

REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO  
RESOLUTION NUMBER R-03956  
ADOPTED ON OCTOBER 11, 2005

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AUTHORIZING THE CENTRE CITY DEVELOPMENT CORPORATION TO INCREASE THE AUTHORIZED EXPENDITURE FOR THE SEISMIC RETROFIT PHASE OF THE REHABILITATION OF THE HISTORIC BALBOA THEATRE BY \$675,000 FOR A TOTAL OF \$2,107,339 AND TO AWARD, EXECUTE, AND ADMINISTER A CONTRACT WITH THE LOWEST RESPONSIBLE BIDDER.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is engaged in activities necessary to carry out and implement the redevelopment plan for the Horton Plaza Redevelopment Project Area [Project]; and

WHEREAS, the Centre City Development Corporation [CCDC] is responsible for implementing redevelopment projects in the Project Area; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency approved the Implementation Plans for the period of July 2004 – June 2009 for the Centre City and Horton Plaza Redevelopment Projects; and

WHEREAS, the Implementation Plans identify the Historic Balboa Theatre as a focus project and one of two structures that are blighted and require rehabilitation; and

WHEREAS, a study conducted by Harrison Price Company with assistance from Theatre Projects in 1986 concluded that there was a need for a first class, professional, mid-sized lyric

theater (1,500 seats + or -), and over the past seventeen years no new or rehabilitated families have come on line, and therefore, the need has only grown; and

WHEREAS, the Historic Balboa Theatre is an Agency asset; and

WHEREAS, the Theatre is listed on the National Register of Historic Places and the Agency desires to rehabilitate the Balboa for adaptive reuse as a publicly maintained and operated state-of-the-art, multi-purpose, performing arts center; and

WHEREAS, the seismic retrofit phase of construction will prepare the building for the future installation of improvements; and

WHEREAS, the Agency has dully considered all conditions of the proposed payment for the Theatre rehabilitation and believes that the payment by the Agency of all or part of the cost of the Theatre rehabilitation are in the best interest of the City and health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local law requirements; and

WHEREAS, the Agency previously authorized the expenditure of \$1,431,715 via Resolution Nos. 03914 and 03915; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego, as follows:

1. That the Agency authorizes an increase of \$675,000 to the authorized expenditure for the seismic retrofit of the Balboa Theatre.

2. That the Agency authorizes the Executive Director and/or his designee to award a contract, in an amount not to exceed \$2,107,339 to the lowest responsible bidder, provided the contract is approved by the Agency's General Counsel.

APPROVED: MICHAEL J. AGUIRRE, General Counsel

By \_\_\_\_\_  
Rachel H. Witt  
Chief Deputy General Counsel

RHW:als  
09/27/05  
Or.Dept:CCDC  
RA-2006-20  
MMS#1855