown Association Committee, is located on the Boardwalk between North Division and Caroline Streets. This summer, it will open weekends in May, and will be open 7 days a week, noon to 8pm, Memorial Day through Labor Day.

Nearly 24,000 visitors stopped at the booth for information during the summer of 2021. Staff members and volunteers are always available to answer questions and recommend the many accommodations, restaurants and attractions Ocean City has to offer.

One of the great benefits of being a member of the OCDC is that the printed materials from your business can be showcased and available to the throngs of tourists that pass along the Boardwalk each day. If you are a business and would like to display your printed material at the Information Cottage, please call 410-289-7739 or e-mail events@ocdc.org.

We are currently seeking employees and volunteers to work at the cottage. Please call Mary Ann at 703-731-6515 if interested.

2022 promises to be a banner year for Downtown Ocean City.

Stop and visit the booth at anytime. We would love to hear from you!



OCDC / ART DAVIS MEMORIAL Golf Tournament



Team Amos - 2021 Tournament

Thanks to the 33 teams, our many sponsors, business donations, and volunteers that helped to make our 2021 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 2022 OCDC/Art Davis Memorial Tournament will be held on October 5, 2022 for anyone interested in playing.

OCDC Public Art PROJECTS KEEP COMING

During 2021, the OCDC Public Art Program partnering with the Art League of Ocean City, completed 4 more painted utility boxes. All of these painted utility boxes are owned and approved by Delmarva Power. PPG Paints on 8th Street in downtown Ocean City donates some of the paint supplies and paint for these projects.

The 2021 "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 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 under Walking Tours of Downtown tab.

For 2022, OCDC has plans to paint more utility boxes, as well as a wall mural on Wicomico Street, and installation of a bronze geese sculpture on the bayside of the Ocean City Convention Center.



Top Right: Artist Jessica Schlegel
 Bottom Left: Artist Erica DeHart with OCDC President Kevin Gibbs
 Bottom Right: Artist Clara DiFillippo Ziman

SUNSET PARK & SOMERSET PLAZA

Music & Events

The Sunset Park Party Nights had another successful year in 2021!

The OCDC is partnering with the Town of Ocean City to bring another summer of Sunset Park Party Nights to Sunset Park. They will be held Thursday nights starting July 7th thru August 25th 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 Night performances, dates for Somerset Plaza events and other events visit us at Facebook.com/downtownoceancitymd or go to www.ocdc.org.

SUNSET PARK PARTY NIGHTS

FREE CONCERTS
OPEN TO THE PUBLIC • 7PM

2022 Music Schedule

JULY 7

SAVED BY ZERO
(80'S COVERS)

JULY 14

TEENAGE RUST
(CLASSIC ROCK)

JULY 21

TRANZFUSION
(CLASSIC ROCK)

JULY 28

MONKEY PAW
(MODERN ROCK AND POP)

AUGUST 4

BRITISH INVASION EXPERIENCE
(BEATLES & MORE TRIBUTE BAND)

AUGUST 11

ECLIPSE
(JOURNEY TRIBUTE BAND)

AUGUST 18

FULL CIRCLE
(MODERN ROCK AND POP)

AUGUST 25

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.



Top Left: Rob Fahey performing on Somerset Plaza
Top Right: Saved By Zero at Sunset Park
Bottom Left: OC Recreation Booster Volunteers
Bottom Middle & Right: Participants at Octoberfest

Downtown CRAFT BEER FEST

ShoreCraftBeer, OCDC and the Town of Ocean City hosted the 7th annual Octoberfest Craft Beer Festival at Sunset Park on October 23, 2021. Approximately 1,300 people attended this year's event, enjoying the selections from 16 local breweries, 2 local food vendors, as well as many local vendors. Live music was provided by the Johnny Bling band.

The 8th annual Octoberfest Craft Beer Festival is scheduled for Saturday, October 29, 2022 at Sunset Park. For additional information and ticket purchases, go to www.shorecraftbeer.com. Proceeds from this event fund various OCDC projects in downtown Ocean City.





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. Financial information about OCDC can be accessed through our website.

OCDC OFFICERS, BOARD AND STAFF

Kevin Gibbs, President

Joe Wilson, Vice President

Stephanie Meehan, Secretary

Anna Dolle Bushnell, Treasurer

Patrick McLaughlin

Sonia Baker

Nancy Bradford

Spiro Buas

Dennis Dare

Buddy Dykes

Jim Keely

Michael Nolen

Danny Robinson

Nick Tekmen

Bob Torrey

Glenn Irwin, Executive Director

Joslyn Harman, Administrative Coordinator

Mary Ann Manganello, Events Planner

Lauren Martin, Accountant



OCDC BY THE NUMBERS

OF PROJECTS COMPLETED

- 255 • SIZE (IN ACRES) OF OCDC TARGET AREA
- 200 • SIZE (IN ACRES) OF DESIGNATED MAIN STREET DISTRICT
- 256 • FACADE IMPROVEMENT PROGRAM
- 92 • GREEN BUILDING INITIATIVES PROGRAM
- 38 • BUSINESS ASSISTANCE PROGRAM
- 35 • NEW FENCE PROGRAM
- 39 • NEW ROOF PROGRAM
- 9 • DOWNTOWN LIGHT PROJECTS
- 39 • PAINTED UTILITY BOXES
- 12 • OTHER PUBLIC ART
- 10 • OCDC SPECIAL EVENTS AT SUNSET PARK 2021
- 8 • OCDC SPECIAL EVENTS AT SOMERSET PLAZA 2021

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 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 11 committees comprised of members who provide countless hours of volunteer time and remain the core of the OCDC organization.