

**CIVIC CENTER COMMISSION**

Date: Thursday, October 26, 2023 at 8:30am  
DCU Center, 50 Foster Street, Worcester, MA  
2nd Floor conference room  
and virtually via Teams

**MEETING MINUTES**

**Attendees**

**Civic Center Commissioners**

Chair Brissette, Dist. 1; Commissioner Alexander, Dist. 5; Commissioner Economou, Dist. 1 – chaired meeting; Commissioner Herideen, Dist. 1.  
(Commissioner McEvoy, Dist 2, was not present at this meeting)

**City Staff**

Julie A. Lynch, Chief of Public Facilities

**ASM Global**

Sandra Dunn, Jim Moughan, Melissa Day, and Regional Vice President Les Crooks.

**1. Call to Order**

Commissioner Brissette chaired the meeting and called the meeting to order at 8:39am.

**2. Acceptance of Meeting Minutes**

Chair Brissette requested a motion to accept the minutes of the September 28, 2023 meeting. The motion was made by Comm. Economou, and seconded by Comm. Herideen. The motion passed(unanimous 4-0).

**3. Massachusetts Democratic Party State Convention**

Charisse Martin, representing Discover Central Massachusetts, submitted a rent waiver request on behalf of the June 01, 2024 event (Facility to be rented May 30, 31 and June 1 for this event). She stated that the Democratic Party noted that other cities in Masschusetts had offered more attractive proposals. The event is sponsored by a non-profit, and that the event also keeps Worcester in the spotlight. Monique Messier-Joseph, also representing Discover Central Massachusetts, noted the # of attendees to this event and the economic benefits to the local venues. She noted the rates were higher than other venues.

Comm. Economou asked if this is recommended as one of the Community Days for the venue. Ms. Dunn replied that it is.

Commissioner Brissette recused himself from voting as he is a member of the Democratic State Committee.

Comm. Economou asked for a motion. Comm. Herideen made a motion to approve the request to waive the rent fees. Comm. Alexander 2<sup>nd</sup> the motion.

A roll call vote was completed. The initial vote was 2 for(Economou and Heideen), 0 against, and 1 (Alexander)abstained. Due to Comm. McEvoy’s absence and Comm. Brissett’s recusal and Comm. Alexander abstaining, a quorum was not met. The Commission decided to revote and the final vote

included 3 yays(Economou, Herideen, and Alexander), 0 nays with Comm. McEvoy not in attendance and Comm. Brissette's recusal.

#### **4. City of Worcester Project Status Update**

Ms. Lynch summarized the status of capital projects and repairs at the DCU Arena and Convention Center.

- a. Arena seating installation is substantially complete.
- b. The cameras, telephones is substantially complete with ASM Global working with the vendor to finalize outstanding punch list items.
- c. Ballroom Chair delivery complete.
- d. Arena floor folding chairs have been delivered
- e. BMS HVAC Controls integration to City Network is substantially complete
- f. Phase II Master Plan by Populous Architects will include an attempt to combine certain designed projects into one larger project to make it more palatable to bidders.
- g. Domestic Hot Water tank replacement is 50% complete and will be finished based on coordination of final effort with event schedules.
- h. DAS – Distributed Antenna System – Meeting with Law Department is expected November 1<sup>st</sup>, next Wednesday to finalize their review of the agreement to take next steps.
- i. Arena Freight Elevator – 3<sup>rd</sup> Party consultant being is scheduled to complete the inspection of the elevators and escalators to provide recommendations to resolve known issues. Ms. Dunn noted that due to the number of recurring failures in the escalators, they have started recording in a log the number of times each day the escalators are in operation and can share that log with the City when requested.
- j. Convention Center Slab repairs were completed to address the worst case locations. ASM Global has requested if the City can work on dying or coloring the finish to make the repairs blend in better. City will certainly consider this based on the next scope of work and ability to fit within schedule available between events.
- k. Arena Structural Steel Upgrades likely to be added to other project scopes and bid a as a larger project when we can next coordinate an installation schedule. City to reach out to ASM Global to meet and discuss project schedule and what may get bundled and what may fit into the next year of event schedules.

#### **4. AMS Global Update**

Ms. Dunn introduced their regional Vice President Mr. Les Crooks. He comes from the Corporate offices in Los Angeles.

##### **a. Monthly Highlights**

Ms. Dunn discussed the ribbon cutting ceremony for the new Arena Seating focused on the Worcester Railers season ticket holders. This also included time in the main pavilion using the new banquet and folding chairs and then led into the Arena for a Q&A period with the Railers Coach and GM. Members of the City Council, the City Manager, Mr. Rucker-Owner of the Railers, were in attendance and spoke at the event. Ms. Dunn noted that Food & Beverage provided the food and included some of the concessions food planned to be available at events this year. Ms. Dunn also noted that the first event in the arena was the new Monster Truck Hot Wheels event, which we rather successful. Additionally, the Railers

first opening night game was a sold out win. Railers currently are trending toward the highest season ticket sales for the arena in several years.

**b. Sales Report**

Ms. Dunn and Mr. Moughan discussed recent and future events for both the Arena and Convention Center. Mr. Moughan noted that a few additional events with the Jiu Jitsu group came from a referral from ASM Global's Corporate California market. Ms. Dunn noted that the Worcester Pirates football club will not continue with their agreement to use the DCU Arena in 2024. It was noted that the negotiations were good but, the Pirates could not meet all the terms and is in process of finalizing an agreement with another location.

Ms. Dunn provided a general operations update, to include but not necessarily limited to, Concession stand upgrades with new paint, charitable efforts, rehoming of the majority of the old banquet chairs replaced with the delivery of the new chairs, challenges of storing new equipment that did not fit exactly where the old equipment fit, and the effort to get the Arena and concourse cleaned and prepared for reopening for events.

Mr. Moughan indicated that WPI will be doing two graduation ceremonies next year, which is a new client from previous years.

**c. Finance Update**

Ms. Day noted the following. July and August is 1<sup>st</sup> quarter of Fiscal year 2024. Reduced availability of Arena and portions of the Convention Center due to project construction in the Arena and noise for other work in the Convention Center. Ticket office worked to ensure new seating was properly labeled to reduce chance of issues with seating based on tickets sold and new seating labels. Parking Options affecting employment. City helped with partnering in providing certain parking accommodations to support this issue

**6. Adjourn**

Commissioner Brissette initiated a discussion regarding the next meeting and start time. Initial idea is to combine November and December onn December 7<sup>th</sup> or 14<sup>th</sup>. Comm. Brissett requested that an email goes out to the Commissioners to choose between two dates and that will finalize the next meeting date. He requested a motion(Economou) to adjourn, which was seconded (Herideen) and passed(unanimous4-0).

**Next meeting: Date to be determined. December 7<sup>th</sup> or 14<sup>th</sup> at 8:30AM?**