



SPOTLIGHT

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

Founding Director OF 22 YEARS RETIRES FROM OCDC

To say that Glenn Irwin built the Ocean City Development Corporation from the ground up would be no stretch of the truth. Hired in 2000 as the first Executive Director for the budding OCDC, Glenn quickly began networking with key local and statewide leaders, forming essential relationships with the business community and the Town of OC, and creating programs to revitalize the downtown area. He did more than talk and plan; he rolled up his sleeves and worked tirelessly to make OCDC goals become reality. From cleaning up the OCDC parking lot to writing grants that fund capital projects, Glenn threw everything he had into the job. Many accomplishments resulted from Glenn making strategic decisions and following them up with determination and hard work, but they are too many to list here.

When asked which successes he thought were most notable, Glenn answered, "The Façade Improvement Program and the development of design standards for the downtown area. These programs were started by OCDC twenty years ago and continue to be the backbone of our organization in our revitalization efforts."

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Glenn Irwin - Retired OCDC Executive Director



*Before and after
photos of
1619 St. Louis Avenue*

Facade Focus BUILDING FACELIFT

The three-unit apartment building at 1619 St. Louis Avenue suffered from neglect for years before being transformed into a welcoming, attractive property in 2022. With assistance from OCDC, the owners renovated the entire exterior, installing new decks, stairs, siding, roof, windows, and doors. Additionally, the property received a newly paved parking lot for private residential use. Neighbors hardly recognize the building that has stood at 1619 St. Louis Avenue since 1950.

As of February 2023, the OCDC Façade Program has assisted property owners in renovating 270 buildings in the downtown area. In 2022, the program completed 14 projects south of 17th Street. Five additional façade projects began in 2022 but are still underway.

The OCDC Façade Program impacts the appearance of many buildings in incredible ways. Together, Downtown Ocean City property owners and the OCDC have invested over \$8.5 million in façade improvements. These renovation projects greatly increase the taxable value of properties south of 17th Street, benefitting all Ocean City and Worcester County residents. Funding for the OCDC Façade Program is made available through the Community Legacy Program administered by the Maryland Department of Housing and Community Development.

OCDC AWARDED GRANTS FOR *Downtown Revitalization*

The Maryland Department of Housing and Community Development empowers communities by funding programs designed to leverage additional investment from the private sector for the revitalization of downtown areas and neighborhoods.

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, \$25,000 for the Main Street Improvement Program to assist in developing employee housing, and \$250,000 for the construction of the Ocean City Police Department mixed-use facility.

Though funding for these DHCD programs proves to be extremely competitive, the OCDC works tirelessly to secure these grants, knowing that they support the mission of revitalizing Downtown Ocean City one building at a time.



Top Photo: 302 11th Street
Bottom Photo: 3 St. Louis Avenue

OCDC WELCOMES ITS NEW EXECUTIVE DIRECTOR



OCDC's New Executive Director
Zachary Bankert

The OCDC would like to welcome Zachary Bankert as its new Executive Director. Zach comes with extensive experience in property renovation, real estate investment, and public art, all of which benefit the mission of the OCDC to revitalize the downtown area and support its economic development. In addition, Zach has planned, participated in, and volunteered for many special events, making him a great fit for those events in Ocean City that the OCDC hosts or supports.

Lastly, our new Executive Director's small business background will help strengthen the OCDC's ties to the business community. Maintaining a successful three-way working connection between the Town of OC, local nonprofit organizations, and the business community can become the driving force for growing the downtown revitalization efforts of the OCDC for years to come.

NEW OCPD MIXED-USE FACILITY *Moves Ahead*

With the Town of Ocean City's assistance and support, the OCDC moves ahead with the proposed Ocean City Police Department mixed-use facility. This project has been added to the Fiscal Year 2024 Capital Improvement Plan for the Town of OC. Elected officials and Town staff favorably ranked the project, and if funded, construction will likely begin in late 2023. This new facility will include a more attractive bus shelter, public restrooms, a full-service facility for the OCPD bicycle unit, and upper floor housing for the Town's seasonal employees. The facility will be built where the current municipal parking lot is located at the southwest corner of S. Baltimore Avenue and Somerset Street.



Rendering of proposed OCPD Mixed-Use Facility

GLENN IRWIN-

Retires - continued from cover.

Those achievements will certainly continue, even after Glenn retires. State and local organizations have noticed this, which is why he received the 2022 Legacy Award from Community Development Network of Maryland, a 2022 heART Award from the Art League of Ocean City, and recognition as the 2023 Business Person of the Year by the Greater Ocean City Chamber of Commerce.

Glenn Irwin officially enters retirement at the end of March. Glenn and his wife, Pam, will continue to live in Ocean City and actively participate in the local community. You might even see him riding his bike on the Boardwalk from time to time.

OCDC / ART DAVIS MEMORIAL *Golf Tournament*



2022 Tournament Participating Team Papi's Tacos

Thanks to the 28 teams, our many sponsors, business donations, and volunteers, this year's golf tournament was a success! Though the tournament was postponed to November 1st due to rain, participation remained strong.

The proceeds raised from this event enable the OCDC to continue its mission of downtown revitalization through providing and sponsoring free special events.

The 2023 OCDC/Art Davis Tournament will be held on October 4, 2023, so save the date and gather your team to join in the fun!

STATEMENT FROM THE OCDC PRESIDENT

As I conclude my final year as President of the Board of Directors, I was hoping to reflect on what an impressive year the OCDC had in 2022. However, the OCDC is more than just a development organization. The OCDC is about community, legacy, business, and hospitality. This nonprofit organization facilitates the representation of organized business and property owners, special events for the community, important code changes, improvements for our Main Street program, and support for the overall health of our downtown.

The downtown faces challenges that require the OCDC membership and its community support to work with our elected officials and government officials on downtown special events impacts, our continued struggle with parking, and older buildings that require special attention.

The biggest change on the horizon is the retirement of our Executive Director, Glenn Irwin, who has served the OCDC for the past 22 years. Glenn has not only built the OCDC into what it is today, but also has graciously agreed to stay beyond his original retirement date to make the transition to a new director a little easier and to show just how big those shoes are to fill. As Glenn retires, we welcome Zachary Bankert to fill the role and will provide him all the support he needs to continue the OCDC's future success.

I would like to acknowledge the great and outstanding work of outgoing Executive Director Glenn Irwin, Joslyn Harman, Mary Ann Manganello, and David Noonan, as OCDC's role has grown, and challenges have arisen. I would also like to thank Anna Dolle Bushnell for leading a great committee through the exhaustive process of hiring a new Executive Director. I thank you all for your support of the OCDC and this great downtown that we all share and love.

Sincerely,

Kevin Gibbs, OCDC President

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 year, it opens in May, and will be open daily (12pm-8pm) from Memorial Day to Labor Day.

Nearly 24,000 visitors stopped at the booth for information during the summer of 2022. Staff members and volunteers are always available to answer questions and recommend the accommodations, restaurants and attractions in Ocean City.

The OCDC business members enjoy the great benefit of having their marketing materials showcased at the cottage, making them available to throngs of tourists who walk the Boardwalk each day. Businesses wishing to display their materials at the Information Cottage should call (410) 289-7739 or email events@ocdc.org for more details.

If you would like to work or volunteer at the cottage, please call Mary Ann at (703) 731-6515.

The Summer of 2023 will prove to be an outstanding year for Downtown Ocean City. Stop and visit the booth at anytime. We would love to hear from you!



Top: Angelo Telo & Family
with Glenn Irwin &
Kevin Gibbs
Bottom:
Steve Stakias Family /
104 Dorchester Street



OCEAN CITY DEVELOPMENT CORPORATION 22ND ANNUAL AWARD RECIPIENTS

AT ITS MAY 2022 ANNUAL MEETING,
THE OCDC PROVIDED AWARDS
TO THE FOLLOWING PROJECTS:

FACADE IMPROVEMENT PROJECT AWARDS

602 BALTIMORE AVENUE

502 ST. LOUIS AVENUE

1619 ST. LOUIS AVENUE

250TH FACADE PROJECT

1208 BALTIMORE AVENUE

DOWNTOWN WORKFORCE HOUSING PROJECT AWARDS

104 DORCHESTER STREET

207 ST. LOUIS AVENUE

BUSINESS ASSISTANCE PROJECT AWARD

RYTA'S ICE / 5 SOUTH ATLANTIC AVENUE

HAAGEN-DAZS / 404 SOUTH ATLANTIC AVENUE

NEW DOWNTOWN SPECIAL EVENT

MARLIN FEST

VOLUNTEER AWARDS

SONIA AND FRANK BAKER

NANCY AND DAVE BRADFORD

JOE MANGANELLO

OCDC *Public Art* PROJECTS KEEP PAINTING

During 2022, the OCDC Public Art Program joined with the Art League of Ocean City to complete eight painted utility boxes. Delmarva Power gave full approval for the program to paint their utility boxes. PPG Paints on 8th Street in Downtown Ocean City donated some paint and paint supplies towards the art projects. The OCDC Public Art Program hopes to paint five more boxes in 2023.

The Outside the Box brochure will be updated to reflect all the Delmarva Power utility boxes painted by artists and volunteers, including their locations and sponsors.

The brochure can be found at www.ocdc.org under the "Walking Tours of Downtown" tab.

Other public art projects completed in 2022 include the installation of a bronze sculpture, entitled "Approaching Geese," on the bayside area of the Ocean City Convention Center and a wall mural on Wicomico Street depicting the Boardwalk, beach and pier.

Top Right: Artist Liz Carter
Bottom Left: Artist Kacie Neeb
Bottom Right: Artist Cheryl Moulton



SUNSET PARK & SOMERSET PLAZA

Music & Events

The Sunset Park Party Nights hosted another summer of successful music events in 2022!

The OCDC will partner with the Town of Ocean City to bring another summer of Sunset Park Party Nights to the downtown area. At 7:00pm on Thursday nights from July 6th through August 31st, Sunset Park will feature several different musical acts. These events are free and open to the public. The Ocean City Recreation Boosters will be selling beverages and beer at each event and donating the proceeds to youth programs in Ocean City.

At Somerset Plaza, the OCDC will provide music and the OC Cruzers will display their custom cars on eight select Sunday dates this summer. 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.

SUNSET PARK PARTY NIGHTS

FREE CONCERTS
OPEN TO THE PUBLIC • 7PM

2023 Music Schedule

JULY 6

JUKE BOX HERO
(FOREIGNER COVER BAND)

JULY 13

JIMMY CHARLES
(MODERN COUNTRY)

JULY 20

SAVED BY ZERO
(80'S COVERS)

JULY 27

LENNEX
(90'S VARIETY)

ROGUE CITIZENS
(OPENING)

AUGUST 3

TRANZFUSION
(CLASSIC ROCK)

AUGUST 10

MONKEE PAW
(ROCK/POP VARIETY)

AUGUST 17

LAUREN GLICK BAND
(ROCK AND POP)

AUGUST 24

THE DUNEHOADS
(JAM BAND)

AUGUST 31

FULL CIRCLE
(MODERN & CLASSIC POP ROCK)

**Sunset Park is located at S. Division St.
and Philadelphia Ave. on the bay
next to the U.S. Coast Guard Station.**



Downtown CRAFT BEER FEST

Shore Craft Beer, the OCDC, and the Town of Ocean City hosted the 7th annual OCToberfest at Sunset Park on October 29, 2022. Approximately 1,500 people attended the craft beer festival this year. Attendees enjoyed selections from 16 local breweries, 4 local food vendors, and local retail vendors. The rock band, FireKite, provided live music for the event.

The 8th annual OCToberfest beer festival will be scheduled for October 2023. For additional information and ticket purchases, go to www.shorecraftbeer.com. Proceeds from this event will support various projects in Downtown Ocean City.





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

Igor Conev

Michael Nolen

Danny Robinson

Nick Tekmen

Bob Torrey

Zachary Bankert, Executive Director

David Noonan, Project Manager

Joslyn Harman, Administrative Coordinator

Mary Ann Manganello, Events Planner

Amy Oates, Accountant

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



OCDC BY THE NUMBERS

(AS OF FEBRUARY 2023)

OF PROJECTS COMPLETED

- 255 • SIZE (IN ACRES) OF OCDC TARGET AREA**
- 200 • SIZE (IN ACRES) OF DESIGNATED MAIN STREET DISTRICT**
- 270 • FACADE IMPROVEMENT PROGRAM**
- 102 • GREEN BUILDING INITIATIVES PROGRAM**
- 38 • BUSINESS ASSISTANCE PROGRAM**
- 36 • NEW FENCE PROGRAM**
- 54 • NEW ROOF PROGRAM**
- 46 • PAINTED UTILITY BOXES**
- 14 • OTHER PUBLIC ART**
- 10 • OCDC SPECIAL EVENTS AT SUNSET PARK 2022**
- 8 • OCDC SPECIAL EVENTS AT SOMERSET PLAZA 2022**
- 9 • DOWNTOWN LIGHT PROJECTS**

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, Program Director and Administrative Coordinator. The OCDC also has 13 committees comprised of members who provide countless hours of volunteer time and remain the core of the OCDC organization.