



SPOTLIGHT

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

New Developments IMPROVING DOWNTOWN

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

THE CORK BAR BUILDING

This new building, constructed by the Dolle Family, opened for the 2008 summer season on Wicomico Street near the Boardwalk. The first floor use consists of the new and improved Cork Bar, a long time Ocean City establishment, and Dolle's candy manufacturing and storage facilities on the upper floor. Dolle's Candyland has been an Ocean City fixture since 1910.



The Cork Bar Building

CAPTAIN'S VIEW VILLAS

This seven unit townhouse project was completed in 2008. It is located along St. Louis Avenue just north of 12th Street. This project provides ample porches and effectively screened parking.



Captain's View Villas

AVELON HOTEL

This 84 unit hotel is located at Baltimore Avenue and 1st Street. This new hotel is expected to open for the summer 2009 season and will also contain a first floor bistro.

Other new development projects underway and expected to be completed this spring include the Dough Roller Restaurant at the Boardwalk and South Division Street, Americana Suites at Philadelphia Avenue and 10th Street and the Clipper Hotel on Baltimore Avenue near 12th Street.

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. The OCDC also has 10 committees comprised of members who provide countless hours of volunteer hours and remain the core of the OCDC organization.

The OCDC has completed a short informational video highlighting its successes and projects since its commencement in 2000. The video can be viewed at www.ocdc.org.

STATEMENT FROM THE OCDC

President

GREETINGS.

THANKS FOR TAKING THE TIME TO READ OUR ANNUAL NEWSLETTER.

THE PAST YEAR HAS BEEN A GOOD ONE. DEVELOPMENT CONTINUES IN DOWNTOWN OCEAN CITY ALBEIT AT A SLOWER AND SMALLER SCALE. THE FACADE PROGRAM HAS GAINED MOMENTUM OVER THE PAST COUPLE OF YEARS. WE RECEIVED MORE APPLICATIONS LAST YEAR THAN ANY OTHER YEAR PREVIOUSLY. TO DATE OVER 58 PROJECTS HAVE BEEN COMPLETED IN OUR DESIGNATED AREA. THIS PROGRAM WILL CONTINUE IN 2009 AS A RESULT OF THE STATE OF MARYLAND COMMUNITY LEGACY GRANT WE HAVE RECENTLY RECEIVED.

THE OCDC IS WELL AWARE OF THE TRYING ECONOMIC CIRCUMSTANCES THAT WE ALL FACE. IT IS OUR PLAN TO WORK THROUGH THESE TIMES. WE SEE OPPORTUNITY IN THE CURRENT FINANCIAL CLIMATE. WITH YOUR HELP AND SUPPORT THE OCDC WILL CONTINUE TO BE A VIABLE PLAYER IN OCEAN CITY'S DOWNTOWN REVITALIZATION.

GREG SHOCKLEY
OCDC PRESIDENT

OCDC OFFICERS

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





OCEAN CITY *Landmarks*

OCDC commenced its "Ocean City Landmarks Program" which provided bronze plaques to 20 of Ocean City's oldest buildings in downtown Ocean City. The plaques include the historic name of each building/landmark, street address, and date of construction. The Ocean City Landmarks program was funded by grants from the Lower Eastern Shore Heritage Council and UMES/Rural Development Center, as well as the OCDC.



INTERESTED IN OPENING A BUSINESS IN downtown?

If you are interested in a new business venture in downtown Ocean City, 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 2008, the Town of Ocean City's Recreation and Parks Department provided two ethnic festivals and six music concerts at Sunset Park, located on the Bay at South Division Street. The OCDC provided financial assistance towards these special events. For 2009 the OCDC is planning to continue these



special events in addition to the two ethnic festivals to be run by the Town of Ocean City. Such events will occur on Tuesday evenings during July and August.

Irish Festival Night

Sunset Park looking West

OCDC /ART DAVIS MEMORIAL GOLF TOURNAMENT

In October 2008 the OCDC held its 8th Annual Golf Tournament to raise funds for its downtown redevelopment program. Lankford-Sysco was this year's sponsor for our golf tournament. If interested, this year's golf tournament will be held on September 30, 2009.



John DeMajester, Bill Elrick, Jeff Hicks and Mike Tull

OCDC 2008 ANNUAL *Awards*

At its May, 2008 Annual Meeting, the OCDC provided several awards for actions promoting and enhancing the downtown area of Ocean City:

EUNICE SORIN for her generous donation to the OCDC Public Art Program.

RICHARD A. MALONE, Senior Project Manager, Town of Ocean City for his professional leadership in coordinating the extensive renovation work at the Tarry-A -While Guest House at 108 Dorchester Street.

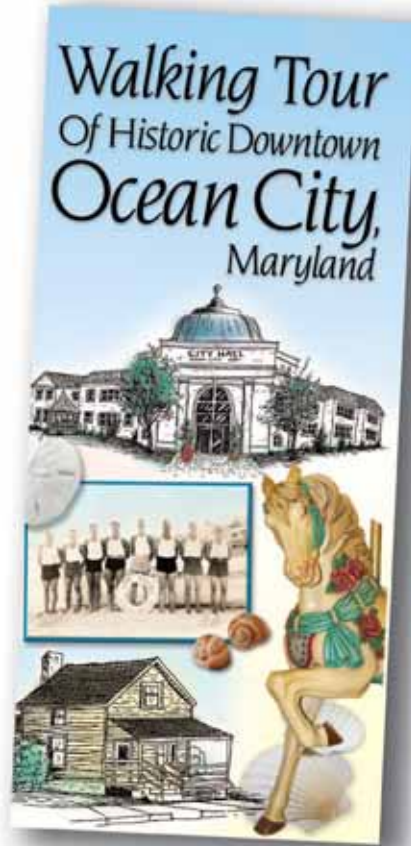
L. A. SAWYER COMPANY for the Isabella Project on 1st Street, a new attractive multifamily development.

THE WRIGHT FAMILY for the construction of their single family house at 110 Wilmington Lane.



EUNICE SORIN DONATION

On February 20, 2009 the newest OCDC public artwork, called the "The Educator" was dedicated at the Ocean City Library. This sculpture, sponsored by Eunice Sorin, local philanthropist, shows an adult male reading a book to his young daughter. The adult was imaged in the likeness of Eunice's late husband and educator, Herman, and the young girl in the image of Eunice's daughter, Janice. The artwork was sculpted by Michael D. Jernigan and cast by Turner Sculpture. The Herman H. and Eunice Q. Sorin Endowment was established at the Community Foundation of the Eastern Shore to fund future public art in Ocean City.



The OCDC in partnership with the Downtown Association is completing a new walking tour of the upper downtown Ocean City between 3rd and 17th Streets. Walking tour brochures will be available to the public for this 2009 summer season.

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 free walking tours contact the OCDC office at (410) 289-7739.



NEW DOWNTOWN ENTRANCEWAY SIGN

This winter a new entranceway sign and associated improvements (landscaping, irrigation, lighting, fencing) was completed at the corner of Philadelphia Avenue and Caroline Street. A grant from the Maryland Department of Housing & Community Development paid for these improvements.

STATE OF MARYLAND PROVIDES FUNDING AWARD FOR OCDC PROJECT

The OCDC has received a funding award of \$150,000 from the Maryland Department of Housing & Community Development to apply towards three projects in downtown Ocean City for 2009. This award, from the State's Community Legacy Program will be used to continue the OCDC Commercial Façade Program and OCDC Residential Façade Program. In addition, funds were provided to purchase property for the OCDC Land Banking Program.

OCDC EMPLOYEE HOUSING

The OCDC will be entering its third season of managing housing for Ocean City Beach Patrol employees. In 2007, the Tarry-A-While Guest House Dorchester Street was opened after extensive renovations. This facility provides thirteen beds for the OCBP employees. In 2008, the OCDC added the Somerset Street building to its managed inventory. This house provides decent and affordable housing to ten other OCBP employees. Overall, the OCDC provides and manages housing for over ten percent of total Beach Patrol employees.

Façade 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 58 buildings in downtown Ocean City. Seven other buildings are presently being renovated. Over \$2.5 million of private investment has been spent in these older buildings. Many of these "before and after" photos of completed facade projects can be viewed at www.ocdc.org.



Left:
Melvin's Steakhouse
25 Philadelphia Avenue
Below:
Wilmington Terrace
107 12th Street





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, sit 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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108 Dorchester Street
Ocean City, Maryland 21842

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