

Wednesday, July 24, 2019

Business Tribune

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YMCA eyes lottery money for Beaverton property purchase

□ Stephanie Basalyga □ ▾

□ Monday, July 22, 2019

Additional fundraising will help cover cost to turn warehouse on Beaverton Hoop Y site into new child development center



PMG PHOTO: STEPHANIE BASALYGA - The YMCA of Columbia-Willamette will use \$5.1 million in Oregon Lottery money to purchase the Beaverton property where the organization currently operates the Beaverton Hoop sports facility.

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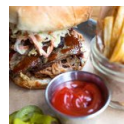
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in state lottery money to purchase property on Harvest Court in Beaverton, where the organization currently operates the Beaverton Hoop sports facility.

The YMCA worked with state Rep. Sheri Schouten, D-District 27-Beaverton, to include the \$5.1 million allotment as part of House Bill 5030. The bill was passed by the Oregon Legislature shortly before it ended its 2019 session and is awaiting Gov. Kate Brown's signature.

The state money will provide a big step toward the YMCA reaching its goal to raise a total of \$10 million to buy the Hoop property and renovate a one-story warehouse on the site into a new child development center, Tammy Spencer, the organization's chief marketing officer and vice president of marketing and communications, said. The land purchase will include the 50,000-square-foot building that houses the sports facility.

Future plans

The organization has operated programs at the Beaverton Hoop Y since 2008. The facility, which provides programs for more than 10,000 young people, contains six basketball courts, locker rooms, and a mezzanine for adult health and wellness classes, including programs for 240 senior adults.

The YMCA currently leases the Hoop building, an arrangement that is set to expire in May 2020, at which time the organization will buy the property, Spencer said.



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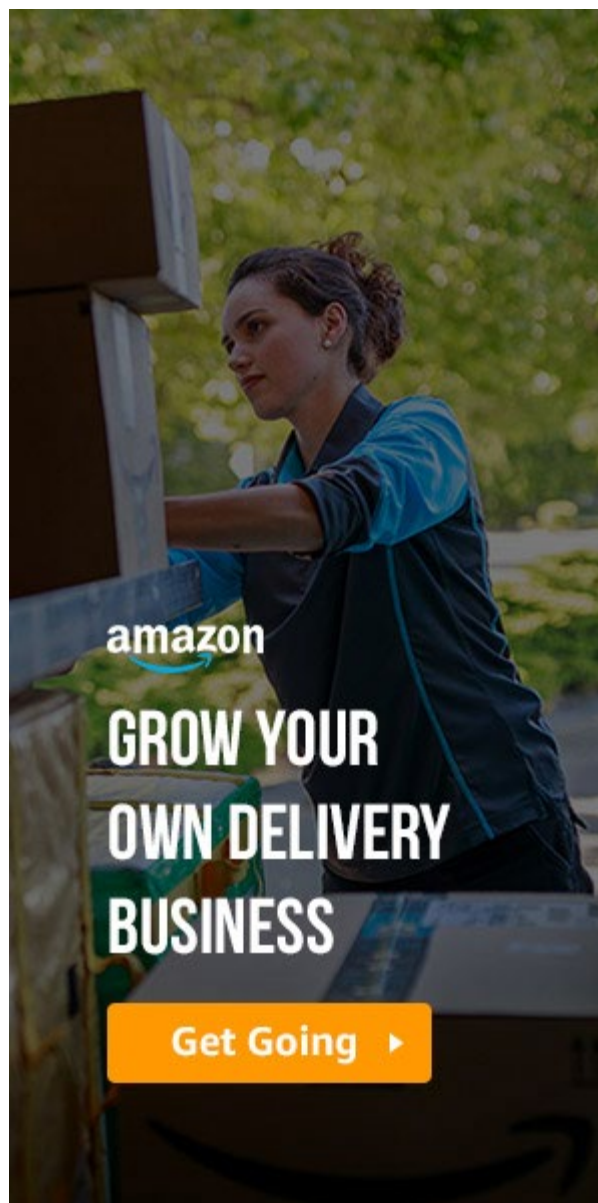


COURTESY: YMCA OF COLUMBIA-WILLAMETTE - The YMCA's \$5 million purchase of the Beaverton property on Harvest Court will include the 50,000-square-foot Hoop building and a smaller warehouse that will be renovated into a child development center.

The organization plans to begin renovation of the smaller building on the property, which the Beaverton Police Department currently leases for storage of evidence, in July of next year. The evidence operations will move to a new public safety center currently under construction on the corner of Southwest Hall Street and Southwest Allen Boulevard.

The renovation for the child development center will add a second floor to the 14,000-square-foot warehouse building, doubling its space. When completed, the second floor will contain office space that could be leased out to help generate revenue, Spencer said.

In 2017, the organization estimated the cost to renovate the warehouse would be \$1.9 million. That number is being re-evaluated based on the fact that construction



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costs, including materials and labor, have risen since then, according to Spencer.

The organization already operates 16 child care centers in the Portland-metro region, offering programs for children from preschool through elementary school ages. The new center will be the fourth in the Beaverton area.

The YMCA also previously ran Beaverton programs out of a building on Griffith Drive. That location closed in 2011.

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The YMCA now runs programs for youth and families that last year served more than 59,000 people at more than 200 Portland-metro locations, from community centers to schools, including Camp Collins in Gresham and wellness facilities in Sherwood and Vancouver, Washington.

Financial focus

In addition to the \$5 million to purchase the Beaverton property and the money that will be needed for the renovation project, the \$10 million capital campaign goal includes a contingency for the construction work and funds to outfit the new center and office space, Spencer said.

Through fundraising efforts, the Y raised more than \$700,000 from donors. In addition, Fred Jubitz, the current Hoop property owner, will provide the

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organization with a \$2.5 million interest-only loan for 10 years at a 5% rate.

Even with the infusion of lottery money, the YMCA still needs to raise \$1.4 million to reach the \$10 million mark, according to Bob Hall, the organization's CEO and president

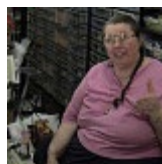
"We are actively engaged with local community and business leaders to get us to the finish line," Hall said in a prepared statement.

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