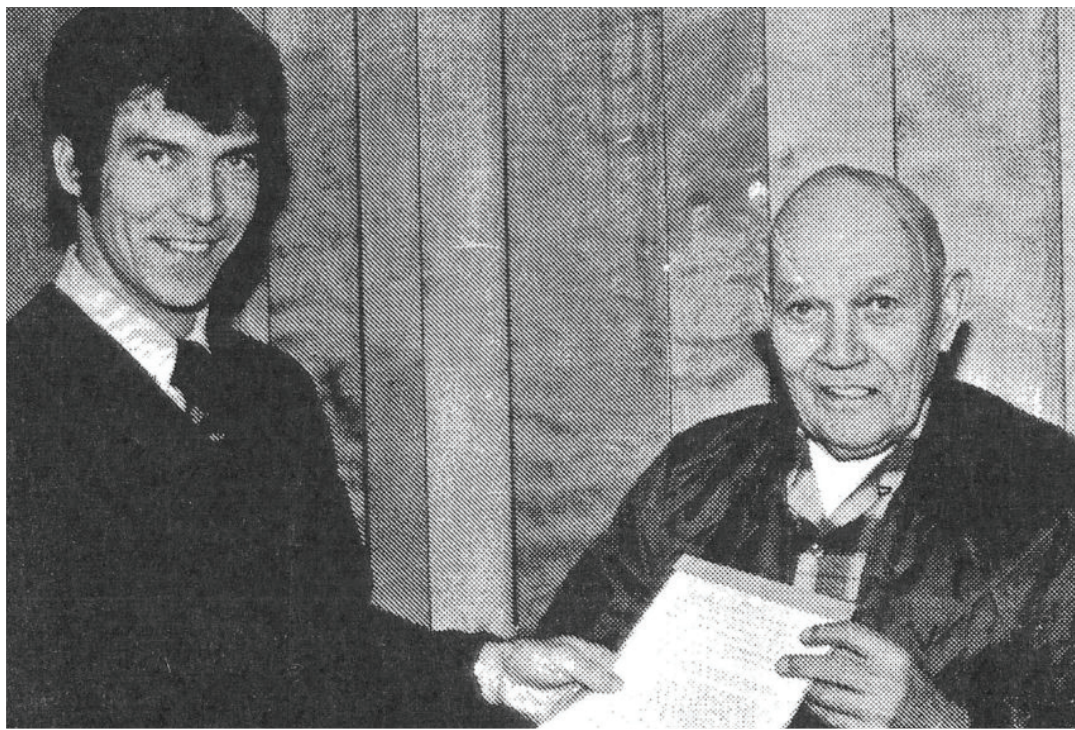




Nurturing one
man's love and
hopes for his
community

The **Bean**
Foundation



The Bean Foundation began in 1981 as a modest endeavor with assets of \$10,000, six acres of land, and a set of values imparted by its founder, L. Alexander Bean. The purpose of the foundation was to enhance the quality of life in Jefferson County, particularly for young people and families.

The foundation's early board members expected to discharge its mission and wrap things up in short order, but thanks to a gift of an additional 400 acres from Bean months before his death in 1988, an additional bequest from his estate, and careful management over the past 40 years, its assets have grown to around \$2.5 million in cash, with about 240 acres remaining in its portfolio. Far from packing it in, current board members are hopeful the foundation will continue in perpetuity.

The foundation's success can be attributed to Al Bean's explicit instructions to its first directors: "He asked us to work with others. He didn't care if it was government, he didn't care if it was private business, he didn't care if it was private citizens. Work with others in the development of this asset in the foundation," said foundation board president George Neilson.

Many of the foundation's most significant donations have been given with the understanding that the beneficiary would procure matching funds from other sources. In this way, the foundation has fostered numerous large community projects without using up all its own assets and in doing so it has drawn resources from elsewhere into the county.

Bean's philosophy was shared and shaped by his friend and attorney, Sumner "Rod" Ro-

By Jane Ahern

driguez, who Bean asked to be president of the foundation's board of directors. As the Bean Foundation's first leader, Rodriguez helped put in place a model for future board members to follow.

Bean Park

Rodriguez was an apt choice to lead the foundation and an obvious one because he was known as someone who got things done in Jefferson County and because the two men had already worked together on the Mt. View Hospital District. Bean donated the land for the hospital and Rodriguez helped pull together partners and did the necessary legal work.

Bean wanted his foundation to serve children, young adults, and families in the areas of recreation, education, culture, and the arts. He named who he wanted on the board: Rodriguez, George Neilson, Kay Kirby, Carol Peterson, and his brother, Louis Bean. Later, Diane Ramsey, Phil Riley, and Clint Jacks would serve long terms on the board.

After meeting with Bean, Rodriguez went to see Neilson, who at that time was his former law firm colleague and a circuit court judge, with the news about the foundation.

"What are we going to do?" Rodriguez asked Neilson. Neilson had an immediate answer. Earlier that day he had received a call from the state parks department asking if he wanted to apply for grant funds the state had available.

Neilson and Rodriguez came up with a plan to use an acre of the foundation's land combined with money from the state to build a city park. It was a no-brainer, but there was a catch. They could only get money from the state if they could put the deal together and get a letter sent out by 3:00 that day.

Rodriguez swung into action. Neilson said, "By 3:00, one of Rod's clients had appraised the property—he was an appraiser. He (Rodriguez) had talked to the city—he represented the city. The city was willing to go in with it. He had talked to the Kiwanis because he was a member of Kiwanis . . . then I talked to the Lions. Mr. Rodriguez talked to a couple of his friends and by 2:30 the letter was drafted. It was signed with the city's con-

currence and the letter was mailed that day. And we got the grant."

The ultimate result was that Bean Park was built on B Street and is a well-used public space to this day. Bean liked the way the project was accomplished, and it became the model for future projects. The foundation doesn't build parks or public facilities, but it uses its assets of land and cash to encourage and enable others to do so.

Bean's delight in the Bean Park project also led him to ask the foundation to change its name. It had begun as the North Unit Foundation, but Bean wanted his own name on it and the foundation board obliged.

Speaking of the origins of the foundation, Neilson emphasized the influence of both Bean and Rodriguez. He said, "They both had kind of the same mindset of community service and building community; it's kind of natural they would come together."

Who were they?

For someone who left an outsized mark on our community, very little has been written about Al Bean. The basic data are readily available, but details are scarce.

Louis Alexander "Al" Bean was born in Eugene on October 13, 1910. Both his parents were well-known and active citizens. His father was a lawyer who served in both the Oregon Senate and the Oregon House of Representatives, including a stint as speaker of the house in 1921. His mother was a University of Oregon graduate, worked as a schoolteacher, and volunteered in the Methodist church as well as a variety of civic organizations.

Bean moved to Madras in 1933 and lived here until he joined the Navy in WWII.

During the war, Bean served as a Navy Seabee (CB, or construction battalion) until he was injured in an explosion which left him disabled. He sustained a head injury and walked with a limp for the rest of his life.

After the war, Bean returned to Madras. He married his wife, Velva, in Reno in 1946. They had no children and Velva died before Al, in 1975.

Bean started out as a farmer, but later operated an insurance agency in Madras. At the same time, he was buying up rangeland east of Madras. In those days, that

Previous page, Al Bean, right, and George Neilson at the outset of the foundation. Pages 26-27: the foundation's current board, standing from left, Tom Norton, Jason Hertel and Scott Delamarter; sitting from left, George Neilson, Ronica Comingore and recently hired Executive Director Daleena Green. Board member Jack Woll is on computer. Other pictures show just some of the major Madras amenities the foundations has played key roles with: the Madras Aquatic Center, COCC, Yarrow and Juniper Hills Park.

land was not particularly valuable.

In fact, Madras attorney Don Reeder did some work for Bean in the 1980s and said, “When I was talking to Al about his estate plan, we were talking about the different properties that he wanted to give to his Bean Foundation, to his niece, or to Lou and how that was going to happen and about the land where Yarrow is, I told Al ‘Oh that’s not worth anything. I don’t know what you’re going to do with that. It’s just not worth anything.’ So to make a long story short, now it’s Yarrow.”

Neilson said Bean didn’t pay much for the land. “Five, Ten, 15, 30, 50 dollars an acre, he acquired all that land. I’d say he was a visionary,” he said.

Bean didn’t give all his acquired land to the foundation. He sold some of it for residential development. The neighborhood just west of the hospital and roughly between Oak and B Streets is known as the First Bean Addition. The Second Bean Addition encompasses Bean Drive and Bean Way near Juniper Hills Park and the Goodson Bean Addition is on a stretch of Hillcrest between A and B Streets.

Reeder said that the tiny city park in First Bean Addition where NE 10th and NE 11th streets meet Oak Street was Bean’s idea. He always believed in providing recreational opportunities.

The lot just to the east of the hospital where the new county health department and Mosaic Medical Facility sit once belonged to Bean as well. He put that piece of property into a trust for a niece who was disabled. The trust sold the property to the hospital and used the proceeds to support the niece. When she died recently, some of that money—about \$150,000—flowed back to the Bean Foundation.

Bean began giving to the community well before he set up the foundation. In addition to providing land for the hospital, he donated the adjacent land for the United Methodist Church, where it is still located.

Bean’s partner in setting up the foundation, Rodriguez, had been born in Madras. His family soon moved away, but after serving in the military and graduating from Stanford Law School, Rodriguez and his wife, Adele, settled in Madras and started a law firm in about 1949.

During the more than 30 years prior to helping set up the foundation, Rodriguez was very involved in the Jefferson County community. Neilson said of him, “He was an exceptional lawyer and he developed a large clientele and among them, you have the city, the school district, the start-up of Mt. View Hospital District and several distinguished clients.”

Rodriguez was a role model for many, especially the younger lawyers in his firm. Neilson, Reeder, and others went on to be active in many community organizations.

Major Projects

About six years after Bean Park was built and just months before his death, Al Bean gifted an additional 400 acres to the foundation, plus five residences—two in Madras, two in Redmond, and one at the coast. Al’s brother Lou was given a life estate in the Madras properties, meaning he could use them for the remainder of his life and after that they would belong exclusively to the foundation.

Bean’s undeveloped land was all to the east of Madras. Much of it was on either side of Ashwood Road, which is known as B Street closer to downtown Madras.

When county commissioner Jodi Eagan wanted to build a Head Start facility, the Bean Foundation donated two acres north of Bean Park for the site. Eagan worked hard to get funding for the project, which was originally known as Juniper Junction but was later renamed The Children’s Learning Center, and bring it to fruition.

After The Children’s Learning Center opened in 2000, the Oregon Child Development Coalition approached the Bean Foundation about buying a two-acre piece of property across the street

The large influx of land into the foundation in 1988 enabled it to undertake a much bigger park project in partnership with Jefferson County.

from it. Neilson said the foundation would have been open to donating the property, but OCDC had already gotten the funds together to buy it and was happy with the price. It

benefited both programs to be situated close by.

The large influx of land into the foundation in 1988 enabled it to undertake a much bigger park project in partnership with Jefferson County. “We went to the county, we said, ‘Here’s an option on 101 acres. We think this is a good place for a park. Do you want it?’” said Neilson.

Rather than try to develop such a large piece of land all at once, the county planned to do it in several phases. The Bean Foundation would retain ownership of the land until the county was ready to develop a parcel, at which time the parcel could be used to obtain matching grants from other entities like the state of Oregon.

The first phase of park construction was on the western end of the property, across the street from Bean Drive. The park development briefly became part of a larger con-

trov­er­sy when a group of cit­i­zens launched a recall effort against county judge Dan Ahern and county commissioner Rick Allen. The park was just one of several griev­ances listed by Citizens for Change, which mis­takenly claimed that public money was being used to develop a private recreational facility and asserted the public should have been allowed to vote on the park.

In the end, Citizens for Change failed to gather enough signatures to get the recall petition on a ballot and park construction went forward as planned. The Bean Foundation paid \$13,000 to landscape architecture firm Walker Macy to devise a site plan, which was approved by the county in January of 1992. The state of Oregon chipped in \$33,000 for the section of the park that included the adult softball fields. A couple of years later, the foundation, Little League, and the county each paid \$20,000 to pay for installation of the three ball fields used by Little League.

The next phase of the park was the soccer fields, completed in 2002. That project was spearheaded by Jessie Macias, a 509J educational assistant and leader in the local soccer community.

In addition to the Bean Foundation land, the soccer fields garnered almost a million dollars' worth of grants and in-kind donations. The National Guard leveled the ground as part of a training exercise, the Oregon Department of Parks and Recreation bestowed a \$250,000 grant, and the US Soccer Foundation contributed site planning and engineering services. The Northwest Area Foundation gave an additional \$25,000 and numerous local volunteers helped with the project.

Neilson said, "It's really important to understand that when we gave



MADAS PIONEER FILE PHOTO

The Bean Foundation Board of Directors in 1993, from left, Sumner Rodriguez, Lou Bean, Diane Ramsey, Carol Peterson and George Neilson, at the site of Juniper Hills Park east of Madras. The foundation was honored by the National Association of County Parks Officials with an award for their land and design contributions to the county park.

land it (the value) was almost always doubled right away. It was almost 1:1. We considered that a very positive step. It extended the foundation's resources further, it extended the people who were working on the project further."

During the same period that the Bean Foundation began working with Jefferson County on Juniper Hills Park, the 509J school district set up a committee to look for a site to build a new middle school. The community was growing and the old brick building on 4th Street was not big enough anymore.

One of the sites considered by the committee was on Ashwood Road and it was owned by the Bean Foun-

dation. The foundation told the district it could have the land for free if it could get the voters to pass a bond levy for construction funds within a year.

Voters passed an \$11.7 million bond levy and the school was completed on the 30-acre site in 1995. The foundation wasn't involved in the planning or construction of the school, but its donation of land was instrumental to the project. Neilson said of the foundation's role, "It's the art of making things possible."

The Bean Foundation's next major gift of land was four acres on which to build the Madras Aquatic Center. The size of the lot was smaller than some of the foundation's previous

gifts, but the impact would be at least as large.

Community leaders like Carlos Kemper, David Evans, and Jim Gemelas led a campaign for an operating levy, a bond levy for construction, and a board of directors. Voters approved the measures in November of 2004, including \$8.1 million for design and construction.

It would be more than three years before the pool was completed because the construction budget was blown by fallout from Hurricane Katrina. Rebuilding New Orleans in the aftermath of the hurricane bumped up the cost of construction everywhere, so the Bean Foundation stepped in with an unanticipated donation of \$250,000, enabling the construction to go ahead and the pool to open in January 2008.

Clint Jacks, who retired from the board in 2021 after serving for 15 years, said of the foundation's support of the MACRD, "All the way from the very inception to where it is now the Bean

Foundation had it as a high priority for the community and I think we did a wonderful job supporting it, many times providing bridge money to keep the project going forward."

Jacks added that although the Bean Foundation was supportive of the recreation district it didn't try to micromanage. "It was background support, in front support, but always allowing the aquatic center to make the decisions."

In 2005, the Bean Foundation became involved in an entirely different kind of venture. The city of Madras approached the foundation with an idea to use some of its land – near the aquatic center—to devel-

op a residential neighborhood on the east side of Madras. The foundation would sell the land to Bend-based Brooks Resources, Jeld-Wen, and Taylor Northwest and work with them to carefully plan the neighborhood to maximize quality of life. Proceeds from the sale would go back into the foundation for future giving.

The project was a departure for the foundation, but still within its stated mission. Neilson said, "The reason we sold land is we wanted quality housing in the community developed by capable builders and planners and to have it be multi-use." True to Al Bean's vision, the neighborhood would include recreational amenities like walking paths and parks.

The project kicked off with much fanfare and schweg amid a booming housing market, but the bottom fell out of it when the recession struck at the end of 2008. Sales and construction ground to a halt. By 2015, Brooks Resources had bought out the other two investors and was offering to sell the land back to the Bean Foundation.

The foundation was able to buy the land at a good price, hang onto it, and sell it again when the economy rebounded. By the end of 2022, it had sold all 50 lots. The purchase and resale of the Yarrow property brought more money into the foundation.

"All of that money went back into the foundation's treasury. We're trying to create an endowment that is of perpetual service to Jefferson County for the quality of life within the limits of what the foundation can do as described in its original mission statement that's part of our bylaws

and articles of incorporation," Neilson said.

In 2011, Central Oregon Community College opened its Madras campus on 15 acres provided by the Bean Foundation. With that donation, the stipulation was that the college had to pass a bond levy and build a facility of at least 9,000 square feet. The resulting building includes classroom space, computer labs, and public meeting space.

The Madras campus has been an invaluable addition to the communities of Jefferson County. Local residents can take college courses without having to drive to Bend and younger students can earn college credit while still in high school.

The foundation gave COCC an option on an additional 26 acres for expansion of the campus and now, more than ten years later, the college is ready to claim another chunk of it.

Cash Donations

The Bean Foundation's land donations have been its most visible legacy, but its cash donations have been no less significant. The single biggest cash donation in the foundation's history was the quarter of a million dollars to help with the MAC construction. In the years since, the foundation has provided funding to the MAC Recreation District for a variety of purposes-- backing a staff position so the district could begin offering sports programming, paying for professional development for staff and board members, and helping pay for a new scoreboard in 2022.

MAC Recreation District director Courtney Snead said, "The Bean Foundation has been a phenomenal partner with the MACRD . . . Without the Bean Foundation, the MACRD would not be what it is today and we are thankful for Al's vision

In 2011, Central Oregon Community College opened its Madras campus on 15 acres provided by the Bean Foundation.

and for the board's support."

Similarly, the foundation helped get the Kids Club through a difficult period. In 2008, the club was at a critical turning point. It had been a Boys and Girls Club affiliated with clubs in Bend and Redmond, but had decided to strike out on its own. The Bean Foundation stepped in with a pledge of \$60,000 a year for five years and then \$120,000 over the ensuing five years for a total of \$420,000 over 10 years.

The foundation has continued to give to the Kids Club in the years since. In 2022 the foundation gave the club a \$15,000 grant to support scholarships and van repairs and contribute to a matching grant from Bright Wood.

Kids Club board president Tim Gassner said, "The formation and survival of the organization and the benefits provided to the youth of our community would not have been possible without the generous support of the Bean Foundation. The Bean Foundation has been an invaluable resource to the Kids Club and the youth of our community."

While donations of land have necessarily been concentrated on the east side of Madras because that's where the land is, the foundation's cash donations have been spread all over Jefferson County and the Warm Springs Reservation.

In the past year it gave away \$133,480.95, including, among other donations, \$25,000 to the Culver park trust for expansion of the city park, \$6,000 to the Confederated Tribes of Warm Springs' cultural and heritage committee to acquire teepees for youth programs, additional money to the Warm Springs Boys and Girls Club, and money to the Ronald McDonald house to benefit Jefferson County families who stay at their facility.

Having helped the school district purchase a top-notch running track at the high school several years ago, the foundation is further supporting the sports community by providing a stipend to local running advocate Mario Mendoza as he works with the Madras Runners and the middle school and high school track teams to increase interest in running and fitness. Mendoza is training the teams' coaches with an emphasis on mentoring the athletes for both sports and life. The stipend was renewed for a second year in 2023.

Those are just a few examples of the foundation's giving; a full accounting would more than fill this magazine. Neilson estimates that the foundation has supported the communities of Jefferson County to the tune of \$2.6 million over the past 40 years. Thanks to the sale of Yarrow, the foundation has been able to give about \$1 million of

that in the last five years and it expects to be able to continue giving indefinitely.

Neilson credits Carol Petersen, who served on the Bean Foundation board for more than 30 years, with helping the foundation manage its money wisely. He said, "She knew what she was doing with investments and gave us guidance and she was really the integration point for the start-up of the money management."

The Foundation in Transition

The Bean Foundation has been in a period of transition for several years now. The sale of the Yarrow property changed the balance of assets in the foundation. There

is now less land but more money and a planned second phase of Yarrow will only accelerate that change.

.. the foundation's cash donations have been spread all over Jefferson County and the Warm Springs Reservation.

Although it is a positive development overall, the growth of the foundation's holdings means that the foundation needs to bring

professionals on board and modernize its operation.

Neilson said, "Everything the board has done to this date has been volunteer. There has been no payment, no stipend. We paid for our own trips on behalf of the foundation. That's the spirit of the board."

However, Neilson added, "When you grow from \$10,000 and six acres to \$2.5 million and about 240 acres of developable land left it becomes impossible to do it on a volunteer basis."

To address its current needs, the board recently hired its first paid executive director, Daleena Green. Green was previously the executive director for the Crook County Foundation.

In her part-time, work-from-home position, Green manages the foundation, doing the bookkeeping, marketing, website design, and board governance. Neilson said, "She gathers information, distills it, and our board is already benefiting from more thoughtful accumulation of data and information for our decision making. It's worth every penny."

Green said one of her favorite aspects of the job is networking. "There's the opportunity to talk with organizations and groups that reach out requesting support for projects, so it might be phone calls or zoom meetings or coffee meetings or whatnot with folks just trying to understand their projects so I can take it to the board and

they get to decide-- are these things we want to support?-- and that's been the most fun, I think, learning the different needs and all of the wonderful things our partners are doing in the community."

The foundation board members hope that having an experienced executive director will ease them through another transition now on the horizon. Longtime board members Neilson and Jack Woll are preparing to step down from the board. Another longtime board member, Clint Jacks, has already left the board. The remaining four members will be Ronica Comingore, Jason Hertel, Tom Norton, and Scott Delamarter. There is currently one seat vacant.

Of the upcoming change, Delamarter, the newest member, who joined the board in spring of 2022, said that he had spent the past year learning about how the Bean Foundation does things and is confident about its future. "I think because of the way they've been doing this and now with Daleena I think they're preparing the way for a nice transition."

Current Projects

Twelve years after the COCC campus opened in Madras, the college is planning an expansion. By fall of 2024 it hopes to open a new 15,000-square foot building. To do so, the college will use the remaining 26 acres available from the Bean Foundation, valued at \$1.5 million, to obtain matching grants and other funds. Madras campus director and branch campus capital projects manager Jeremy Green estimates the total cost of the building will be between \$9-12 million.

The new facility will focus specifically on three areas of need identified by local leaders and businesses: child

care, early childhood educators, and health care workers.

Taking advantage of a long-standing relationship, the college will contract with The Children's Learning Center to provide childcare for 70-100 children onsite. The childcare facility will be a hands-on learning opportunity for students in the college's early childhood education program and with any luck some of the program's graduates will remain and work in Jefferson County after graduating to fulfill a need for workers in that field.

Central Oregon is also in serious need of workers in nursing, nursing assisting, and medical assisting and

the facility aims to address that need by providing the requisite training.

Even better, Green said, "Students in Jefferson County, Warm Springs and all of the surrounding areas—Prineville, Redmond—they will have access to start and complete nursing, nursing assisting and medical assisting degrees right here in Madras."

Green went on to say that the Bean Foundation's support isn't just about the land donation, though that's critical. "We're above-and-beyond thankful for the opportunity to receive this donation from the Bean Foundation and we're also leaning on them to help us because they're an immense community convener, so we've been

"COCC is bringing programs that directly align with Al Bean's vision and desire for the community and that's a neat connection."

- DALEENA GREEN

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The Bean Foundation's Board of Directors

Ronica Comingore

has been an educator in Warm Springs and Metolius for the past 23 years. She and her husband, Dan, have two sons,



Ronica Comingore

Conner, age 18, and Chase, age 16.

“It is a great honor to be on the Bean Foundation. I find great satisfaction in being part of a non-profit foundation that strives to give back and better our communities and the lives of others. Our agenda has always been to help in positive ways. I serve on the Bean Foundation for several reasons, but ultimately it gives me the opportunity to be involved in something so much bigger than myself, which is one of the best things a person can do in life. To be a part of building better communities is truly a rewarding feeling!”

...

Scott Delamarter

has lived in Madras most of his life. He is an engineering manager at KEITH Manufacturing. He and his wife, Kristine, have four children: Brooke, Lincoln, Callie and Chase.



Scott Delamarter

Delamarter explained why he serves on the Bean Foundation: “This community shaped me. It is a pleasure to support people who are shaping the community in positive ways and I really resonate with a core Bean Foundation principle of ‘quietly making a difference’”.

...

Jason Hertel

is the owner of a State Farm Agency. He and his wife, Sara, have lived in Madras for 19 years and have two sons, Jackson, age 15, and Dylan, age 13.



Jason Hertel

Of his work with the Bean Foundation, Hertel says, “It’s important to give back to the community in ways that I feel I can provide value. I fully support the mission of the Bean Foundation. Volunteering for the Bean Foundation gives me an opportunity to give back to the community in a very impactful way.”

...

George Neilson and his wife, Ann, raised their children Joel, Manda, and Tim, in Madras, where they have lived for 49 years.



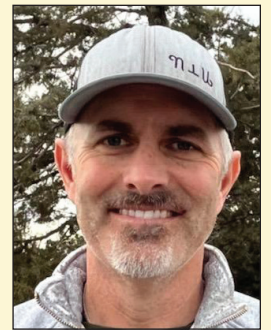
George Neilson

“As I near the end of my tenure of my service on the board, I believe the opportunity to serve the foundation and, through the foundation, the community of Jefferson County, its citizens, families and children, has been and still is one of the greatest honors I could have ever been given.

To this day I remain thankful to Mr. Bean and Mr. Rodriguez and the board members with whom I have served for their selfless commitment to the goal of building the quality of life in our community.”

...

Tom Norton is the owner of Norton Cattle Company. He and his wife, Stacy, have three children: Mylaena, age 14; Tommy, age 11; and Alessandra, age 9.



Tom Norton

“After I left the school board, I didn’t mean to get involved with anything like that for a while because I’m so busy with my family right now, but after I learned more about the history of it, I thought it was so cool. So many of the biggest assets of our community — the park, the middle school, the MAC — the foundation was behind all those things.”

“Our community is lucky to have the Bean Foundation, so why wouldn’t I want to be involved in that?”

Notable Bean Foundation Projects

Jack Woll

is a former dentist.

He and his wife Patty have been married 50 years, 45 of them spent in Madras.

They have two grown

daughters, Minta and Leila, and six grandchildren.

“Nowhere in Scripture does it ever mention retirement, simply career changes. As my career in dentistry was ending prematurely because of a developing neurological problem, the opportunity to join the Bean Foundation Board opened up. It’s been an incredible 20-year adventure that has been more fulfilling than I could ever have imagined. Patty and I get to drive around town and see the impact of the foundation. Children enjoying the splash park, sports at Juniper Hills Park, volleyball and picnics at little Bean Park, the MAC with grandkids, ball games in the middle school, the skate park, activities at the COCC campus, track events at the high school, the success of the Kids Club and Warm Springs Boys and Girls Club, and certainly the beautiful Yarrow neighborhood. All existing because of the foundation working with various engaging partners to make a better community. To the best of our ability we are simply following the Mission Statement of the Foundation.”



Jack Woll

1981 Bean Park · 1.19 acre and .8 -acre expansion

1992 Juniper Hills Park · 101.67 acres in 3 different parcels. The first two parcels were used for softball, Little League, and soccer fields as well as the walking trails, playgrounds, etc. The third parcel, 31.87 acres, is at the east end of the park where the disc golf course is. The foundation still owns that parcel, but the county can have it if they want to develop it further. The foundation gave \$18,000 in 1992 and \$41,500 in 1996 to help with development costs.

1995 Jefferson County Middle School · 29.56 acres The foundation provided the land and the voters paid for construction via a bond levy.

2000 The Children’s Learning Center · 1.97 acres The foundation donated the land and county commissioner Jodi Eagan found the funding to build it.

2004 MAC · .44 acres plus \$250,000 towards construction in 2007. Voters approved the formation of the district and the bond levy to build it in 2004. The pool opened in January 2008.

2005 Madras Skate Park · \$20,000 This project was led by a group of local high school students. They put a lot of work into the project and raised most of the funds from other sources. The foundation helped get them over the finish line with its donation.

2005-present Yarrow · Phase I – This project was not a donation, but instead a sale of land for a new neighborhood in Madras. This began in 2005, but was waylaid by the Great Recession. The foundation bought some of the land back in 2015 and by the end of 2022 had sold most of it. The foundation is still involved with the homeowners association. The money from the sale went back into the foundation.

2006 Sahalee Park expansion · 1.27 acres The foundation made some trades to acquire the land for the newer, east side of the park and then donated it to the city. It later gave money for construction of the splash park in 2019

2007-2016 Kids Club · The foundation donated \$60,000 per year for five years and then another \$120,000 over the next five years, with the amounts stepped down each year from \$35,000 to \$10,000 for a total of \$420,000 over 10 years. In addition to this, there have been many smaller gifts over the years, stretching back to when it was a Boys and Girls Club and continuing up to the present.

2011 COCC campus · Phase 1—The foundation provided 14.94 acres and the college raised the money to build and operate it; Phase II—in progress. The foundation will give the remaining 26.65 acres, which will include land for a street about where the walking path is now. The college is working on the design and the funding.

2022 Yarrow · Phase 2—This will be a sale, not a donation, of about 143 acres. The proceeds will go into the foundation to enhance its endowment for future giving. The board is now engaged in planning, but the completion date is not yet determined.

Bean Foundation

utilizing them to help guide and direct our outreach efforts in the community and help bring the entire community together around this project.”

Daleena Green noted how early donations by Bean and his foundation to the hospital, to the Jefferson County Scholarship Committee to support students in the health-care field, and to The Children’s Learning Center laid the groundwork for what the foundation is accomplishing now in partnership with COCC.

“COCC is bringing programs that directly align with Al’s vision and his desire for the community and that’s a neat connection,” she said.

The foundation’s other current project is an expansion of the Yarrow subdivision, which will involve swapping some of the land it currently owns for land owned by other entities in order to stay within the urban growth boundary and minimize the need to extend infrastructure across distances.

Yarrow is much more hands-on than the Bean Foundation’s other projects. The board members are actively involved in working with the city and with Brooks Resources and Walker Macy to develop a master plan for about 143 acres of land. Traffic engineers will weigh in on the streets and, as with the first phase of Yarrow, there will be walking paths and green space.

The completion date of the Yarrow phase being planned right now is yet to be determined. Neilson said, “What we’ve done so far is all preparatory. There’ll be a public process when that goes through and everyone will have the opportunity to present. It’s a public process that everybody that develops anything goes through.”

As it plans for the next phase of



In 2022, the Bean Foundation hired experienced foundation manager Daleena Green to become its first paid director. Green is here at Bean Park in Madras with original and current Bean Foundation board member George Neilson.

Yarrow, the Bean Foundation retains a level of control over the first phase of Yarrow through the board of its homeowners association, in which the foundation holds two out of three seats. The foundation will remain on the homeowners association board until 90 percent of the lots have been sold, including lots that are being planned now and future lots that are not part of the current planning process. Clearly, the Bean Foundation will be working on Yarrow for many years to come.

Unfinished Business

No doubt Al Bean would be proud of what the foundation’s board of directors has done with his land and money. Every donation has been directly related to his vision. Bean, Juniper Hills, and Sahalee Parks, the Madras Aquatic Center, and the Kids Club all provide recreation for young people and families. The Children’s Learning Center, the middle school, and the COCC campus all enhance education in Jefferson County. Support for Art Adventure

Gallery and the Warm Springs cultural and heritage committee address art and culture in the county.

But one of Bean's dreams, a YMCA-type community center in Madras, has yet to be realized. The Kids Club and the Madras Aquatic Center, took steps towards merging in the 2010s, and it is possible that partnership could have led eventually into something like what Bean had envisioned, but the merger didn't work out.

The Bean Foundation came closer to getting Madras a community center when the 509J school district decided it didn't need Westside School anymore. The foundation acquired an option on the building and entered into a years-long process to determine the need and feasibility of turning the school building into a community center.

During that process, the building served as a multi-use facility, providing a glimpse of what it could become. It was occupied by the High Desert ESD's early intervention preschool, the Kids Club, the school district's alternative high school, and the Jefferson County Historical Society's museum collection, in boxes. The historical society planned to unpack its treasures and use its space in Westside for museum exhibits, but never got the go-ahead to do so.

By the time the foundation was ready to seek funding partners to make necessary alterations to the property, the COVID-19 pandemic struck, sucking all the available grant money into dealing with the emergency. Subsequently, unrelated to the pandemic, the school district decided it needed the building after all and the foundation felt the community would be best served if it gave up its option.

Past and Future

The Bean Foundation hasn't entirely given up on a community center, but it has no plans for one in the foreseeable future; nor does the board have on its drawing board any large projects other than COCC and Yarrow. For the time being, it will continue to consider grant requests as they come in while preparing for a change in leadership.

Hertel and Delamarter both said that though they will miss the experience that Neilson and Woll bring to the board, they have confidence in themselves and their fellow board members and they feel Green's administrative support will help them succeed.

As he contemplates retiring from the Bean Foundation board, Neilson thinks of how fortunate he has been to be a part of it. Throughout his career as a circuit court judge, his work with the foundation helped balance the darkness he witnessed on the job.

He said, "When I did my work in the courtroom, there were so many things that were just utter human tragedy. And then you could come out and do this?"

Other board members spoke similarly of being honored to have the opportunity to be involved with the Bean Foundation and to have a positive impact on the community.

Scott Delamarter, who was born and raised in Jefferson County, said, "Imagine being a kid where George Neilson, through Kiwanis basketball, was teaching you how to do lay-ups, and then your dentist helps you fight cavities and then you grow up and you're serving on a board alongside of them. They've done a really good job of mentoring us, really."

Hertel said, "Madras is very fortunate to have a foundation like this and I'm very flattered and grateful to

be a part of it."

Regarding the eventual departure of Neilson and Woll, Hertel said, "You can't imagine the Bean Foundation without George Neilson. He's been there since the beginning and quite honestly, he's irreplaceable. The level of passion and the level of expertise and just being there from the ground floor. You'll never have anybody on the board again who's been there from the beginning . . . Jack's been a phenomenal board member and he brings so much to the board as well."

Forty years ago, Neilson was a young man observing and learning from Al Bean and Sumner Rodriguez how to draw together partners from near and far to leverage the assets of the foundation and make things happen for the community. Through the years, Neilson has been a good steward of the Bean Foundation's philosophy as well as its assets.

In talking about the Bean Foundation's accomplishments, Neilson stresses, "The amount of money we've invested is penny-ante compared to the amount the community has invested. And they've invested it through the city. They've invested it through the schools, they've invested it through the pool. They've invested it through the county. So the resources Mr. Bean gave us have grown multiple times," he said. "We need to remember that we worked with modest assets to help citizens and leaders of the city and county, the COCC, and voters, other foundations, and donors to build projects. We're a small part of it."

"But do you know how exciting it is to be that part?" he adds. "All our Board can say is 'thank you for the opportunity to be of service.'"

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