

COMPASS

NEWSLETTER

Summer 2012

Security Patrol

Back on the job after hundreds of incidence reports last summer

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Tot Lot

Funding has been secured, approvals are pending

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Foundation Finances

A detailed explanation of the use of funds donated to CFBPP

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Donors

The Community Foundation of Balboa Peninsula Point thanks its generous donors.

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I STREET ISLAND PROGRESS

CFBPP is supporting BPPA in their efforts to complete landscaping of the new traffic island at the intersection of I Street and E. Balboa Blvd. After years of planning and setbacks, this project represents the first step in what are hoped to be significant neighborhood beautification activities on Peninsula Point.

Some history is relevant. At the request of residents in 2007, CFBPP initiated steps leading to this project by funding traffic control/speed studies by a well-respected traffic consultant (you might recall traffic measurement tubes across E. Ocean Blvd. and E. Balboa Blvd.). When the results were reviewed with the city on 2008, city traffic engineers determined that Peninsula Point did not qualify for introduction of "traffic calming measures". We immediately changed our focus to neighborhood beautification and supported an extensive 2009-2010 City-funded boulevard beautification study. To keep speed control included in the thinking, we recommended inclusion of a traffic island/roundabout at I Street. However, it was not acceptable to City planners and we eventually compromised on the current I Street island concept.

The City recently installed the island with the proviso that the residents install the landscaping and irrigation with the City to maintain the island. To this end, BPPA and CFBPP have been raising funds for the project while BPPA works out implementation details with the City and its landscape architect. The City has approved a landscape design concept (see preliminary drawing on page 2), but they have required additional items, thus increasing the costs and making it necessary to continue fund-raising while the project is being completed.

Thanks to all who have already contributed to the I Street Island project. If you haven't

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Tim Collins

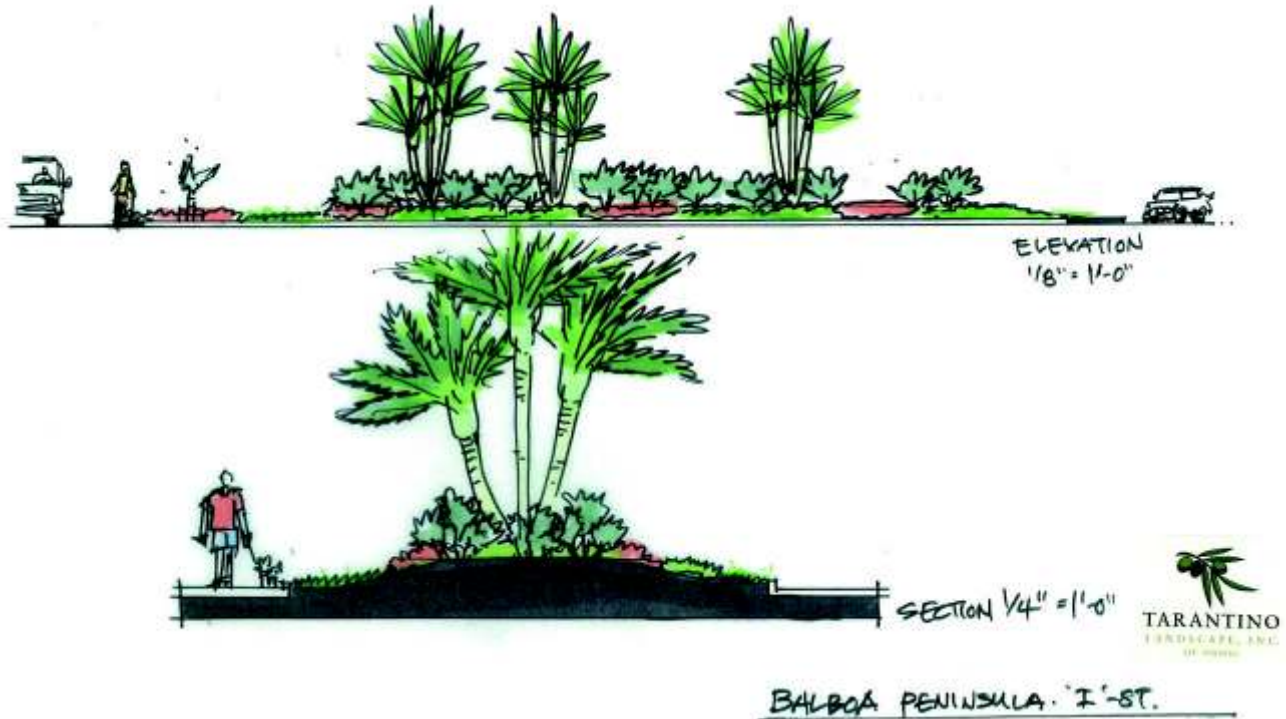
Tim Collins and his wife, Sheila, are 40 year residents of Balboa Peninsula Point. Tim is founder and principal of T.C. Collins & Associates Inc. - a Newport Beach-based real estate management and development company - and an active participant in many important Newport Beach civic and long range planning activities.

How did you come to choose Balboa Peninsula Point as your home?

As kids we spent our summers in Balboa. I hated to go home at the end of the summer, so I said to myself, "if I ever start a career

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I Street Island continued from Page 1

had a chance to participate, please make contributions directly to BPPA or as a donation to CPBPP if you want tax-deductible credit.

It has been a long journey to get to this point, but please continue to support us as we work to continue to pursue the long range goals of speed control and beautification on Peninsula Point. Projects always seem to take longer than we would like, but we are committed to keep working on these and other worthwhile efforts as long as we have your support.

Ways to Contribute to CFBPP

- Make cash donations
- Donate stocks and bonds to CFBPP
- Consider CFBPP in estate planning
- Donate real estate including rental properties

Tim Collins continued from Page 1

or raise a family, I want it to be here.” My wife, Sheila, and I moved on to Belvue Lane in 1975. Until 2009 Sheila was a special education teacher. During her career she has mainly taught deaf children with multiple disabilities brought on by parental drug abuse.

Tell us about your early career and T.C. Collins & Associates.

I received an accounting/finance degree in college, and when I came out of college received my CPA license and I started working for Arthur Anderson. I did audits for Arthur Anderson, and one of our accounts was AirCal. I left Arthur Anderson to become the controller then CFO (Chief Financial Officer) of AirCal.

I remained with AirCal until 1980 when four of us decided we wanted to start our own airline, which we did when we started Jet America. We went public before our first flight and flew Jet America for four years until we sold the company to Alaska Airlines. It was a big risk, but financially we came out well.

Then I started another airline called MGM Grand airlines for Kirk Kerkorian. He asked me to do the study, and after I gave the report I thought that I was finished. He said, “I want to start an airline, and I want you to start it up for me.” I told him I was not interested in going back into the corporate world. He said, “Hire the people, get the equipment, get me in the air, and then hire your replacement.” So I did that, and 11 months later I hired my replacement.

TC Collins & Associates Inc. was started in 1985 after I jumped out of the corporate rat race. I was traveling more than I liked in a corporate job. I was missing too much time with my family so I started TC Collins and Associates.

At that time I started consulting with a real estate emphasis. TC Collins & Associates is a real estate services company. We master plan, entitle and manage construction. We also manage 1,800,000 square feet of real estate, most of which we have

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developed or co-developed for partners. I never wanted to be in the property management business, but the owners told me, “please get the rent invoices out, get the warranties handled, and we will get somebody to run it.” Here we are 26 years later, and we’re still managing most of those properties. I got into my own business wanting to have more control over my time. Project management and real estate were of interest to me. I’ve not only managed deals, but I took equity positions in them.

We got hurt in 1990. We thought that was the big one, then came 2008. We had no debt or vacancy exposure in this cycle. We came through the recent recession unscathed, and we’re stronger because of it. We also do work for Bank of America, Guardian Life insurance of New York and some big corporate clients. Big clients come to us because of our niche and specialty. We have concentrated on food and cold storage as an industry sector. Most of the footage we have under management is in food processing or food distribution. We have a little bit of a specialty in that we deliver USDA buildings.

All of the footage we have developed or managed is refrigerated. I have never run an ad. I’ve never had to do any real marketing. The first two clients we had are still our clients today. These are energy intensive operations. We spend more time redoing buildings now for energy upgrades than we do building. Our average energy bill per building is \$35,000 per month. We used computer management to even out our electricity usage. I can look at our

energy consumption of storage facilities in real time on the computer on my desk.

You were co-chair of the Project 2000 Balboa Peninsula Visioning Committee (BPAC). Are the findings of that committee relevant today?

BPAC was my first involvement with the city as a volunteer. It was a citizens’ advisory committee authorized by the city of Newport Beach. There was a widespread belief by homeowners that this city was incapable of planning our future. We pulled out the original BPAC report recently, and 90% of it was still relevant. Of the 90% only 10% to 15% was ever implemented. What got done was to set the expectation and city process to integrate planning between multiple property owners.

The other positive development was that everyone agreed that there had to be standards developed. There were ground rules that everyone had to live by. We emphasized the importance of the harbor and the need to tie public access to the water.

For Balboa Village there has to be a major driver behind any potential changes. This is a challenge for both our local association and us local residents to get involved. We’re going to have to shape that. There is a solid vision and good beginnings. The current effort that Mike Henn is leading to get the current Citizens’ Advisory Panel (CAP) recommendations concluded and approved by City Council and

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Below is a rendering of the future plan for ExplorOcean, the Newport Harbor Nautical Museum, which will be built on the site of the Balboa Fun Zone. Tim Collins is the new President of ExplorOcean.



NORDIC RETURNS

Thanks to generous donors such as Andy and Jane Evans, Nordic Security Services is active again this summer, patrolling Peninsula Point and helping to maintain peace and tranquility during these busy summer months. This joint effort between CFBPP and BPPA has been very popular with our residents and we encourage you



Donors Jane and Andy Evans with Patrol Officer Taylor

to stop and introduce yourselves to Taylor, our patrol officer this summer. He is here to assure that beaches and docks are cleared after hours and that all streets and alleys are patrolled regularly to identify and deal with suspicious activities.

However, always remember that we are a community visited by many non-residents and are subject to mischief and petty theft throughout the year. Keep your garage doors closed and be prepared to call NBPD if you see any suspicious activity outside of patrol hours.

At the request of residents, the security patrol service was extended last year to include random patrols during the busy month of December. This was successful and will be conducted again in December 2012.

These patrol services are available only because of your generous donations. The extended December service has resulted in a modest increase in cost, but we trust that a modest increase in your donations will be adequate to cover the added costs.

We are now raising funds now for the 2013 summer and December patrol services. Please identify Security Patrol on your tax-deductible donation to CFBPP.

Thanks again to Sam Aiello and Nordic Security Services for keeping us safe and secure during these months of high visitation to our neighborhood.

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some other preliminary studies are all going in the right direction. They formed four Citizens' Advisory Panels and one is specific to just Balboa Village. The Nautical Museum and the Balboa Theatre are the two anchor revitalizations to bring off season visitors and more city/regional residents down to the Balboa Village.

You were a founding member of the Harbor Commission when it was formed in 2002 and served until 2010. What stimulated your interest in harbor issues?

At that time there was not a single city Council person who either owned a boat or had an interest in Harbor issues. I was tired of the lack of maintenance of this bay. I'm a boater. I'm a racer. I saw the lack of dredging and that became our mantra. We had to dredge this harbor or otherwise we might as well just turn it into a pasture. If we did nothing the harbor was going to return to what it was when the founding fathers of Newport Beach put in the jetties and dredged the harbor. It was going backwards. It was getting unsafe. I was in several races where boats ran aground. I teamed with Seymour Beek, Ralph Rodheim, Marshall Duffield and other concerned citizens who had a stake in preserving the harbor and we went to the city and told them, "You are not managing the number one asset in the city. What can we do? Let us get together and help you." The harbor committee was formed. We generated some information. The city was happy with what they got. It was recommended that we be elevated to a commission status like the Arts Commission, strictly advisory to the city Council. I was asked to be the first chair of the Harbor Commission. I served my eight years and then I was termed out. I'm so happy to see that the dredging is 75% complete. The Harbor Commission is still operating, and a city Council person sits in on every meeting of the Harbor Commission. This keeps the communication open. We have been more issues driven. When something comes up the city Council will ask the Harbor Commission for a recommendation. We finally had a coalescence of everybody, including the cruise boat industry and Orange Coast College. We had major traction. Everybody got behind it. The city did a good job of getting federal money to help pay for the dredging. Leslie Daigle deserves

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a lot of credit.

You led a Lido Village Conceptual Plan study that was presented to City Council last year. What do you foresee for that area?

The concept plan for Lido Village has good access to the harbor. I see three main ownerships progressing in sequence. The city retained our firm to lead a design consulting team which came up with design guidelines for the whole village. Everyone has adopted those including the city. We came up with the conceptual plan. Now it is up to the owners to implement it. It was not a prescriptive process. It was provocative. It's 17 acres including the waterfront at Lido Village, Lido Partners (the Fritz Duda company) which owns the whole retail center, the City Hall site and three other large property owners. The design guidelines deal with issues like how wide the sidewalk should be, what the signage ought to look like, the hard scape, what the street fronts ought to look like, pedestrian circulation and lighting. We want diversity. We want it to be eclectic.

We still want standards. They can pick and choose from the standards. The standards are adopted, published and available. I see the Fritz Duda company doing something fairly soon, next will be City Hall and ultimately I see Lido Marina Village being redeveloped.

Congratulations on your recent selection as Chairman of ExplorOcean (the Newport Harbor Nautical Museum) in Balboa Village. What are your visions for ExplorOcean and Balboa Village re-vitalization? How would you like us to be involved?

While we have a clear vision, I don't think that we have the best plan yet. The plan needs to be refined. The refinement is going to come from the community. We tested the potential. We know our demographics. We know the investment that is going to be necessary. We have to make sure that the residents are going to accept it. It is interesting that all of our planning and all are forecasting shows that half of the visitors will be friends and family of residents of Newport Beach. The other half are regional or out-of-state visitors. The city is really behind it because they see the value of a long-term cultural asset such as ExplorOcean. But we've got to have engagement by the residents. We need people who can identify with the vision and help guide it to implementation. We have more to gain from a

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TOT LOT STATUS



Progress on installation of a small Tot Lot at the corner of E. Balboa Blvd. and Miramar Drive is continuing. Thanks to donations from many residents and a generous commitment from the Jabara family, we achieved our initial fundraising goal and early this year began the City of Newport Beach approvals process. The City process has been thorough and we have had to make minor changes to the design to meet City standards and ordinances. The design, however, remains essentially as shown in the accompanying artist rendition. We remain confident that approvals will be forthcoming soon without significant changes in design or cost.

We will keep you informed of progress. If all goes as planned, we hope to report ground-breaking and installation by the end of this year.

We invite everyone to visit the area and witness the benefits of a collaborative effort with the city and generous charitable giving. Thanks again to all donors.

The Community Foundation of Balboa Peninsula Point serves as a catalyst and resource for philanthropy and seeks to improve the lives of people in the greater Balboa Peninsula Point area, now and for future generations.



FOUNDATION FINANCES

The Community Foundation of Balboa Peninsula Point
Allocation of Funds (as of August 8, 2012)

Board Discretionary Reserve	\$17,635
Endowment Account	\$11,935
Accounts Payable:	
I Street Island Account	\$6,165
Tot Lot Account	\$23,904
Checking Account	\$16,516
TOTAL:	\$76,155

BOARD OF DIRECTORS ADVISORY BOARD

KEN DRELLISHAK - PRESIDENT	JILL ANDRUS
BOB YANT - SECRETARY	STEVE GAINEY
DICK BARKER - TREASURER	DENISE MACIAS
JOHN BONAR	CHRIS MELENDRES
MIKE SHAPIRO	LESLIE MILLER

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successful Balboa Village than anybody. We also have more to lose. We've seen what years of inattention has brought. All the false starts, whether it is the theater or the efforts at improvement of the street scapes, they aren't enough. We have struggling retail, we have excess retail, and we have low quality retail. We have to change that paradigm.

The brand of Balboa Village has come full circle. You know what the brand is going to be? The Fun Zone. They're suggesting to change it from Balboa Village to the Fun Zone at Balboa. The Citizens Advisory Panel and the city went out and did surveys and found that the historical brand is so strong. We want to do a new and better Ferris wheel. The one that is there is reaching obsolescence. There are ideas to have interactive displays on the sides of the Ferris wheel. We have to respect the operator of the Ferris wheel who has a lease there with 14 years to go. We really underestimated power of nostalgic memories of the Fun Zone. We really touched a sensitive cord in the community when we removed the merry-go-round. Unfortunately we do not have the space to install a new merry-go-round.

ExplorOcean is a \$70 million project. We have \$8 million in the bank. We will not go forward until we have at least half of the money committed. We have a capital campaign and a fully paid director. This is what you have to do to raise that kind of money.

Among the community support vehicles we are talking about, and this is at a very early stage, is to have a cultural district. That's how we can work together. We need a cultural district which would include the Balboa Theater and ExplorOcean. We seek something that adds a value added attraction to visitors and residents alike. Newport Beach

professes to be a world-class city. Other than the film festival, we do not have a single cultural attraction in this town. And our folks who live here are giving lots of money to things outside of Newport Beach. We want to change that. It's all about quality of life. Residents deserve more. If we need to build a parking structure for the cultural district the city would help pay for that. We will share the infrastructure funding with whoever needs it. ExplorOcean will need parking in the daytime and the theater will need parking in the evening. The restaurants will want to use it. Technologies have evolved like automated parking structures. The cultural district is an idea where maybe we get some city bed tax dollars spent in our village.

As a long-term resident of Peninsula Point, you must have experienced many changes over those years. What are the significant changes you've seen over the years?

I think that one of the great things is what you guys did with the foundation in adding an element of security. The undergrounding of the utilities is a major improvement. We tried to get the utilities undergrounded two other times going back many years. We were unsuccessful. Now that it is done, it is really beautiful. The improvements to the bay beach facility are very nice. I recently went to the bay beach with my grandson. It is like an outdoor living room. I thought to myself "how lucky are we to live here. This is wonderful." The boat ramp has been a great asset thanks to the numerous guys who have volunteered over the years.

It's also what hasn't changed over the years - the Easter Egg hunt, the Fourth of July parade, and the Chili Cook Off, which is still one of my favorites. We're lucky also with the

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COMPASS

IN APPRECIATION

The response to the CFBPP has been very positive. The following donors have joined the effort to improve the lives of people on the Balboa Peninsula Point. Donations listed are from August 2011 to August 10, 2012.

\$3,000 and above

Andrew and Jane Evans

\$1,000 and above

Robert and Elizabeth Ackerman

Troy Herbst

Robert and Michelle Sattler

John and Angela Schmidt

Stephen Thorne

\$500 and above

Bruce and Barbara Bennett

Bruce and Diane Craig

William and Lisa Mathies

J. Paul Rhodes

Winifred Spengler

\$400 and above

Anonymous

\$300 and above

Anonymous

Wylie and Elizabeth Aitken

John and Linda Ernst

Jim Godber

Larry and Kristine Hauptert

Michael and Robyn Hawkins

Lloyd and Barbara Holland

Richard and Adrienne Matros

Joel Nelson

Mickey and Susan Schwartz

Jeff and Lori Sheldon

Allen and Arleen Steiner

James Yunker

\$200 and above

Anonymous

Don and Elizabeth Adkinson

John and Mary Blaha

Terry and Sharon Bridges

Philip Mark

Ted and Norma Millett

Carolyn Moss

\$100 and above

Anonymous (8)

John and Deborah Abel

Lee and Randall Allard

Ronald and Mary Arrache

Bonnie Aver

Mikel and Margaret Baranyay

Dick and Pam Barker

Frank and Marianne Beaz

Robert Bogert

Ronald and Marilyn Conzonire

Nancy Cumming

William and Joan Dietrick

Steven and Beth Elliott

Ralph and Janet Erickson

Edward Golub

Mario Gonzales

Neil and Sandy Hansen

Howard and Patty Harpst

Jeannene Johnson Kelly

Charles Lake

Patti and Carl Merzi

Lesley Miller

Beverly Nickey

Peter Palette

Mary Robins Philpot

Anna Pistole

Mark and Joanne Russell

Pamela and Frederick Scalzo

Lawrence Somers

Richard Spurzem

Liz Stiles

Allan Trane

Leta Warmington

\$65 and above

Leroy and Eleanor Hoffman

Bob and Jill Moss

Fred Von der Ahe

\$50 and above

Anonymous

Thomas and Lynda Armburster

Seymour Beek

William Breech

Carol Briery

Daniel and Pat Castranova

Joan Christensen

Carolyn Coats

William and Josephine Collins

Max Dillman

Denny and Barbara Federman

Judith Flapan

Bradley and Barbara Gordon

Geoffrey and Susan Gruber

Herbert Hall

Ward Hanawalt

Josephine King

Willis and June Leach

Mike and Gail Mullin

Eleanor Nelson

Merle and Judith Rothman

Mark and Joanne Russell

Daniel and Anita Salcito

Theodore and Ellen Seidman

John and Margaret Storch

Gary and Michael Thompson

Thomas and Alice Tyson

William and Ann Upshaw

Robert and Marie White

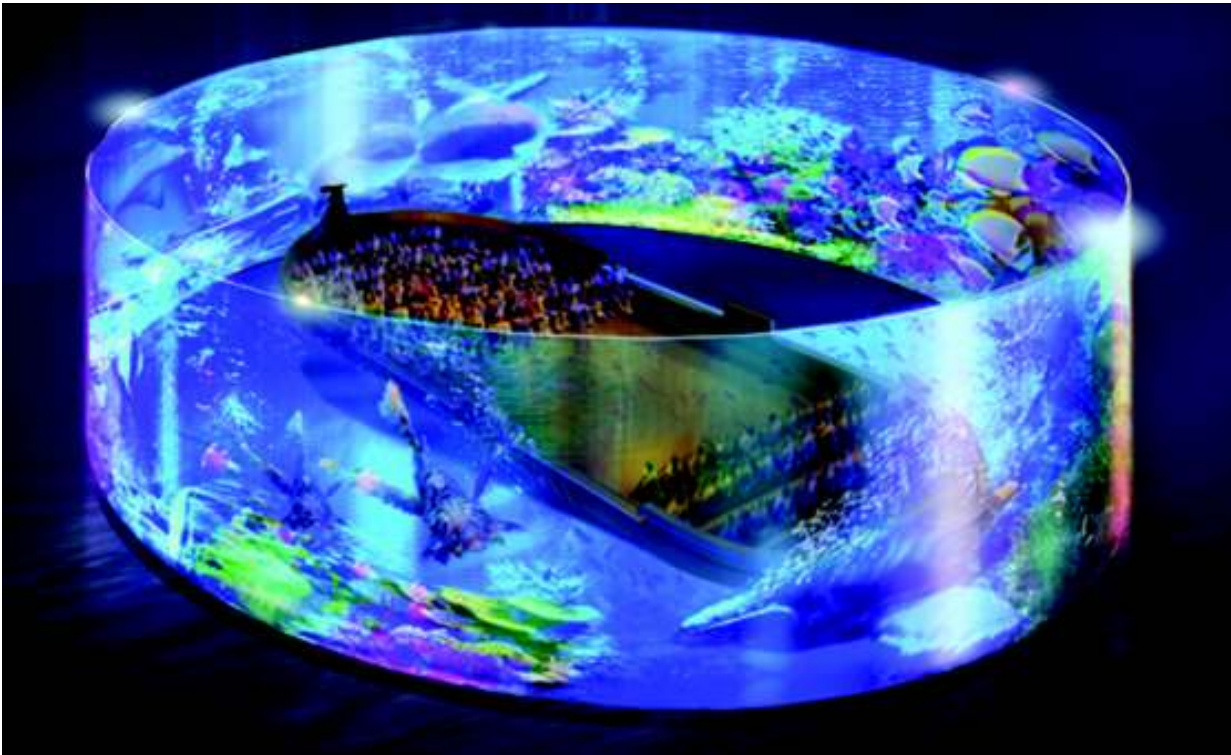
Tot Lot

Balboa Peninsula Point
Association \$3,000

Ken Drellishak \$1,000

Ann Kenowsky \$1,000

Kay Mortenson \$750



A rendering of the future plan for Into the Unknown 360 Theater at ExplorOcean, the Newport Harbor Nautical Museum.

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mixture of permanent and summer time residents. The quiet of the point is a function of how many houses are occupied. I think the Peninsula Point is one of the greatest residence areas in the city of Newport Beach.

Do you have any thoughts on what The Foundation might do to continue to improve life on the Point?

I think a parking management plan should be considered. This might be proffered and tied into what happens in the downtown area. Resident parking passes would be issued to handle the seasonal demands. We have enough parking for our needs without having to empty our garages. Maybe there is a parking management program that would extend out here. We're overflow. One of the things we worry about at ExplorOcean is not impacting the local neighborhoods. If you have a \$20 per day parking fee in this theoretical parking structure, there will be people who don't mind walking that will go down and park in the local neighborhoods. We can't allow that. We must ensure that our mitigation measures include good parking control. I think part of it would be that we give the resident something as well.

Some of the neighborhood associations have term limits that are longer than the Balboa Peninsula Point Association. Maybe the foundation could help provide continuity on some of the issues that take years to get approval from the city Council.

Can you give us your thoughts on the long-term

evolution of the Newport Mesa area?

I don't look at it as the macro Newport Mesa. I look at it as the sum of the parts. It's every village being kept and getting better. Newport is made up of villages. We are so divergent. I don't think there is a Newport Mesa. It's the health of every neighborhood and burg where the potential lies. Corona Del Mar is a good example of what can happen when neighbors and business interests come together and engage our city leaders. Look at what the Irvine Company did. There was a planning void. They were able to craft a lot of good things for the city such as Fashion Island and Newport Center. You can disagree with lot of the impacts, but one of the reasons we have a quality city is because of the leadership that the Irvine Company took and continues to do with upgrades, more hospitality, and entertainment. We need to work with our neighborhoods and our villages to craft their own future and vision. I think that's the future of Newport Mesa, village growth and development and of course, more revitalization. Local control. A key aspect is cooperation between the local neighborhood associations.

Any final comments?

I try to give back to my community. That's the way that I was raised. I'm excited about the opportunity with Explore Ocean as part of the Renaissance of Balboa Village. I hope our Peninsula Point neighbors engage and help us craft something special for the generations to come.