



CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Nov 3, 2025, 11:39AM EST

Project Name	Back to the Balcony: Saving Worcester's Oldest Theatre
Project Location and/or Address	17 Pleasant Street Worcester MA 01609
Project Lead Organization (or Individual if Applicable)	The Worcester Olympia Foundation
Legal Status of the Organization	501(c)3
Current Property Owner (if Different from the Applicant)	Cronos LLC
Please attach written permission by the property owner for submission of this application if other than applicant.	CPA funding application.pdf
Brief Project Description	Save a historical theatre in a historical district to bring the communal cinema experience and more back to the community. This comeback success story will not only benefit the immediate downtown area but also Greater Worcester. wootheatre@gmail.com
Project Contact Information	Adisson A. Kahale [REDACTED] [REDACTED]
What CPA category does this project fall under? (Check All that Apply)	Historic Resources
What activity are you proposing to do in this category? (Check All that Apply)	Preserve Rehabilitate / Restore
What is the total project budget?	\$9000000
How much are you requesting in CPA funding?	Initial Phases \$203250
What general budget line items will the CPA funds be used for? (CPA funds can only be used to fund capital expenses. Maintenance activities are not eligible.)	1. Structural Drawings 2. Structural Engineering 3. Contractor 4. Sidewalk/Foundation 5. Structural Repairs
Eligible Historical Resources: Which of the following applies to your historical resource?	The historical resource is more than 50 years old AND is listed on the State Register of Historic Places. Note: Any property listed on the National Register or located in a Local Historic District is automatically listed on the State Register.)

Please upload a copy of your MACRIS listing or other proof of Register listing.	WORC.792.docx
<p>Preservation Restrictions: Does your property have any deeded Preservation Restrictions? Note: Project awards over certain thresholds may require the Awardee to place a Preservation Restriction on the property as part of the grant agreement. More information on award thresholds and Preservation Restrictions can be found in the Worcester Community Preservation Act (CPA) Funding Application Form Guidance for Applicants.</p>	I Don't Know
<p>Community Preservation Program staff will assist you in determining if the property has an existing deed restriction. Please note that you do not need an existing Preservation Restriction to apply for CPA funding. However, by initialing the following box, you recognize that a Preservation Restriction may be required as part of your Grant Agreement. More information on award thresholds and Preservation Restrictions can be found in the Worcester Community Preservation Act (CPA) Funding Application Form Guidance for Applicants.</p>	IDK
<p>Is there anything else you would like us to know about your project at this stage?</p>	It is an important stage of the project that we know can be successfully completed.
<p>With my initials below, I confirm that the above information is true to the best of my knowledge and understand that major changes to the project outlined above may void a positive Determination of Eligibility.</p>	AAK
<p>With my initials below, I understand that CPA funding is reimbursement based, and that, if awarded, my organization would have to cover</p>	AAK

some or all of the upfront costs of the project.



CPA Funding Application Form

Submitted On:

Jan 7, 2026, 10:46AM EST

City of Worcester

Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)	Back to the Balcony: Saving Worcester's Oldest Theatre
Project Contact Information	Adisson A. Kahale [REDACTED] [REDACTED]
Please briefly describe your project.	WooTheatre is leading the effort to preserve and restore Worcester's oldest historic Olympia Theatre, transforming it into a community-centered cinema and cultural venue. The project blends historic preservation, film exhibition, education, and local arts programming, aiming to revitalize downtown Worcester while creating an accessible space for independent film, events, and community engagement. This is part one to save Worcester's oldest theatre.
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	Permits may be required for certain aspects of the project. Permits will be acquired as they are needed by contractors performing the work. Some plans have already been acquired with others being updated/acquired as part of this application.
Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.	N/A
What is the desired start and end date of this project?	March 2026
Please attach a Timeline for the project.	Timeline for Construction.docx
Please upload a complete project budget (.xlsx or .pdf) that includes the source of the funding for each line item. CPA funds can ONLY be used on CPA eligible project elements. Please make sure to be specific about the use of all CPA monies requested.	Budget CPA 2025.xlsx
Please upload any renderings and/or estimates for this project.	Wall Restoration - Surface Resto \$84,202.20 Option _1.pdf Drawings DSA Proposal - WooTheater \$12,500.00.pdf Szeker Engineering - \$40,750.00.pdf

	Construction Managment - \$60,930.00.pdf Worcester Theater.xlsx
What is the status of the match funding identified in the budget?	The Worcester Olympia Theatre Foundation, Inc. has already invested significant private resources into predevelopment, professional services, and preservation planning associated with this project. These expenditures demonstrate the organizations commitment to saving Worcester's oldest theatre. All other funding will be supported by myself and family personally on a reimbursement bases with any additional funding if needed by Country Bank or other TBD sources.
Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.	Letter - Samuel Pursey.pdf
Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.	CPA funding is needed to preserve and prevent further deterioration of one of Worcester's oldest cultural landmarks. The scale of restoration required exceeds what private fundraising alone can support, particularly for stabilizing historic features and adapting the building for long-term public use. CPA funding would ensuring the project delivers permanent public benefit through historic preservation, cultural access, and downtown revitalization. This theatre is a key part of downtown.
Please describe the experience of the project manager or project management team in completing a project like this one. Please include examples of similar projects pursued in the past, and why they are relevant.	All team members, contractors, and crew are fully qualified in their fields to complete the tasks required for this project. Their combined expertise ensures the restoration and adaptive reuse of the Olympia Theatre will be executed successfully, meeting historic preservation standards and delivering lasting public benefit to the Worcester community.
Please describe the financial position of the organization and its ability to cover the upfront costs of this project. CPA funding is provided on a reimbursement basis.	The Worcester Olympia Theatre Foundation, Inc. is fully supported by the Kahale family and a growing base of local community supporters. This strong backing ensures the restoration and preservation of the historic Olympia Theatre, enabling it to reopen as a vibrant cultural and educational venue. Community engagement, advocacy, and contributions will help sustain its long-term public benefit and historic significance.
Please upload any reports that may be helpful in establishing a capable financial position.	Letter of Financial Commitment - Kyle Kahale.pdf Letter of Financial Commitment - Glendalys Kahale.pdf Letter of Financial Commitment - Adisson A. Kahale.pdf Letter of Financial Commitment - Tammy Kahale.pdf
How will this resource/property/building be maintained in the future?	The building will be maintained by onsite maintenance and by keeping up with all routine inspections/services.
Please upload any maintenance commitments.	Go With The Flow Plumbing.rtf Seamless Electrical Solutions, LLC.docx J.J. Bafaro.pdf Knights Systems.pdf

Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.	The restoration of the Olympia will benefit Worcester residents by preserving a historic landmark and returning it to active public use as a community-centered cinema and cultural venue. The project will expand access to arts, film, and educational programming, support downtown revitalization, and create an inclusive gathering space. Residents, students, artists, small businesses, and visitors will benefit through affordable cultural experiences, learning opportunities, and increased activity.
Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).	<p>PRIORITY 1: Increase accessibility to historic resources, open space, parks, and in community housing.</p> <p>PRIORITY 2: Advance the city's sustainability and climate resilience goals.</p> <p>PRIORITY 3: Prioritizing investments into projects that address a demonstrated need in a geographic area.</p>
Please describe how this project aligns with the above Community Priorities.	<p>PRIORITY 1: This project restores and reopens the historic Olympia Theatre as a publicly accessible cultural venue, ensuring long-term public benefit through preservation, adaptive reuse, and inclusive programming that highlights the theatre and its historic district.</p> <p>PRIORITY 2: Rehabilitating this 135-year-old building supports sustainability by extending its life, reducing demolition waste, and incorporating energy-efficient mechanical systems.</p> <p>PRIORITY 3: The project addresses the need for cultural space in downtown Worcester, supporting revitalization through increased activity, foot traffic, and community engagement.</p>
Historic Resource Category Goals	<p>GOAL 1: Acquire and restore historic buildings in danger of demolition.</p> <p>GOAL 2: Promote adaptive reuse or deconstruction for historical preservation.</p> <p>GOAL 3: Preserve, digitize, and archive historic records.</p> <p>GOAL 4: Preserve underrepresented stories.</p>
Open Space and Recreation Category Goals	This project does not align with any of these Category Goals.
Community Housing Category Goals	This project does not align with any of these Category Goals.
Please describe how this project aligns with the above Category Goals.	<p>The project preserves and restores the historic Olympia Theatre, a significant cultural resource long listed by Preservation Worcester as endangered. Located within the Lower Pleasant Street Historic District, the theatre is part of the only remaining row of Victorian-era commercial buildings downtown.</p> <p>Through adaptive reuse, the project will return the Olympia to active public use while preserving its historic character. The theatre's archival films and artifacts will be preserved and digitized, continuing its legacy as an inclusive cultural space through diverse film, education, and public programs.</p>

Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.	<p>Worcester Now – Benefits all Worcester community members.</p> <p>Becoming Worcester – Engaging Worcester residents by increasing offerings and activities.</p> <p>Downtown Urban Revitalization Plan – Restorations is an important key part of Worcester becoming a 18hr city.</p> <p>Historic Preservation Study - Historical and architectural significance.</p> <p>Preservation of historic resources in downtown local historic district.</p> <p>Downtown Theatre District Master Plan - The Downtown should provide the range of amenities.</p>
Does your project have community support? Please describe outreach efforts for this project.	<p>Clark University students completed a final project on WooTheatre “House of Synergy” Lothrops Theatre House, detailing a business plan and vision for its revival. Identified in Clark’s Master Papers as the most viable theatre for Worcester’s revival, WooTheatre has hosted photography workshops, participated in local festivals, engaged the community, attended Preservation Mass 2024, and welcomed the Theatre Historical Society for tours and educational programs.</p>
Please upload any letters of support.	<p>Letter - Andy Grigorov.docx</p> <p>Letter - Deborah Packard.pdf</p> <p>Letter - Patrick Maloney.pdf</p> <p>Letter - Bruce Rawan.pdf</p> <p>Letter - Matt Lambros.docx</p>
Is there anything else you want the CPC to know about your project?	<p>The WooTheatre project preserves a historic Worcester landmark while creating a vibrant cultural hub. Beyond restoration, it expands access to arts, film, and education, supports downtown revitalization, and engages diverse community members. The theatre hosts workshops, tours, and events, preserving artifacts and telling inclusive stories. CPA funding ensures lasting public benefit, historic preservation, and continued community enrichment.</p>