

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

Downtown Recreation Complex Remodel **AND OCDC CONTRIBUTIONS**

The Downtown Recreation Complex (DRC), situated between 3rd St. and 4th St., has long been an asset to Downtown Ocean City, its residents, and visitors. After many years of hard work developing and sourcing funding, the DRC is undergoing major renovations. Park visitors can expect to enjoy new basketball courts, tennis/pickleball courts, upgrades to the Ocean Bowl Skate Park (such as a new skate park building and street course), new playground equipment, public restrooms, updated walking paths, and benches. The west block of the DRC will also feature a refreshed open-air space that will extend directly to the Bay and provide an excellent venue for future outdoor events downtown.



The OCDC is a proud supporter of our local parks, and we see a lot of value in public green spaces such as the DRC. Years ago, when the park remodel was still just a concept, the OCDC donated \$25,000 to the project to help offset the development cost of the park's redesign. More recently, the OCDC is pleased to announce the donation of two pieces of inclusive playground equipment, a quiet grove and com-

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OCDC GRANT PROGRAMS

SUPPORTING DOWNTOWN BUSINESS AND PROPERTY OWNERS

If your property or business is in Downtown Ocean City (generally south of 17th Street), the OCDC may have grant funds to help improve your property or grow your business.

Development and Assistance (Employee Housing):

Up to **\$25,000** for property owners building new employee housing or rehabilitating existing employee housing.

Business Assistance:

Up to **\$10,000** to help businesses build out interior spaces of downtown locations; can be used by owners starting a new business or existing businesses opening a new location.

Façade Improvement:

Up to **\$7,500** to help make exterior improvements to your building; examples include new siding, railings, porches, windows, and doors.

Green Building:

Up to **\$7,500** to improve the energy efficiency of your building, such as new windows, doors, and improved insulation.

Roof Improvement:

Up to **\$2,000** for roof replacement.

Streetside Fence:

Up to **\$2,000** for fence replacement or installation.

Downtown Lights:

Up to **\$500** for exterior lighting upgrades.



The owners of this 6th street property recently utilized our Façade, Green Building, and Roof programs.

Reach out to the OCDC to learn more about our programs and to see if your project qualifies. Our Programs Manager, David Noonan, can be reached at david@ocdc.org or 410-289-7739.

BOARDWALK INFORMATION COTTAGE

and Scavenger Hunt

The Boardwalk Information Cottage is an excellent resource for downtown businesses and visitors alike. The cottage is open from May through September (days and hours vary) and staffed with helpful attendants who are there to make recommendations and answer questions. The cottage assists nearly 25,000 visitors each year. Local Businesses are also welcome to drop off materials and promotions to be distributed at the Info Cottage.



One of the Info Cottage's most popular programs is the annual scavenger hunt, which takes place in August. Children and their families are invited to walk the boardwalk and find the hidden stuffed animals in boardwalk businesses. Punch cards can be picked up at the Info Cottage. Children that fill out the punch card are given a stuffed animal as a prize. Last year our animal was a turtle and we gave away over 550 turtles. The scavenger hunt was so popular during the summer of 2023 that we brought it back for Sunfest weekend. Thanks to the local boardwalk businesses that participated last year. We look forward to bringing back this free, family friendly activity in 2024.

The Info Cottage is located on the Boardwalk between North Division and Caroline Streets. Anyone interested in volunteering at the cottage or having their business promoted at the cottage can email events@ocdc.org. The Information Cottage and the scavenger hunt are brought to you by the OCDC's Downtown Association Committee, in partnership with the Town of Ocean City.

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munication board. This equipment is designed for children with sensory issues and communication difficulties, such as autism. Funds to pay for the equipment were provided by the OCDC's Downtown Association and Public Art Committee, the DiBou Family, and other local businesses.

The OCDC has also been excited to announce two murals to be painted at the DRC. The first mural, to be completed on the corner of St. Louis Ave and 3rd street, will be over 60 feet long and painted by accomplished muralist Jeff Huntington.



Skaters Lounge Mural to be Painted by Marc Edmond



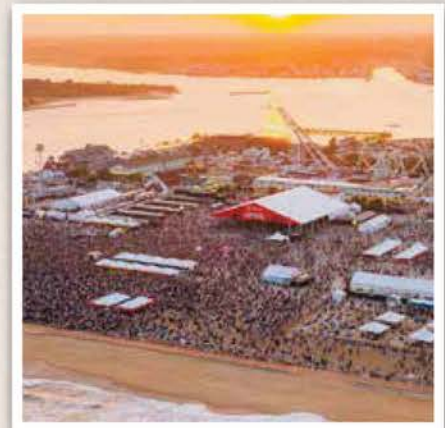
Portion of the Sixty Foot Long Outdoor Mural to be Painted by Jeff Huntington

The OCDC would like to thank the Town of Ocean City, especially its Recreation and Parks Department, for acknowledging the importance of public spaces like the DRC and for making the renovations a reality.



Music Festival **DRAWS HUGE CROWDS DOWNTOWN**

After getting canceled due to foul weather in 2022, the Oceans Calling Festival had a very successful year in 2023. An estimated 50,000 people a day attended the music festival, which was headlined by acts like John Mayer, Alanis Morissette, and the Lumineers. Boardwalk businesses (with locations south of N. Division Street) were included in the festival footprint. Businesses, both on and off the boardwalk, reported having a good weekend, and those who attended the festival gave very positive feedback. For its part, the OCDC was involved in the discussions between the boardwalk businesses and festival promoters. We are looking forward to the festival returning in 2024 and potentially growing even larger in the future.





Zach Bankert and Stephanie Meehan welcoming our newly elected Board Members Spiro Buas, Scott Savage, Nancy Bradford, Kevin Gibbs, and Joe Wilson

OCEAN CITY DEVELOPMENT CORPORATION 23RD ANNUAL AWARD RECIPIENTS

At its 2023 Annual Meeting, the OCDC conducted elections for its Board of Directors and awarded the following people and projects for their contributions to Downtown Ocean City

FAÇADE IMPROVEMENT PROJECT AWARDS 105 WILMINGTON LANE

204 AND 206 DORCHESTER STREET

302 11TH STREET

6 CAROLINE STREET

BUSINESS ASSISTANCE PROJECT AWARDS

THE TREEHOUSE

QUICKIES MINI-DONUTS & COFFEE

PUBLIC ART AWARD

AUBREY SIZEMORE

VOLUNTEER AWARDS

DAN AND LISA STEVENS

DAVID AND CAROL SUSEN

JACKIE BALL

PARTNER AWARD

TRIMPER RIDES



ABOVE: Business Assistance Award Recipient The Treehouse

RIGHT: Before and After of the Façade Program Recipient Bike World on Caroline Street



HENRY HOTEL

In 2023 the Henry Hotel Foundation applied for a preservation grant from the African American Heritage Preservation Program, administered by the Maryland Historical Trust. The foundation received an award of \$250,000 to fund its phase 1 renovations of lifting the structure and building a foundation. Future phases will restore and preserve this historical landmark and create a museum and learning center to educate visitors about the African American experience under segregation in Ocean City and nearby communities. The OCDC gave technical assistance to the Henry Hotel Foundations when writing the grant application and is excited to see another historic building preserved downtown. Go to www.henryhotel.org to learn how you can support this project or email info@henryhotel.org to find out more.



Henry Hotel

OC CRUZERS ON SOMERSET PLAZA



The OCDC is happy to once again be partnering with the OC Cruzers to bring a full array of hotrods, muscle cars, and other classic vehicles to Somerset Plaza. The car shows will take place on select Sunday afternoons from 3:00 to 6:00 PM. The event is family friendly and free to the public. Shows will either have a DJ playing tunes or live music. Somerset Plaza is located on Somerset Street between Baltimore Avenue and the Boardwalk.



Downtown CRAFT BEER FESTIVAL

The Annual Shore Craft Beer Festival held another great event in 2023. We were very fortunate to have excellent weather; who would have imagined festivals-goers wearing t-shirts and shorts and even taking off their shoes to wade into the bay in late October! We had the largest turnout ever with over 1500 attendees, food trucks, and live music from the Dunehounds. Ticket holders could sample over 15 regional brewers pouring over 40 varieties of beers, meads, and seltzers.

Next year, we hope to have an even larger event and to host the beer festival at the recently renovated Downtown Recreation Complex.

Special thanks to our partners on this event, Shore Craft Beer and the Town of Ocean City. Stay up to date on 2024's festival by visiting www.ShoreCraftBeer.com. Proceeds from this event support the OCDC and our mission to revitalize Downtown Ocean City.



2024 Line Up

- June 9** Classic Cars and Live Music from Classic Vibe
- June 23** Classic Cars with DJ
- July 14** Classic Cars with DJ
- July 28** Classic Cars and Live Music from Rob Fahey
- Aug. 11** Classic Cars and Live Music from Josh Pryor
- Aug. 25** Classic Cars and DJ
- Sept. 1** Classic Cars and DJ
- Sept. 15** Classic Cars and Live Music from Beach Bandit Duo

SUNSET PARK

Party Nights

This annual concert series is free, family friendly, and open to the public. Come enjoy live entertainment and stunning bayside sunsets. Beer and wine are available, with sales benefiting the OC Rec Boosters. Attendees are welcome to bring a beach chair. Concerts take place on Thursdays during July and August from 7:00-9:00 PM at Sunset Park (located at the intersection of Philadelphia Ave and S. Division St). The OCDC partners with the Town of Ocean City to bring you this free concert series.

2024 LINE UP

JULY 11

CHRIS ENGLISH BAND

(DELTA BLUES)

JULY 18

LAUREN GLICK

(ROCK AND POP)

JULY 25

JUKE BOX HEROS

(FOREIGNER COVER BAND)

AUGUST 1

HOT SAUCE BAND

(CLASSICS WITH A TWIST)

AUGUST 8

TRANZFUSION

(CLASSIC ROCK)

AUGUST 15

TEENAGE RUST

(CLASSIC ROCK)

AUGUST 22

FULL CIRCLE

(ROCK AND POP)

AUGUST 29

THE DUNEHOUNDS

(JAM BAND)

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

STATEMENT FROM THE OCDC PRESIDENT

The past year has been extremely rewarding in my first year as President of the Ocean City Development Corporation. Seeing what a large impact this small organization has on our community is nothing short of astonishing and the work that this group continues to do will have a lasting impact for years to come.

It has been a privilege to work side-by-side with our new Executive Director Zach Bankert as we navigated our first year together. His tireless leadership has already helped progress OCDC forward as a community leader through downtown revitalization and public policy. It has been a tremendous learning experience for me, and I am extremely grateful for the opportunity to be in this position.

OCDC served as a strong advocate and voice for the boardwalk businesses in what turned out to be an extremely successful Ocean's Calling Festival. We have successfully procured funds for public art projects at the new 4th street recreation complex, secured grants for our many renovation programs, and we are getting ready to break ground on the new OCPD Downtown Substation this spring.

While our work in revitalizing downtown will continue to be the lifeblood of our organization, we have grown to be so much more than that. I am extremely proud of what this board and our staff has been able to accomplish in the past year and I am eager to see what lies ahead. It truly is a privilege to work and live in Downtown Ocean City.

Sincerely,

Joe Wilson, OCDC President

2024 GROUND BREAKING OCPD *Downtown Substation*

After years of hard work lobbying, planning, and fundraising, the OCPD Downtown Substation is finally becoming a reality. After being conditionally approved for bond funding by the Mayor and City Council, the project team began completing the construction plans for the buildings with groundbreaking expected in the spring 2024. The building will have offices, conference space, interview rooms, a bicycle repair garage, and a public-facing lobby for the OCPD. The third floor will be used for seasonal housing.

Located next to the off-island shuttle stop on Somerset Street, the

building will also include convenient public restrooms. Funding for this project will come from the Town of Ocean City and the OCDC. Thanks to our partners at the Town of Ocean City, as well as our private partners at Gillis Gilkerson Inc. and the Becker Morgan Group, whose collaborative efforts helped bring this project to fruition.



Rendering of proposed OCPD Mixed-Use Facility



OCDC VISION

"WE ENVISION AND ECONOMICALLY SOUND AND SOCIALLY HEALTHY DOWNTOWN OCEAN CITY, MARYLAND WHERE REVITALIZATION HAS CAPITALIZED ON 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. Applications can be found on our website (www.OCDC.org), or you can call our office (410-289-7739) with questions or comments. Financial information about our non-profit can also be found on our website.

OCDC BOARD OF DIRECTORS

Joe Wilson, President

Patrick McLaughlin, Vice President

Sonia Baker, Secretary

Anna Dolle Bushnell, Treasurer

Kevin Gibbs, Past President

Stephanie Meehan

Nancy Bradford

Spiro Buas

Dennis Dare

Buddy Dykes

Igor Conev

Michael Nolen

Nick Tekmen

Scott Savage

Bill Sieg

Zachary Bankert, Executive Director

David Noonan, Program Manager

Joslyn Harman, Administrative Coordinator

Mary Ann Manganello, Volunteer Coordinator

Amy Oates, Bookkeeper

OCDC BY THE NUMBERS

(AS OF FEBRUARY 2024)

255 ACRES — SIZE OF OCDC TARGET AREA

200 ACRES — SIZE OF DESIGNATED MAIN STREET DISTRICT

OF PROJECTS COMPLETED

276 • FACADE IMPROVEMENT PROJECTS COMPLETED

104 • GREEN BUILDING INITIATIVE PROJECTS COMPLETED

38 • BUSINESS ASSISTANCE PROJECTS COMPLETED

38 • NEW FENCE PROGRAM PROJECTS COMPLETED

60 • NEW ROOF PROGRAM PROJECTS COMPLETED

14 • DOWNTOWN LIGHT PROJECTS COMPLETED

46 • PAINTED UTILITY BOXES COMPLETED

18 • PUBLIC ART PROJECTS COMPLETED

10 • OCDC SPECIAL EVENTS AT SUNSET PARK 2023

8 • OCDC SPECIAL EVENTS AT SOMERSET PLAZA 2023

THE OCDC

108 DORCHESTER STREET, OCEAN CITY, MARYLAND 21842

410-289-7739 • www.OCDC.org

The Ocean City Development Corporation is a 501(c)(3) nonprofit organization that was formed in 2000. We are a local community development corporation and our mission is to continue the revitalization of Downtown Ocean City.

We strive to achieve our mission through hosting and supporting special events, securing and managing grant funds, funding and development of private and public facilities (such as employee housing projects and first responder facilities), financing public art, and acting as a bridge between the local government and the private businesses.

The OCDC's fifteen member Board of Directors is elected by its membership. Full time staff of the OCDC includes the Executive Director, Programs Manager, and Administrative Coordinator. The OCDC has 13 committees comprised of its members who volunteer their time to help the continual efforts to revitalized Downtown Ocean City. Funding for the OCDC is provided by the Town of Ocean City, Worcester County Commissioners, private contributions, membership dues, grants, and fundraising events.