



Board Meeting Summary

February 17, 2026

District Office Building | 799 SW Columbia | Bend, Oregon



BOARD PRESENT

- Cary Schneider
- Deb Schoen
- Donna Owens
- Jodie Schiffman
- Nathan Hovekamp

The Bend Park and Recreation District Board of Directors met on February 17, 2026, for its monthly meeting. A [video recording](#) of the meeting is available.

Work Session – Old Bend Gym Building and Boys & Girls Club of Bend Lease Update

The board received an update on the Old Bend Gym Building and the long-standing lease with the Boys & Girls Club of Bend (BGCB). Staff member Kristin Toney reviewed the history of the facility, including its renovation in the late 1990s, the district’s ownership of the building, and the 50-year lease agreement under which BGCB operates and maintains the facility for a nominal annual rent. Beginning in fall 2023, the district and BGCB engaged in discussions to amend the lease to better reflect current operational and regulatory conditions. During this process, significant maintenance concerns were identified, prompting a structural evaluation that confirmed the need for major exterior wall and stair repairs estimated at \$1.4 million.

Over the following two years, the parties explored multiple lease amendment and replacement options, including proposals that would shift maintenance and capital repair responsibilities. In January 2026, BGCB advised the district that it did not believe a mutually workable lease amendment could be achieved and proposed acquiring the building, later offering to assume repair costs contingent upon ownership. Staff explained that, as a public agency, the district cannot pursue such a disposition without a formal public process and approval from the Bend-La Pine School District under the terms of the underlying ground lease. Given the impasse in negotiations, staff outlined the district’s obligation to rely on the existing lease provisions to ensure compliance, protect public assets, and fulfill its fiduciary responsibility to taxpayers. The work session was intended to provide information and context and to receive board feedback rather than to request formal action.

*Attachments provided

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Bryan Sharp, Treasurer
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500 NW Wall Street
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To: Bend Parks & Recreation District Board of Directors

From: Boys & Girls Clubs of Bend Board of Directors and CEO, Michael Baker

Date: February 17, 2026

Subject: Background and Request for Board Engagement in Conversations with Boys & Girls Club Bend Regarding Building, Lease and Long-Term Future.

The Boys & Girls Clubs of Bend (BGCB) submits this memo to provide background on the following:

- The historic building at 500 NW Wall Street,
- BGCBs 30-year tenancy and stewardship and 50-year lease agreement,
- Current building conditions -structural, maintenance and ownership realities, and
- BGCB Organizational Strength and Vision for Serving Our Community

Background of the Building

The Old Bend Gym, also known as the Bend Amateur Athletic Club Gymnasium, is a 1918 brick structure listed on the National Register of Historic Places. As noted in district records, the land is owned by Bend-LaPine Schools, while the building has been owned, at least in part, by BPRD or its foundation since the late 1990s. The building was saved from dereliction in 1995-1998 through a community-led renovation effort explicitly so it could reopen as the home of the newly formed Boys & Girls Club of Bend.

Current Ownership and Legal Structure

Land Ownership: Bend-LaPine School District

Building Ownership: BPRD and/or the BPRD Foundation

Use Restrictions: The existing lease requires the building to be used by the Boys & Girls Club.

Historic Protections: As a National Historic Site, exterior changes require approval from the City of Bend's Historic Landmarks Commission.

This ownership and operation structure has served the community for decades but now limits the ability of any party to address the building's significant capital needs. Public



owners lack the mandate and budget to invest millions into a single facility, while BGCB cannot effectively raise capital for a building it does not own.

BGCB's Tenancy and Use of the Building (1999-Present)

For more than 30 years, BGCB has operated continuously from this site, providing after-school care, mentoring, enrichment, and summer programming for hundreds of youth every year. The building's gym and large community rooms are uniquely suited to single-user youth programming.

Original Community Intent and Stewardship

When the building was saved and renovated in the late 1990s, the explicit community intent was for it to serve as the home of the Boys & Girls Club. Because BGCB was a new nonprofit at that time, the building was placed under the stewardship of BPRD to ensure stability and continuity.

For more than 30 years, the BGCB has successfully operated programs out of the building, serving thousands of youth in our community. During this time, we have also grown as an organization, strengthened our governance, and attained financial stability.

Current Building Conditions - Structural, Maintenance and Ownership Realities

The building's historic designation and age create unique constraints. Renovations require specialized materials and methods.

A structural assessment completed in 2024 found significant deterioration, including a failing masonry wall under the exterior stair due to water damage. The engineering assessment identified significant deterioration in the exterior stair walls, including bulging brick, mortar loss, and separation from the concrete stairs. The assessment notes that the wall "has reached the end of its structural life and must be rebuilt," and that the building faces millions of dollars in deferred repairs. The report concludes that the wall must be rebuilt using modern construction methods.

Building wide deferred maintenance is estimated to \$2.5M, with long-term capital needs likely to continue to grow.

The building's layout, large gym, community rooms, and historic features, limits alternative uses and revenue potential. Its historic status further restricts redevelopment or expansion.

Lease Negotiation Timeline and Challenges

Discussions about the long-term future of the building began in mid-2024, when a scupper detached from the building and BGCB requested BPRD's assistance with emergency repairs. Formal lease negotiations have been under way for approximately a year.



Unfortunately, the parties have not yet been able to align upon key terms required for a non-profit to continue to operate with certainty around its long-term home. Throughout this period, BGCB has negotiated in good faith toward a long-term lease that would allow continued safe operation and responsible planning – both requirements for our organization to continue to fulfill its mission and serve families and youth in Bend/Central Oregon.

Sticking Points in Current Lease Conversations

- \$25,000 Cap on BPRD Repair Obligations

BGCB entered the lease amendment process because the building’s capital needs exceeded what the Club could responsibly manage under the existing lease and ownership structure. BPRD’s initial written proposal on June 16, 2025, stated that BPRD would “take on facility repairs and maintenance of the building (excluding custodial, utilities, landscaping, snow removal and tenant-specific improvements).” The first appearance of a \$25,000 cap on BPRD’s repair responsibility occurred in the draft lease itself more than 6 months later. Such a cap would shift all material capital expenditures back to BGCB, undermining the purpose of the amendment process.

- A Provision Allowing Unilateral 180 Day Termination Without Cause

BGCB has communicated repeatedly that it cannot responsibly operate under a short-term or easily terminable lease due to the inability to relocate, fundraise or plan on short timelines. This concern was the explicit reason the parties moved from a 3-year term to a 5-year term during negotiations. The reintroduction of a no-cause 180-day termination clause in the draft lease creates significant uncertainty and undermines the stability BGCB requires to serve youth and maintain the building.

- Additional Provisions That Jeopardize the Historic Relationship and Mission of Serving the Community

Subsequent drafts have included unilateral insurance requirements, indemnification terms, and default provisions on immaterial failures like providing BPRD with paperwork that were materially significantly more stringent than those discussed in negotiation. Several of these terms would expose BGCB to disproportionate operational and financial risk relative to the Club’s role as a nonprofit tenant in a historic, single-use facility.

These challenges make clear that a traditional lease cannot meet the operational, financial, or capital needs of the building. As a result, BGCB would like to evaluate a long-term ownership model that would allow us to preserve the building, safeguard youth services, and plan responsibly for the future.

Clarification regarding Building Acquisition Discussions

We would also like to clarify the record regarding BGCB’s offer to acquire the building. In January, BGCB communicated that a traditional lease structure no longer appeared workable and expressed openness to exploring an ownership model. In a subsequent conversation between our Board Chair and BPRD’s Executive Director, BGCB indicated that our Board would likely be receptive to discussing an ownership path in which BGCB



would assume responsibility for the wall repair after acquiring the building. This was an informal, exploratory conversation intended to keep options open and to invite further discussion among all parties; it was not a formal amended proposal. Our expectation was that this conversation would lead to continued dialogue to determine whether mutually agreeable terms could be developed.

BGCB's Future Vision

Under new leadership, BGCB is pursuing a hub-and-spoke model that leverages the downtown Club as a central anchor while expanding into neighborhood-based “spokes” closer to where youth live and attend school.

BGCB currently serves more than 400 youth annually, including a significant proportion from low-income households, single-parent families, and communities facing barriers to academic success. Many of the young people we serve rely on the Club for consistent safety, stability, and enrichment outside of school hours. The downtown Club is the only youth-dedicated facility in the city center and plays a critical role in ensuring equitable access to services for families who live, work, or attend school in the area.

Educational Partnerships - BGCB partners closely with Bend-LaPine Schools to support academic success, including literacy development. Our literacy programming provides daily reading support, homework help, and targeted interventions for youth who are below grade level. These efforts align with district goals and help ensure that students who need additional support receive it in a consistent, structured environment. The downtown Club's proximity to multiple schools makes it an ideal hub for these partnerships.

Expanded Hours - BGCB has expanded operating hours to better serve teens, including dedicated evening programming that provides mentorship, leadership development, and safe social spaces. These expanded hours respond to a growing community need for structured, supervised environments for teens during out-of-school time. The downtown building's gym and large program rooms are uniquely suited to these activities.

Summer Programs - BGCB has significantly increased summer program capacity to serve more children during the months when families need support the most. Summer programs include academic enrichment, recreation, STEM activities, and field trips that keep youth engaged and learning. The downtown Club is a central gathering point for these programs and provides the indoor space necessary for high-quality summer operations.

Food Insecurity- BGCB plays a vital role in addressing food insecurity among local youth. The Club provides daily snacks and meals, ensuring that children have access to nutritious food during out-of-school hours. For many families, this support is essential. Ownership of the building would allow BGCB to modernize and expand the kitchen and dining spaces to meet growing demand.



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Weekend Programming- Recognizing that many families need support beyond the traditional school week, BGCB has expanded Saturday programming to provide safe, structured activities on weekends. This programming helps fill a gap in community services and ensures that youth have consistent access to positive environments and nutrition all week long.

Continued use and potential ownership of the historic building is essential to allowing BGCB to continue and expand the services we provide to Bend's / Central Oregon's youth and families. BGCB is prepared to assume responsibility for the building's long-term maintenance, historic preservation obligations, and capital needs with ownership.

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Chair Owens, Vice Chair Schneider, and Members of the Board,

Thank you for your service to our community and for the time and care you dedicate as members of the Bend Park & Recreation District Board. We are writing to you not only as the Board Chair and CEO of the Boys & Girls Clubs of Bend, but also as constituents who deeply value the role the district plays in shaping the quality of life for families across Bend.

The Boys & Girls Clubs of Bend serves hundreds of families who rely on us for after-school care, summer programs, meal assistance, and literacy support. Many of these same families are frequent users of the parks, facilities, and recreation opportunities the district stewards. It is with these families in mind that we are requesting a reset in the ongoing conversations regarding the Old Bend gym building, long-term ownership, and the current lease agreement.

For nearly two years, representatives from our organizations have worked in good faith to navigate these issues. However, recent draft lease terms introduced significant new financial and operational risks for BGCB, and that materially depart from what the parties agreed to during letter of intent discussions. We have offered reasonable alternatives and provided clear rationale for each, yet the current structure makes it untenable for us to move forward under a traditional lease. Without a reset, the dialogue is at risk of breaking down in ways that could compromise both organizations' ability to fulfill our missions to the people of Bend and Central Oregon.

To reestablish a productive path forward, we respectfully request that the District Board authorize the formation of a technical work group composed of Board and staff representatives from both organizations. This group would be charged with promptly returning to the Board with a clear recommendation regarding the lease, long-term building ownership, and operational responsibilities.

We want to emphasize that we are not asking the district to bypass or abbreviate any public processes, legal requirements, or fiduciary obligations associated with the stewardship of



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public property. Rather, we are seeking a structured, collaborative process that allows both organizations to fully explore solutions that protect the public interest and serve the families who depend on us.

Across Oregon and Central Oregon, public entities routinely partner with nonprofit organizations as preferred service providers, often entrusting them with the long-term care, operation, or even ownership of public assets when doing so best serves the community. As the Boys & Girls Clubs of Bend continues to grow and mature, our hope is to explore a similar path: one in which we assume responsibility for the building's long-term maintenance, historic preservation obligations, and capital needs, ensuring its continued service to the public for generations to come.

For nearly 30 years, the building's ownership and use have been shaped by a well-intended but complex history. The community, led by Rotary members including Jim Crowell and Steve Scott, raised the funds that made the building's renovation possible, with the express purpose of creating a home for the newly formed Boys & Girls Clubs of Bend. As stewards of that legacy, we believe this is the right moment for all three stakeholders to come together to bring clarity and alignment to the building's future and establish a stable, transparent path forward for the kids and families that we all serve.

If our organizations are unable to navigate the current challenges, we risk failing not only the community and the historic asset we collectively care for, but also the families who rely on the Boys & Girls Clubs of Bend every day.

Thank you for your consideration of this request and for your ongoing commitment to the community. We look forward to the opportunity to work closely with the district to honor the history of the Bend gym building, uphold the district's public responsibilities, and serve Central Oregon together.

Sincerely,

Danielle Rosenfield, Board Chair

Michael Baker, CEO

Boys & Girls Clubs of Bend

Business Session – Hollinshead Park Improvement Project Contract Amendment

The board reviewed and approved Amendment No. 4 to the professional services contract with Keller Associates for the Hollinshead Park Improvement Project. Following approval of a new preferred conceptual design in 2024, additional project scope was identified, including expanded infrastructure replacement and design work associated with required city street improvements. The amendment adds \$104,445 in professional services, along with a 10 percent contingency, increasing the total design contract amount while remaining within the project's overall Capital Improvement Plan allocation. This action allows the project to move forward through final design, permitting, and preparation for construction, with future construction funding anticipated for consideration in a subsequent capital improvement plan.

Director Schiffman made a motion to authorize the executive director to execute Amendment No. 4 to the professional services contract with Keller Associates with a cost not to exceed \$104,445, and to approve an additional 10% contingency of \$10,444, for a revised total project budget not to exceed \$353,771. Director Schoen seconded. The motion passed unanimously, 5-0 with a roll call vote. (Owens, Schneider, Schoen, Schiffman, Hovekamp)

Consent Agenda – Budget Appropriation Transfer (Resolution No. 2026-01)

The board considered approval of Resolution No. 2026-01 authorizing an appropriation transfer within the Facility Reserve Fund for the 2025–26 fiscal year. The transfer reallocates \$196,700 from contingency to address unanticipated maintenance and repair needs across administration, park services, and recreation services. The largest expenditure supports replacement of two failed boilers at the District Office, with additional funds directed toward minor facility repairs at recreation sites and infrastructure repairs at district parks. The proposed transfer does not change the district's overall adopted budget and allows staff to address critical operational needs within existing financial resources.

Director Schneider made a motion to adopt Resolution No. 2026-01 approving the appropriation transfer for Fiscal Year 2025-26. Director Hovekamp seconded. The motion passed unanimously, 5-0 with a roll call vote. (Owens, Schneider, Schoen, Schiffman, Hovekamp)

The next board meeting will be March 3, 2026, at 5:30pm.