



SPOTLIGHT

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

FUNDING *Award*

Governor O'Malley and the State of Maryland have announced the OCDC will be receiving a funding award for 2008 to implement its revitalization program. The State's Community Legacy Program has been very instrumental in funding numerous redevelopment initiatives of the OCDC over the past seven years. Previous funding awards have been used for façade improvements, land acquisition, streetscape improvements, and other projects in downtown Ocean City.

MORE SEASONAL HOUSING PROVIDED BY OCDC

The OCDC will be managing the residential units at 110 Somerset Street. This property was purchased by the Town of Ocean City in October 2007. The long term use of this property is a part of a larger redevelopment project including other Town owned properties. However, for the interim use the OCDC will lease this building from the City to use as additional seasonal housing for Ocean City Beach Patrol employees. Approximately ten employees will reside at this facility, which is located adjacent to the downtown OCBP office. Given this facility and the Tarry-A-While Guest House seasonal housing units, the OCDC will provide housing for approximately ten percent of the OCBP total seasonal employment force.

Tarry-a-While GUEST HOUSE COMPLETED

The restoration of this 1897 rooming house at 108 Dorchester Street was completed in May 2007. Funding for this renovation was provided by the Town of Ocean City, State of Maryland, OCDC and UMES Rural Development Center. The OCDC relocated its office



into the building's first floor. The upper two floors were reserved for affordable, seasonal housing for the Ocean City Beach Patrol employees. Thirteen OCBP employees stayed in this facility from May through September. OCDC manages and maintains this workforce housing facility.

Tarry-A-While Guest House

THE OCDC

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 fundraisers 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 a part time administrative assistant and bookkeeper. The OCDC also has 10 committees comprised of members who provide countless hours of volunteer hours and remain the core of the OCDC organization.



STATEMENT FROM THE OCDC

President

OVER THE PAST SEVEN YEARS THE OCDC HAS PROVIDED MOMENTUM AND CREATED A LEVEL OF CREDIBILITY WHICH HAS PROVIDED AN IMPETUS FOR REDEVELOPMENT IN DOWNTOWN OCEAN CITY. ALTHOUGH THE MARKET HAS SLOWED FOR REAL ESTATE NATIONALLY, IT IS THE GOAL OF THE OCDC TO CONTINUE TO MOVE FORWARD WITH IMPROVING DOWNTOWN, AS WELL AS, THE WHOLE OF OCEAN CITY.

IN THE PAST YEAR WE HAVE SEEN SEVERAL SMALLER PROJECTS MOVE FORWARD. THE OCDC PUT OVER \$250,000 IN FAÇADE MONEY ON THE STREET SINCE ITS INCEPTION. OUR DESIGN COMMITTEE CONTINUES TO PROVIDE GUIDANCE TO THE CITY AND DEVELOPERS FOR FUTURE PROJECTS. ADDITIONALLY, WE JUST CONCLUDED OUR FIRST YEAR PROVIDING WORKFORCE HOUSING. PLANS FOR 2008 INCLUDE ADDING MORE RENTAL ROOMS FOR THIS EFFORT.

THE PLANS FOR THE WORCESTER STREET PARKING GARAGE HAVE BEEN PUT ON HOLD FOR THE TIME BEING. OUR GOVERNMENTAL PARTNERS ARE EXPLORING FUNDING SOLUTIONS FOR THIS PROJECT. THE OCDC REMAINS A STRONG PROPONENT OF A PARKING GARAGE IN DOWNTOWN OCEAN CITY.

AS WE MOVE FORWARD IT IS OUR HOPE THAT OUR MOMENTUM AND CREDIBILITY CONTINUE TO GROW. IT IS IMPORTANT TO NOTE THAT OUR EFFORTS ARE GREATLY AIDED BY THE CONTRIBUTIONS AND GOOD FAITH OF OUR GOVERNMENTAL PARTNERS AND THE PEOPLE WHO CARE ABOUT THE FUTURE VIABILITY OF DOWNTOWN OCEAN CITY.

GREG SHOCKLEY
OCDC PRESIDENT

OCDC OFFICERS

Greg Shockley, President
Macky Stansell, Vice President
Robert Givarz, Secretary
Todd Ferrante, Treasurer
Jay Knerr, Immediate Past President

Charles Barrett
Marion Hayward Chambers
Bryon Davis
Louise Gulyas
G. Hale Harrison
Neil T. Hitchcock

C. Terry Hough
John C. Lewis
W. C. "Buck" Mann
Geoffrey Robbins
Glenn Irwin, Executive Director



NEW DEVELOPMENTS

Improving DOWNTOWN

Over the past year there have been a number of new developments. Such new development increases the tax base for the Town of Ocean City and Worcester County. Three of these projects are highlighted below:

1ST STREET TOWNHOUSES

This six unit townhouse project was completed in 2007. It is located along 1st Street between Baltimore and Philadelphia Avenues. Besides providing ample porches this project also screens the parking very well.



1st Street Townhouses

BOARDS EDGE VILLAS

This mixed use project, located at Baltimore Avenue and Talbot Street was completed during the 2007 summer. The project includes four townhouses above three storefronts. This project received the "Best New Downtown Project" award at the OCDC Annual Meeting held in May 2007. The developer of this project was Pinnacle Design, Inc.



Boards Edge Villas

SUNSET PALMS TOWNHOUSES

This five unit project is to be completed in early 2008. It is located on St. Louis Avenue and 7th Street. This project provides an attractive three story site plan with parking hidden from the public view.

Facade IMPROVEMENT PROGRAM

Since 2002, the OCDC has received several funding awards from the Maryland Department of Housing and Community Development to implement its façade program. This program consists of providing matching funds to assist businesses and property owners to renovate the exterior of buildings. To date, this OCDC program has been used to renovate 43 buildings in downtown Ocean City. Five other buildings are presently being renovated. Over \$2.1 million of private investment has been spent in these older buildings. Many of these "before and after" photos of such projects can be viewed at www.ocdc.org.



Ambassador Inn
Philadelphia Ave. & 5th St.
Before & After



OCEAN CITY *Landmarks*

The OCDC has created a new program called Ocean City Landmarks. Up to twenty older buildings will be eligible to receive attractive bronze plaques that will recognize their contributions to the downtown area. Most of these buildings are referenced in the popular "Walking Tour of Historic Downtown Ocean City" guide. The plaques will include the historic name of each building/ landmark, street address, and date of construction. The Ocean City Landmarks program is being funded by grants from the Lower Eastern Shore Heritage Council and UMES/ Rural Development Center, as well as the OCDC. The plaques should be installed by the 2008 summer season.



INTERESTED IN OPENING A BUSINESS IN downtown?

If you are interested in a new business venture in downtown Ocean City, please contact the OCDC for assistance with locations and availability.

Please call the OCDC office at (410) 289-7739 for additional information about these issues.

SUNSET PARK *Special* EVENTS

During the summer of 2007, the OCDC and Town of Ocean City teamed up to provide eight special events in this new park facility located along South Division Street between Philadelphia Avenue and the Bay. For 2008 these two entities will again bring a variety of special events to Sunset Park. These special events will be held on Monday evenings during July and August.



Two ethnic theme festivals will be held:
Irish Festival Night on July 28th and Latin Festival Night on August 25th, both starting at 6:00 pm.

Sunset Park looking West

OCDC ART DAVIS MEMORIAL GOLF TOURNAMENT

In October 2007 the OCDC held its 7th Annual Golf Tournament to raise funds for its downtown program. To recognize the efforts of past OCDC Board member, Art Davis, this year's golf tournament was named in his honor. Lankford-Sysco was this year's sponsor for our golf tournament.

If interested, this year's golf tournament will be held October 22, 2008.



Terry Hough, Susan Copenhaver, Janet Hough, and Jim Pigg



PUBLIC art & INTERESTS

EUNICE SORIN DONATION

Local philanthropist, Eunice Sorin, has donated \$130,000 to the OCDC to purchase a bronze sculpture to be located at the new Ocean City library at 100th Street. Noted sculptor, Michael Jernigan, will create this life sized sculpture of a young girl sitting on her father's lap while being read a book. This generous contribution by Mrs. Sorin is the first major contribution to the OCDC Public Art Program.

The sculpture will be completed and installed by September 2008.

THANK YOU
EUNICE!



FUNDRAISING EFFORTS



The OCDC Public Art Committee and OC Beach Bird Committee continue to provide fundraisers for public art in Ocean City. Following the successful 2003 Beach Bird program where 80 fiberglass beach birds were placed on display and later auctioned, these proceeds were used to purchase the eagle sculpture at 144th Street as a grand entrance feature into north Ocean City. In addition, several smaller fundraisers have been held to pay for the eagle sculpture base at this same location.

DONATIONS TOWARDS THE
OCDC PUBLIC ART PROGRAM
ARE WELCOMED AND TAX DEDUCTIBLE!

DOWNTOWN WALKING TOUR offered to local groups

The OCDC offers free walking tours to local civic organizations and homeowner associations in Ocean City. This is a great way to see and hear firsthand about the history of downtown Ocean City as well as the revitalization projects underway. For additional information about these walking tours contact the OCDC office at (410) 289-7739.



UTILITY BOX PROGRAM

In June 2007, the Art League of Ocean City completed its eleventh painting of a downtown utility box in Ocean City. This box, referred to as "Amusement Rides" was designed by George Hamaty and painted by Art League volunteers. To date, seventeen utility boxes have been painted with an Eastern Shore theme in downtown Ocean City. Photos of these boxes can be viewed at www.ocdc.org.

(left to right) Margaret Laughlan, Barbara Hager, Jeanne Danek, George Hamaty, and Susan Hall.



OCDC VISION

Pedestrian Friendly Corridors

Attractive buildings, which reflect a traditional theme and are properly designed and maintained

Mixed-use buildings

Buildings that are adaptable with an architectural variety

A distinct character separate from the rest of Ocean City

Landscape used as a space definer in public spaces for shade and air quality

Perceivable neighborhoods or districts

An incentive system for preserving special and historic buildings

Attractively screened parking

Multiple means of transportation

A fee in lieu of parking program to create centralized parking facilities

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 is for one (1) fiscal year from July 1 – June 30 and Annual Dues are based on submission of application during OCDC'S fiscal year and are as follows:

\$100.00 - July to Sept.

\$ 75.00 - Oct. to Dec.

\$ 50.00 - Jan. to March

\$ 25.00 - April to June

Membership with the OCDC allows one to vote for Board members, an invitation to our annual meeting, serve on committees as they become established, and receive updates on the activities of the OCDC.

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.



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Ocean City, Maryland 21842

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