



## Horton Plaza Theatres **FOUNDATION**

Nurturing Arts and Culture

### **ITEM #5**

#### **MINUTES HORTON PLAZA THEATRES FOUNDATION BOARD OF DIRECTORS' MEETING OF TUESDAY, MARCH 24, 2026**

##### **Item #1**      **Call to Order**

President Suzanne Varco called the regular Board of Directors (“Board”) Meeting of the Horton Plaza Theatres Foundation (HPTF) to order at 3:02 p.m.

##### **Item #2**      **Roll Call**

PRESENT: President Suzanne Varco, Vice President Jennifer Gattey, Treasurer Patrick Stewart and Directors Rachelle Martini and George Montoya

EXCUSED: Secretary D. Candis Paule, and Directors Jay Henslee and Megan Faircloth

##### **Item #3**      **Non-Agenda Public Comment**

None.

##### **Item #4**      **Report from the Executive Director/Civic Communities**

Civic Communities Assistant Property & Project Manager Betty Migliaccio thanked Cushman & Wakefield for effectively managing the black box leak and reported significant progress on building systems and utility costs analysis.

#### **CONSENT AGENDA**

##### **Item #5**      **Approval of Horton Plaza Theatre Foundation’s December 2, 2025 Board of Directors Meeting Minutes**

**BOARD ACTION:** Motion by Vice President Jennifer Gattey and seconded by Director Rachelle Martini that the HPTF Board approves the meeting minutes of December 2, 2025.

Passed by the following vote (3-0)

Aye: President Suzanne Varco, Vice President Jennifer Gattey, and  
Director Rachelle Martini  
Naye: None  
Abstain: Treasurer Patrick Stewart and Director George Montoya  
Recusal: None

BOARD ACTION: Motion by Treasurer Patrick Stewart and seconded by  
Director George Montoya that the HPTF Board approves:

**Item #6** **Horton Plaza Theatres Foundation’s Unaudited Financial Statement for the  
Period Ending October 31, 2025**

**Item #7** **Horton Plaza Theatres Foundation’s Unaudited Financial Statement for the  
Period Ending November 30, 2025**

**Item #8** **Horton Plaza Theatres Foundation’s Unaudited Financial Statement for the  
Period Ending December 31, 2025**

**Item #9** **Horton Plaza Theatres Foundation’s Unaudited Financial Statement for the  
Period Ending January 31, 2026**

**Item #10** **Horton Plaza Theatres Foundation’s Unaudited Financial Statement for the  
Period Ending February 28, 2026**

Passed by the following vote (5-0)

Aye: President Suzanne Varco, Vice President Jennifer Gattey,  
Treasurer Patrick Stewart and Directors Rachelle Martini and  
George Montoya  
Naye: None  
Abstain: None  
Recusal: None

## **INFORMATIONAL**

**Item #11** **City of San Diego Fiscal Year 2027 Funding Update**

Civic Communities Vice President, Community Development Jeff Zinner reported that the contract is in final stages of execution. Civic Communities President Andrew Phillips added that City Council approval is not required.

**Item #12** **Update on Efficiencies and Solutions to Lyceum Building Systems**

Civic Communities Executive Vice President, Engineering & Construction Daniel Kay, reported that staff retained MA Engineering to conduct an evaluation of the building’s HVAC system and provide recommendations. He stated that, upon completion of all recommended improvements, staff will prepare an efficiency analysis comparing pre-construction performance to

current operating conditions.

Mr. Kay advised that the evaluation identified additional issues and also discussed the current HVAC contractor, and ongoing efforts to solicit local vendors to provide an upgraded building automation system.

## **ORAL UPDATES**

### **Item #13**      **Civic San Diego Report**

Civic Communities Executive Vice President, Engineering & Construction Daniel Kay discussed project and product warranties and indicated that the Compensation Agreement will remain open pending further clarity regarding surrounding construction completion.

### **Item #14**      **City of San Diego Cultural Affairs Report**

City of San Diego Cultural Affairs Department Assistant Deputy Director Rachel Laing reported that there were no updates at this time.

### **Item #15**      **Cushman & Wakefield Report**

Director Rachelle Martini provided a construction update.

Civic Communities President Andrew Phillips emphasized the importance to hire a facilities manager one year prior to the Theatre's reopening.

The Board expressed urgency of initiating discussions with VenueTech and an establishment of Ad Hoc Committee once negotiations begin.

Daniel Kay discussed the VenueTech contract and invited Judith Barkett to the next Board Meeting.

VenueTech President Judith Barkett indicated a willingness to begin discussions prior to execution of the contract.

Director Rachelle Martini discussed parking options.

### **Item #16**      **President's Report**

President Suzanne Varco reported that she and Treasurer Patrick Stewart have an upcoming meeting with the Prebys Foundation regarding fundraising.

She also discussed notable interest from external parties in the Lyceum Theatre, including interest from potential users and inquiries regarding tours and use of the conference room.

Daniel Kay discussed the approach to providing tours, noting that they are currently offered on a limited, case-by-case basis at staff discretion. Mr. Kay added that Betty Migliaccio can coordinate tours. Mr. Kay emphasized the importance of managing expectations and avoiding public confusion regarding the status of the project.

Judith Barkett emphasized the importance of having key conversations before showing spaces to prospective users and maintaining a list of interested contacts.

**Item #17**      **Board Member Comment**

None.

**URGENT NON-AGENDA ITEMS ~ None.**

**ADJOURNMENT ~ The meeting adjourned at 3:43 p.m.**