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Insurance Really
Pay Off?**
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Enhancing & Promoting the Economic Vitality of Central Oregon Since 1994

Bend 32-Acre Timber Yards Project Takes Root

Development to Include 1,600 Units, Hotel & 190,000 sq. ft. of Commercial Space

by **SIMON MATHER** — CBN Feature Writer



TIMBER YARDS MASTER PLAN SITE PLAN | RENDERING
COURTESY OF CITY OF BEND

An ambitious 32-acre mixed-use pedestrian-friendly development including 1,600 residential units bordering Bend's Old Mill District is a step closer to reality after receiving unanimous City Council approval.

The project, named Timber Yards, is proposed on the site of the former KorPine particle board plant which was shuttered in 2002 then used as a recreational vehicle storage facility before the building collapsed under the weight of heavy snow during the blizzards of 2016-17.

A Master Plan for Timber Yards submitted to the City outlines a mix of residential and commercial uses, including a 180-room hotel, 120,000 square feet of office space and 70,000 square feet of retail space, along with at least 3.2 acres of open space, comprised of a large urban plaza and linear meandering paths.

Located between the popular Box Factory complex and Crux Fermentation Project brewpub facility, adjoining the Parkway, buildings will reach six or seven stories and heights of up to 75 feet, while 250 units may be designated for senior households, and there could be scope for a proportion of affordable housing.

The project is set to be built in nine phases over potentially ten years by Kennedy Wilson, a Beverly Hills-based publicly held global real estate investment company, as part of a joint venture with property co-owner Hooker Creek.

Developers say the construction timeframe is flexible dependent upon market demand and design layout of utilities and road systems, beginning with "Phase A" southeast of the Bond St/Industrial Way intersection.

The Bend Comprehensive Plan previously identified the KorPine Opportunity Area — located south of Industrial Way and east of Bond Street — within which the subject

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La Pine at a Crucial Phase in Its Development

by **ANDREA HINE** — CBN Feature Writer

As Central Oregon's second-fastest-growing city (after Sisters), La Pine has a 2023 population of 2,838 — an increase of 11.3 percent since 2020. "La Pine is at a crucial phase in its development," said City Manager Geoff Wullschlager. "Growth and expansion will really kick into overdrive because we still have a lot of undeveloped residential land in which to spread out. I predict that our population will reach at least 4,000 in the next five years."

An Orderly, Consistent Land Use Process

However, he cautioned, "In the past, development was somewhat unfettered, which is no longer the case. As we're now attracting attention from large-scale developers, as well as retailers and hotel chains, we have to exhibit that La Pine has an orderly, consistent process for land use and development. We're going to proceed



GEOFF WULLSCHLAGER IS CITY MANAGER FOR CENTRAL OREGON'S SECOND-FASTEST-GROWING CITY | PHOTO BY ANDREA HINE

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Sunriver • La Pine Spotlight — Pages 9-17

Tourism in Central Oregon

by **NOAH NELSON** — CBN Feature Writer



PHOTO | COURTESY OF BEND PHOTO TOURS

It's no secret that Bend is a tourist destination; many people who now call this city home were once eager-eyed visitors, seeing the Three Sisters and the Cascade Range for the first time. As a city so affected by travel, tourism in Central Oregon is a massive economic driver with effects that reach into many other related industries, from hotels and lodging to recreational activities, dining,

the nonprofit realm and more.

By the Numbers

The City of Bend Dean Runyan Report, produced by Dean Runyan Associates and provided by Visit Bend, shows the nitty-gritty of tourism's economic impact on Bend. According to the report, "The Oregon travel economy reached new highs across most categories in

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EC Works Announces New Youth Career Connect Provider

East Cascades Works (EC), in collaboration with Bend La Pine School District and Jefferson County School District 509J, are excited to announce that Central Oregon's Youth CareerConnect (YCC) program will be delivered by Central Oregon Intergovernmental Council (COIC) starting in July 2023. The Youth CareerConnect program offers primarily paid internships to Central Oregon's young people. Through these internships youth aged 16 to 21

Continued on Page 30 ▶

RECENT TRANSACTIONS

Compass Commercial Real Estate Services brokers **Dan Kemp, CCIM** and **Graham Dent, SIOR** represented the seller, **Historic Landaker Building, LLC**, in the sale of 457 SW 6th Street in Redmond. The Historic 7,500 SF Landaker Building sold for \$1,540,000. Brokers **Russel Huntamer, CCIM**, **Jay Lyons, SIOR, CCIM** and **Eli Harrison** with **Compass Commercial Real Estate Services** represented the landlord, **Old Mill Retail, LLC**, in the lease of a 1,709 SF retail suite located at the Box Factory at 550 SW Industrial Way in Bend. Compass Commercial brokers **Huntamer, Lyons** and **Harrison**, along with **Compass Commercial Real Estate Services** broker **Terry O'Neil, CCIM**, represented the tenant, Pure Barre.

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SELCO Community Credit Union Ranked Among "Best Credit Unions in Oregon" by Forbes

SELCO Community Credit Union has been named one of the top credit unions in Oregon by Forbes as part of the business publication's 2023 list of "America's Best Credit Unions in Each State." The selection marked the third time in the last four years that SELCO has made Forbes' list of top credit unions. Of the five Oregon credit unions that met the ranking threshold, SELCO scored the third highest in the survey. That is two spots higher for SELCO than in the 2022 rankings. To create the rankings, Forbes surveyed approximately 31,000 consumers across the country. Each respondent was asked for their overall recommendations and satisfaction of banks and credit unions with which they have current and former banking relationships. SELCO was one of just five Oregon credit unions and one of 147 unique credit unions nationwide to be awarded. "Everything we do is for the benefit of our more than 150,000 members. To be continually recognized by Forbes as one of the top credit unions in Oregon is a powerful testament to our member-empowering approach," said Bob Newcomb, President & CEO of SELCO Community Credit Union. "These rankings are particularly meaningful because they are based on the opinions of those consumers we have already worked with. It's an honor that wouldn't be possible without each and every one of our more than 460 employees, whose commitment to excellence and our

Continued on Page 30 ▶

Milken Institute Ranks Bend-Redmond #5 in Best Performing Small Cities

Bend-Redmond jumped five positions to fifth place in Milken Institute's recently released 2023 Best Performing Cities study. The Los Angeles-based Milken Institute compiles their listing annually. The metropolitan areas included in these rankings generated almost 90% of the national GDP in 2021 and the study provides a valuable framework for evaluating the relative performance of US cities. The report noted growth of the region's concentration of high-tech industry and robust broadband access as key strengths for the ranking. The study explained, "High tech and the digital economy played a key role in the country's recovery from the pandemic, allowing work and education to continue during the initial stage, and driving growth, wages, and employment in the later stages. The high-tech sector produced more than \$2.8 trillion of net output in 2021, growing by 11.3 percent in real terms between 2020 and 2021." According to data from the Oregon Employment Department, average employment for Central Oregon's high tech sector has grown by 50% over the past five-year period and 142% in the past decade. In 2021, average industry wages paid in Central Oregon were \$116,579, accounting for over \$460

Continued on Page 30 ▶



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BEND

◆ The City of Bend was awarded roughly \$25 million in state and federal dollars for the landmark Hawthorne Avenue Pedestrian and Bicyclist Overcrossing project.

Close to \$20 million in funding comes through the federal Rebuilding American Infrastructure with Sustainability and Equity (RAISE) discretionary grant program. Additionally, through House Bill 5030, in which money is allocated to local priorities across Oregon, the state legislature allocated \$5 million for the Hawthorne Overcrossing.

This project is supported by the Bend Chamber of Commerce, Central Oregon LandWatch, the Bend Central District Business Association and many other local, state and federal agencies and organizations.

“The Midtown Crossings are vital to catalyzing redevelopment of Bend’s Central District and Core Area. These key areas of our City will accommodate more of Bend’s rapid growth in ways that deliver complete communities – places with more affordable housing options close to essential services, with nature nearby and convenient, safe ways to get around that don’t always require a car,” said Corie Harlan, Cities & Towns program manager of Central Oregon LandWatch.

“This funding for the critical and transformative Hawthorne Overcrossing project will help ensure Bend is a more equitable, healthy, and climate-resilient place for all.”

“The Hawthorne Overcrossing is so much more than a transportation project,” said Katy Brooks, CEO of the Bend Chamber of Commerce. “It is a significant step forward for economic development in the Central District and Downtown and joins two sides of the parkway that invites people to regularly travel between east and west whether that’s by walking, riding, or rolling. It will be a centerpiece in Bend.”

The Hawthorne Overcrossing will be a pedestrian and bicycle only crossing that will provide a much-needed connection over Highway 97 and the railroad for east-west travel. The overcrossing will connect Downtown and the Bend Central District by providing safe and comfortable walking and biking opportunities.

“We are committed to sustainably and equitably reconnecting our city — east and west. The Hawthorne Bridge is the key link in this effort,” said Bend City Councilor Anthony Broadman. “This investment is the single biggest step in building a city and connected transportation system that works for all of us.”

The Hawthorne Overcrossing is part of the larger Midtown Pedestrian and Bicycle Crossing project, which seeks to improve east-west connectivity through safer walking and biking connections across the railroad and the parkway at Hawthorne, Franklin and Greenwood Avenues.

More information on the Midtown Pedestrian and Bicycle Crossings can be found at bendoregon.gov/midtowncrossings.

◆ At its June 21 meeting, the Bend City Council approved the City’s \$1.3 billion, two-year budget.

In May, the Budget Committee, which is comprised of seven City Councilors and an equal number of community members, discussed and approved the proposed 2023-25 biennial budget in public meetings.

The Budget Committee included a few amendments that increased some key service areas:

- The Planning Fund increased by \$400,000 to support code updates associated with legislative requirements.
- The Houseless Fund increased by \$1 million to support administrative costs.

- The Affordable Housing Fund increased by \$100,000 to support administrative costs; and
- The Police Department budget increased by \$536,000 to support an additional patrol officer and an additional investigator.

The two-year budget’s operational revenues are \$480.1 million. Of the \$480.1 million of City-wide operating revenues, \$136.1 million is in the City’s General Fund. The General Fund mostly consists of property taxes. Assessed property tax revenues are expected to increase five percent per year. Property taxes and the General Fund primarily fund police, fire and street maintenance services.

Water, sewer, stormwater (in the Utility Department) and the Community and Economic Development Department permit center operate more like businesses; fees associated with the services provided in those areas cover the cost of doing business.

The largest portion of the budget is from planned investments in infrastructure, including projects improving water, sewer, stormwater and transportation infrastructure. Personnel services expenses, which include salary and benefit costs for City employees, represent the second largest category of spending in the budget.

Property tax revenues are limited by state law, and Bend has one of the lowest property tax rates in the state. Because of legislatively cut-and-capped property tax growth, many jurisdictions in Oregon seek levies, bonds or other revenue sources to help fill funding gaps. In May, Bend voters approved an increase and renewal of the fire levy to maintain Bend Fire & Rescue staffing and response times.

The budget reflects funding increases that are needed to keep operations at current service levels. The City is strategically targeting specific fees for specific priority needs. Public safety, transportation and housing are consistent community priorities and there are a few revenue options that are in the City’s control that can help with those core service areas, including a fire levy, a possible transportation fee and permit fees in Community and Economic Development.

“We recognize that these are tough economic times for many people, and the City shares some of the same challenges of increasing, inflationary costs,” said Mayor Melanie Kebler. “While we are sensitive to these concerns, we also need to balance the needs and expectations of this fast-growing community.”

Documents are available at bendoregon.gov/budget. The City Manager’s budget message also provides a high-level overview of the budget.

DESCHUTES COUNTY

◆ The Deschutes County Board of Commissioners has adopted the county’s fiscal year 2023-24 budget, following a series of public hearings by the county’s budget committee in late May.

The county’s total operating budget for Fiscal Year 2024 is \$400.4 million, which represents a 1.9 percent decrease from the prior year’s original adopted budget.

The budget includes funding for core county programs and services, as well as a variety of priority projects and initiatives, including:

- Expanding access to County services in Redmond with the development of the North County Campus and the Negus transfer station.
- Expanding the Deschutes County Circuit courthouse in downtown Bend to improve security and provide additional courtroom space for two new judges approved by the legislature in 2021.
- Engaging our residents in updating our Comprehensive Plan, Transportation System Plan, and other community planning efforts to manage growth and natural resources as well as to protect the public health and safety of our residents.
- Continuing efforts to identify a site for a new solid waste management facility.
- Partnering with cities to support the Coordinated Houseless Response Office, which is charged with creating a five-year strategic plan and implementing a high-performance houseless response system.

The county has five property tax levies that it uses to fund county services. In FY 2024, three tax rates will be changing. The County is levying its full permanent property tax rate of \$1.2783 per \$1,000 of assessed value, a six-cent increase from the rate levied in the current year.

The Sheriff’s Office County-wide Law Enforcement District tax is increasing by 20 cents to \$1.25 per \$1,000 of assessed value, the full permanent rate. The Rural Law Enforcement District rate has been increased by 12 cents to \$1.55 per \$1,000 of assessed value, the full permanent rate.

Property taxes are also used to fund the Extension/4-H District and the 9-1-1 County Service District. There are no changes to these two levies for FY 2024.



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Eyeing Productivity, Jobseekers Want Control Over Their Schedules & Employers May Agree

40-Hour Work Weeks Could Be a Thing of the Past Latest Results from The Harris Poll

Provided by EXPRESS EMPLOYMENT PROFESSIONALS

American jobseekers and companies may be rethinking the traditional 40-hour work week as long as productivity remains at, or exceeds, current levels.

This is according to a recent survey from The Harris Poll commissioned by Express Employment Professionals.

When given the option of working an 8-hour workday (but flexible start time), traditional 9am to 5pm or a compressed schedule such as 10 hours per day for 4 days a week, jobseekers most commonly pick an 8-hour day with a flexible start time (40%). Nearly 1 in 5 (18%) would prefer a compressed schedule.

And, if given the ability to design their own work schedule (i.e., working non-traditional hours for the same pay), most feel they would be more productive (56%) or they would have about the same level of productivity (39%).

And it appears that companies may also be embracing the idea of non-traditional work schedules.

More than 9 in 10 hiring managers (94%) report employees at their company are productive — with nearly half (48%) saying they are very productive currently. And, if given the ability to design their own schedules, hiring managers feel employees would have about the same level of productivity (53%) or even be more productive (35%).

Ultimately, it appears 40-hour work weeks are not necessarily needed to have a productive workforce. And, two-thirds of jobseekers (66%) agree they will soon be a thing of the past.

However, there still appears to be some hesitation in companies offering this amount of flexibility.

Three-quarters of hiring managers (75%) say they have some concerns about their company offering flexible work hours, including decreased productivity (30%), increased distractions (29%), delayed

communications (28%), and an inability of employees to collaborate (28%).

"I think flexibility is a key component to creating a good culture within your organization when it comes to creating a good work-life balance for your employees. This leads to better staff retention and makes your openings more favorable to potential applicants."

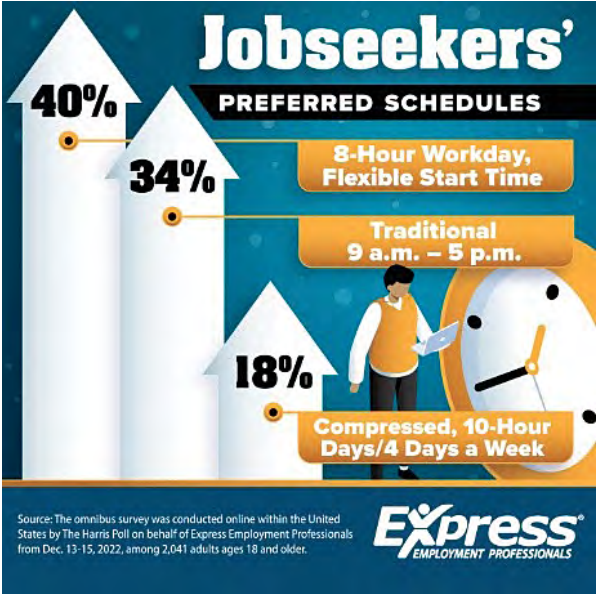
Said Chris Petty franchise manager of the Central Oregon Express franchise office.

Despite the return of some segments to the workforce, businesses are still desperate for workers, and figuring out what incentives work best for employees at individual companies is key, according to Express Employment International CEO Bill Stoller said.

"If production can remain high while offering flexible scheduling options, it may be worth it to try," he said.

Survey Methodology

The Job Insights survey was conducted online within the United States by The Harris Poll on behalf of Express Employment Professionals between December 1 and December 15, 2022, among 1,002 U.S. hiring decision-makers (defined as adults ages 18+ in the U.S. who are employed full-time or self-employed, work at companies with more than one employee, and have full/significant involvement in hiring decisions at their company). Data were weighted where necessary by company size to bring them into line with their actual proportions in the population. Respondents for this survey were selected from among those who have agreed to participate in our surveys. The sampling precision of Harris online polls is measured by using a Bayesian credible interval. For this study, the sample data is accurate to within + 3.2 percentage points using a 95% confidence level. This credible interval will be wider among subsets of the surveyed



GRAPHIC | COURTESY OF EXPRESS EMPLOYMENT PROFESSIONALS

population of interest.

The omnibus survey was conducted online within the United States by The Harris Poll on behalf of Express Employment Professionals from December 13-15, 2022, among 2,041 adults ages 18 and older. Data are weighted where necessary by age, gender, race/ethnicity, region, education, marital status, household size, household income and propensity to be online, to bring them in line with their actual proportions in the population. Respondents for this survey were selected from among those who have agreed to participate in our surveys. The sampling precision of Harris online polls is measured by using a Bayesian credible interval. For this study, the sample data is accurate to within + 2.8 percentage points using a 95% confidence level.

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Joint Employment

What It Is & Why It Matters to Your Business

by **BRUCE GARRETT, Attorney & HANNAH LaCHANCE, Law Clerk** — Barran Liebman LLP

Joint employment occurs when two or more entities employ an individual employee at the same time. A major risk of joint employment is that one employer may be liable for the actions of another employer — for example, minimum wage or overtime violations, or for a claim of discrimination or retaliation. Joint employment commonly occurs when a business outsources hiring labor to a staffing agency, but there are other more subtle situations where an entity can be deemed a joint employer. A common example is when two or more entities carry out operations under the same roof, e.g., when a contractor engages one or more subcontractors on a large-scale project.



Bruce Garrett



Hannah LaChance

There are various tests for determining whether a joint employment relationship exists. In recent years, both the Department of Labor (DOL) and the National Labor Relations Board (NLRB) have flip-flopped on which joint employment test is applicable. As of this writing, both agencies are re-considering their rules, and neither agency has a final joint employer test in place. As a result, employers should closely monitor their operations and apply multiple tests that courts commonly use to determine whether their operations or partnerships are creating a joint employer situation.

Ninth Circuit courts primarily use the common law agency, economic reality, and hybrid joint employment tests. The common law agency test uses a number of factors to determine whether a party has enough control over the employment relationship to be considered a joint employer. Although the relationship in its entirety must be analyzed, the primary factors include:

- the level of skill;
- how payment is delivered;
- who provides the tools for work;
- the location of the work;
- the duration of the relationship;
- tax-treatment;
- whether the work is part of the normal business of the purported employer;
- the purported employer's discretion over the hours of work; and
- whether the purported employer can assign additional work.

The economic reality test uses a non-exhaustive list of factors to examine the overall economic reality of the relationship between the parties to determine

whether the purported employees are economically dependent on the purported employer. The hybrid test is a blend of the common law and economic reality tests. All three tests essentially seek to answer the same question: how much control does the purported employer have over an individual worker?

In a recent case, the Ninth Circuit held that Los Angeles County was a joint employer with in-home health care residents. The County had a program through which residents seeking care could apply through the County to receive aid, and the residents maintained certain control over the providers' work. The Court held that the County's oversight role in the program was so extensive that it was deemed to be a joint employer, and thus liable for failing to pay overtime wages to the providers. In another case, the Ninth Circuit held that two fruit growing companies in Washington were joint employers with a labor contractor. Because of a labor shortage, the growers engaged the contractor to recruit workers from abroad to be employed under a guest worker program. The workers filed a discrimination claim alleging that the fruit growers were a joint employer with the contractor. The court determined that even if the labor contractor carried out most of the decisions (for example, related to housing and transportation), the fruit growers still had enough control over the workers to be considered an employer.

Under any test, determining whether two entities are joint employers is fact-dependent with each situation being different. Popular franchises, parent/subsidiaries, local governments, and staffing companies, among others, have been caught in the mix of these complicated standards. The joint employment rules require employers to take a deeper dive into their relationships with workers closely engaged in their business to determine whether a joint employment situation may arise.

For more information about worker classification, visit barran.com/seminars to register for Barran Liebman's upcoming August 1 webinar: Making the Right Decisions on Worker Classifications: Independent Contractors v. Employees? Exempt v. Non-Exempt?

Bruce Garrett is an attorney and Hannah LaChance is a law clerk at Barran Liebman LLP. For questions, contact Bruce at 503-276-2175 or bgarrett@barran.com.

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Timber Yards

Continued from page 1

property lies, as “an opportunity to transform an industrial area into a vibrant urban mixed-use district.”

The master plan property is in a Mixed Use Urban (MU) zone and required infrastructure improvements will be provided concurrently with each phase of development — including transportation mitigation measures.

The City of Bend Senior Planner Karen Swenson said the vision identified for this district was as, “A uniquely important area to help the City meet its housing and employment needs through some of the most efficient land utilization across the City.

“It is ideal for new development, so this area was identified as absorbing some housing, as well as a substantial number of jobs.”

The City may also recommend the KorPine Opportunity Area as a “Climate Friendly Area” (CAF). The State Land Conservation and Development Commission (LCDC) adopted Climate Friendly and Equitable Communities (CFEC) rules in July of 2022 that regulate how development and transportation infrastructure get built into the future.

Climate Friendly Areas aim to reduce greenhouse gas emissions by modifying land use zones and transportation and carrying requirements to have strong bike, pedestrian and transit infrastructure, a higher housing density and access to jobs, businesses, parks, and schools.

CFEC requires that cities over 50,000 in population designate one or more CFA's where people can meet most of their daily needs without relying upon a car.

The Timber Yards master plan accommodates a diverse mix of housing and employment uses within walking distance of schools, parks, and commercial services, reducing reliance on automobiles by making walking, bicycling and transit use more possible with shorter trips. The design also provides for enhanced connectivity to existing mixed-use neighborhoods.

The rules provide some minimum requirements, and the City of Bend must identify potential CFA's within the city limits by the end of 2023 and adopt land use and development regulations within those Areas by the end of 2024.

The City has started to identify potential CFAs to evaluate but has not proposed any for public review yet and in the longer term is aiming to designate 275 to 300 acres of land for that purpose.

This would tie in with Timber Yards' overall aim to create a walkable, vibrant, diverse mixed-use district including a proposed mobility hub, conceptually shown abutting Bond Street as part of a plaza at the west side of the proposed master plan, which would support on-street parking for buses and regional shuttles as well as bike parking and bike share amenities.

As shown on the Timber Yards Master Plan the project includes at least 10% of urban open space. The plaza fronting SW Bond Street will provide the pedestrian gateway into the neighborhood, which then flows into a linear open space with a combination of sidewalks and paths connecting the future buildings, smaller



ONE OF THE ARCHITECTURAL CONCEPT RENDERINGS OF THE PROPOSED TIMBER YARDS MIXED-USE PROJECT IN BEND | RENDERING COURTESY OF KENNEDY WILSON

pockets of open space, and the larger network of multi-use paths.

All paths and trails will be in tracts within the open space easement which will utilize natural materials and native plants with seating, amenities, and activities for people of all ages and abilities. Developers said the resulting hardscaped and vegetated open space would be flexible and could be used for a variety of community events, including festivals or a farmer's market.

At a public hearing, the Planning Commission voted unanimously to recommend approval of the Timber Yards Master Planned Development. The project has had its required readings before the City and will be formally approved subject to a 21-day appeal period to the Land Use Board of Appeals (LUBA), expiring July 17.

Kennedy Wilson, headquartered in Beverly Hills, California, is a global real estate investment company that owns, operates, and invests in real estate with a focus on multifamily and office properties located in the Western U.S., the U.K. and Ireland.

It said the Timber Yards development will align with the goals set in the Bend Core Area Plan adopted in 2020 aiming for a vibrant, connected, and walkable community.

Matt Day, owner of Bend-based full-service construction materials provider Hooker Creek Companies, said, “As we thought about the future of these acres, we focused on finding a partner who would do right by the community and that had significant experience developing large projects across the Western U.S.

“I had an existing relationship with Kennedy Wilson and felt that combining their capabilities with our local knowledge would result in an extraordinary development we can all be proud of.”

As longtime members of the Bend community, Day says Hooker Creek has remained committed to transforming this site into a thriving development that will be integral to Bend's growth for years to come.

Kennedy Wilson already has an existing presence in Bend through ownership in the senior affordable community, Vintage at Bend, as well as a significant presence in the greater Pacific Northwest region.

Company chairperson and CEO William J. McMorrow added, “We are thrilled to expand our presence in Oregon and to partner with Matt Day and his family in bringing a thoughtfully and sustainably designed project to one of the most exciting and rapidly growing markets in the Western U.S.

“Through this joint venture with local partners, we look forward to working closely with the city and community stakeholders to develop a smart growth plan that will help address the need for additional housing and infuse new life into an area crucial to the future of Bend.”

Community reactions so far have been mixed, though generally positive. Some supporters are excited about the economic potential and additional housing options while others are concerned about potential traffic congestion in the area.

The project is seen by many as transformative not only for this site but for the entire core area in Bend, occupying a central location and expected to become an important landmark in the growing city. It will also add needed housing options.

“The goal is to provide housing,” said Dave Eadie, a representative of Kennedy Wilson, who spoke at the public meeting. “We hope to create vibrant, well-connected, walkable communities that preserve the character of the neighborhoods in which they exist builds on the character of this area.”

Eagan said he expects Timber Yards to incorporate many “state-of-the-art features and processes to be very sustainable.”

Joey Shearer, land use planner with AKS Engineering & Forestry, a consultant working with Kennedy Wilson added the look and feel of the area would reflect Central Oregon and its natural resources and vegetation with construction material and landscaping inspired by the High Desert environment.

The property consists of three tax lots totaling 32 acres. One of the tax lots contains Crux Fermentation Project, a local brewery with an expansive lawn area. Shearer said he expects Crux will remain in its current location “for a certain number of years,” but the brewery may then find space in a more urban facility.

An east-west “main street” will bisect the neighborhood and have the plaza at its western edge, while a roundabout will be built where Bond meets Industrial Way.

In order to facilitate connections to the Old Mill District, pedestrian crossing improvements will be made to the Bond Street curve. New sidewalks will also be installed along Scalehouse Loop to improve connections into the upper Old Mill area.

“We want to create an iconic feature that draws people in, is functional, but also feels very comfortable,” said Shearer.

The proposed development is next to a seven-story mixed-use project known as Jackstraw, already under construction north of Industrial Way, by existing Box Factory developers Killian Pacific.

kennedywilson.com

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Sunriver Celebrates Diverse Business Industries

The Sunriver business community celebrated a business' one-year anniversary, welcomed several new businesses in the last year including two new

healthcare providers, a new bar, Postal Connections and a boutique and started the Sunriver Saturday Market. Here are brief profiles.

Muddy Hut Pet Store

by KRISTINE THOMAS

Anna and John Luttrell celebrated their first anniversary as the owners of Muddy Hut Pet Store in the Sunriver Business Park in June. "I think the best part of starting the store last year is the opportunities to connect with the community," Anna said. "I am grateful for how people welcomed us and made this their store by sharing their ideas on what products to carry."

She has learned a great deal in her first year as a store owner. She recommends anyone starting a new business to research the products they are selling, select the right point of sale system, network with other businesses and community members and to always listen to their customers.

"I like seeing people come in with their pets and talking to them about what's happening with their pet and how I can help whether it's recommending a different pet food or flea and tick medication," she said.

The store carries items including food, toys, shampoos and more for dogs, cats, chickens, rabbits, guinea pigs and fish. They have lifejackets, backpacks, leashes and dog carriers. "I am thankful for the community's support, and they are the reason the business has been successful this last year," Anna said.

She encourages locals and visitors to stop by if they are looking for a certain item or product. The store is located in the Sunriver Business Park. muddyhut.com

Josie K's Wants Customers to Feel 'They're Coming into Our Kitchen'

by ANDREA HINE — CBN Feature Writer

A hit from the moment it opened, Josie K's Deli & Kitchen has attracted customers who appreciate the "great deli sandwiches, reasonable prices, outside seating, friendly staff and good vibe," as one commented. Another frequent patron said that "this has become my new favorite spot in Sunriver."

"We come from a long line of food lovers, and there was always a pot of meat sauce simmering on the stove," explained sisters and co-owners April Potesta and Lindsay Morris. "Our parents owned a deli and mini-mart in Sonora, Calif. when we were young (as well as doing catering), and we literally grew up in a deli environment — all we do is eat!"

Influenced by the "hard-working men and women" in their town, and their parents' desire to provide patrons with "good meals at a good price," the two women "want customers to feel they're coming into our kitchen."

As Potesta noted, "we feature certain family recipes that have been passed down through the generations (such as meat sauce, pesto made with both oil and butter, and biscotti)," augmented by our own creations — classic, simple, hearty food and fresh sandwiches, not too crazy with flavors."

She added that "we wholeheartedly believe food and family create happiness and memories. The business of food has been a huge part of our upbringing, and we are thankful for the impact it has had on our lives. Now we are paying it forward to Sunriver residents and visitors."

josiek.com



CUSTOMERS CLAIM THAT JOSIE K'S "HAS BECOME MY NEW FAVORITE SPOT IN SUNRIVER" | PHOTO BY ANDREA HINE

La Petite Boutique Unique

by KRISTINE THOMAS

Brett Bizik and Stephen Marshall are the owners of La Petite Boutique Unique in The Village at Sunriver. From vintage couture clothing, jewelry and handbags including Valentino, Chanel, Oscar de la Renta and Versace to stylish new clothing from Spain and organic CBD products to Tumalo Tea products, Bizik and Marshall said their boutique is about providing their customers with old-fashioned customer service and unexpected fun-filled experiences.

Their mantras are Service before selling and People before Products. "And we want a visit to our store to be fun, fun, fun," Marshall said.

Bizik and Marshall vetted everything sold in their store. "We know the owners of the products we sell and the collectors of the clothing," Bizik said. "We only sell what we are thrilled to have in our store."

Bizik also offers professional makeup services, making recommendations for healthy sun protection products and mineral makeup. He has 30 years of experience in cosmetics, including 25 years working for high-end boutiques in Beverly Hills. Marshall has a doctorate in music and dedicated many years to teaching at the university level. He now enjoys teaching beginning and intermediate students at Cascade School of Music. "We are both dedicated to only doing the things we truly love and what we know will bring joy to others," Marshall said.

They invite locals and visitors to stop by and discover why they chose to name their store La Petite Boutique Unique. They love showing people how fun old-fashioned retail can be while finding their own chicness. The store is open 10am to 6pm daily.

lapetiteboutiqueuniqueor.com • 206-919-3439



(L-R) STEPHEN MARSHALL AND BRETT BIZIK, OWNERS OF LA PETITE BOUTIQUE UNIQUE IN THE VILLAGE AT SUNRIVER | PHOTO BY KRISTINE THOMAS

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Sunriver Business Profiles

Continued from page 9

Postal Connections
'Getting to Know More of the Sunriver Community'



OREGON'S EIGHTH POSTAL CONNECTIONS OPENED AT 56880 VENTURE LANE IN SUNRIVER | PHOTO BY ANDREA HINE

by ANDREA HINE — CBN Feature Writer

A 15-year veteran of the shipping and receiving business, most recently in a managerial capacity at a FedEx location in Bend, Megan Parker repeatedly received calls from people bemoaning the lack of a similar operation in Sunriver. "The community really needs this; they told me," Parker recalled.

So she and her husband Rich, who had already purchased the popular Big Belly Burgers, decided to fill this void. And opened Oregon's eighth Postal Connections within the Sunriver Plaza in November of last year.

"We're really focused on the needs of our customers," said Megan Parker, "including elderly people who don't or can't drive. Even our hours of operation, 9am-6pm, Monday-Friday, and 10am-2pm on Saturday, take into account those who need to come in after getting off work. It really helps everybody to have an option in addition to the post office."

Noting that business has been good from its earliest days, with primarily local customers, Parker noted that "Almost everyone who comes in the door for the first time says, 'Can I tell you how happy we are that you're here?'"

When asked what she liked best about operating Postal Connections, Parker replied unhesitatingly, "I love the interaction with customers and helping them with their needs. It has been so good to get to know more of the Sunriver community. People are so kind and thoughtful, and very appreciative of the services we offer. Plus, we're super blessed with our staff."

postalsunriver.com

Whiskey River Bar

by KRISTINE THOMAS

Sunriver residents Amanda and Michael Sumpter were often asked by friends and visitors where they could go for a drink after 9pm. "We noticed there wasn't a place for adults to gather after 9pm so we decided to fix that by opening Whiskey River Bar," Amanda said. "We wanted to create a place that would be a nice addition to the Sunriver area and that combines our many years of restaurant experience."

Amanda said they hope to have everything ready to open the bar in mid-July. The bar will be open 3-11pm Sunday through Thursday and 3pm to midnight Friday and Saturday. "We offer a rustic space and patio with an atmosphere that acts as a place where friends, wanderers and adventurers can share a drink together," according to their website. "Just as if you stepped off the Oregon Trail, we are happy to embody how the West has won the hearts of so many."

Amanda added they created Whiskey River Bar as a timeless place where everyone will feel welcome. They will serve several food items including charcuterie, sliders and artisan pizza as well as local beers and wines. "We will have a full bar including topline whiskey," Amanda said. "We will have a pool table, dart room, as well as live music with some local bands. Our goal is to provide a place that people want to visit."

Whiskey River Bar is located in the Sunriver Business Park at 56880 Venture Lane.

whiskeyriveroregon.com • 541-508-7207 • whiskeyriveroregon@gmail.com

Continued on Page 12 ►

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Sunriver Business Profiles

Continued from page 10

Sunriver’s Fold Kitchen

‘A Little Something for Everyone’

by ANDREA HINE — CBN Feature Writer

You know that Lauren Copelan and her twin sister Lisa weren’t afraid to face challenges when they opened The Fold Kitchen — not only was the pandemic in full swing, but their competition included three existing pizza establishments in Sunriver, and two dozen more in Bend.

Yet in a matter of weeks, locals were already applauding their decision. “This place is really good,” said one customer. “I love that the ingredients are homemade, and sourcing them locally is always a plus in my book.” Added another: “This is the best pizza restaurant in town — exactly what we needed here in Sunriver.”

Several years since their auspicious start, although pizza remains “the cornerstone of our menu (with choices such as Sweet Cheesus, Bee Sting, Fun-Guy, and Hula Girl), we like to think there is a little something for everyone,” Copelan noted.

Other menu options live up to this promise, including signature sandwiches, salads, soup of the day, small plates, and a full bar with craft cocktails.

Said Copelan, “Our life’s passion and purpose is to provide our guests and more importantly, the community as a whole, with a place they can go to enjoy all the things we love: food (with a focus on locally sourced and organic ingredients), drinks, a friendly staff, and welcoming environment.”

thefoldkitchen.com

Two New Health Providers

by KRISTINE THOMAS

SUMMIT HEALTH

After more than four decades and treating thousands of patients, Dr. Dan Skotte retired and transitioned Sunriver’s High Desert Family Medicine to Summit Health.

Skotte said he has been fortunate to work with and take care of many people in Sunriver during his time in practice at High Desert Family Medicine.

“My top priority, as I prepare for retirement, was to ensure the community that has enriched my life would have access to the highest quality care available in the state of Oregon,” Skotte said. “I am very excited that Summit Health will take over operations of the clinic and bring consistent specialty care services to the community for the first time.”

Summit Health opened June 5 and offers full-service primary healthcare, point-of-care testing and laboratory services for all ages to community members in Sunriver, Gilchrist, La Pine and the south county area.

Clinic hours are 8am to 5pm Monday through Friday. Over time, Summit Health’s clinic in Sunriver will expand operations with weekend hours, radiology services and introduce specialty care services like cardiology, pulmonology and neurosciences to the community. The clinic will continue to offer same-day walk-in visits as well as pre-scheduled appointments for primary care.

Karl Schweinberg, PA-C, is eager to continue to offer quality care to residents of Sunriver and the surrounding South County area.

The clinic is located at 57067 Beaver Drive.

smgoregon.com/clinics/sunriver-clinic • 541-382-2811

AHAVA HEALTHCARE

Talisa and Joel Myers are a husband-and-wife team of practitioners who own and operate Ahava Healthcare. Their vision for Ahava Healthcare is to offer dedicated compassionate care to patients in their homes, offering hour-long visits as well as 30-minute remote telehealth visits.

Talisa has 20 years of experience in the medical field, and she is currently a RN with a background in Aesthetics, Emergency and Urgent Care Medicine. Joel is an Advanced Practice Clinician (PA-C) with 25 years of experience in Emergency and Family Medicine.

They offer a broad range of services treating most conditions and urgent medical issues with a style that focuses on root cause medicine, which blends Western and functional approaches. They can perform the same services one can receive in a traditional medical office right in the comfort of the patient’s home.

They also perform cosmetic services including Botox, facial fillers and skin care with their Obagi product line. Their practice name “Ahava” comes from an ancient Hebrew word “to love.” They chose the name for their business as it reflects their mission in serving people seeking better health with an open-hearted, open-minded and nonjudgmental approach.

ahavahealth.care • 541-203-3110 • joel@ahavahealth.care

Sunriver Saturday Market

by KRISTINE THOMAS

Peaceful Pet Supplements owner Heather Sainsbury is the catalyst behind the Sunriver Saturday Market. She approached Sunriver Area Chamber of Commerce executive director Kristine Thomas about the need for a market to showcase the many small businesses in Sunriver and surrounding communities that didn’t have storefronts and needed a way to promote their work. Sainsbury and Disturbed Threads owner Nikki Ketchum are the market managers.

Since this is the first year for the market, it has been limited to 20 vendors.

The market is 10am to 2pm Saturday, July 8, August 12, September 9 and October 14 at SHARC by the basketball court. For information, email sunriversaturdaymarket@gmail.com or follow the market on Instagram and Facebook to see what vendors are participating each month.

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Sunriver Resort Converts Tennis Courts into New 18-Court Indoor-Outdoor Pickleball Complex

Upon Completion, Sunriver Resort will Boast the Pacific Northwest's Largest Private Pickleball Complex within a Resort Community & Expand its Sunriver Club Membership Offerings

by BRIAN COOLEY

Sunriver Resort, the Pacific Northwest's treasured resort destination, announced today it is redefining its indoor-outdoor racquet sports offerings by converting all tennis courts into a new indoor-outdoor 18-court pickleball complex. Expected to be completed in two phases — with 10 outdoor pickleball courts set to debut this July and an additional eight indoor courts by this fall — the semi-private pickleball complex will be the most expansive of any hotel in the Pacific Northwest. To enhance the social aspect of the fastest-growing sport in the country, the Sunriver Resort Pickleball Complex will also feature a food and beverage station, a walkway between courts, and a viewing area — making it the ultimate outdoor hub for pickleball playing guests and members.

Also announced today, with the arrival of the new pickleball complex, the resort is expanding its Sunriver Club offerings by introducing a Pickleball Membership available to non-resort guests. This membership will not only offer unparalleled access to the region's ultimate pickleball club, but will also include membership to Sunriver's Sage Springs Club and Spa. Members can look forward to using the indoor lap pool, hot tub, steam room, state-of-the-art fitness center, and diverse fitness classes. Truly a comprehensive and elite experience, this membership underscores Sunriver Resort's commitment to creating a world-class sporting and wellness destination.

"Catering to the diverse preferences of our guests and our Sunriver Club members and continuously enhancing their experience is at the heart of what we do at Sunriver Resort," said Tom O'Shea, managing director at Sunriver Resort. "The explosive popularity of pickleball, both among our guests and members, as well as throughout Central Oregon — evidenced by waiting lists of people eager to join pickleball clubs — has prompted us to significantly integrate this dynamic and fun-filled sport into our resort amenities. Whether you're a beginner exploring a new hobby or a seasoned player looking to refine your game, our new pickleball complex promises an exceptional and memorable experience for everyone."

The outdoor courts at Sunriver Resort's new pickleball complex will provide guests and members with exclusive access to state-of-the-art facilities. Crafted from recycled rubber sourced from Les Schwab, the championship courts boast superior cushioning for enhanced playability. In addition to open play, the complex will offer a range of services, including classes, lessons, and tournaments. Guests are welcome to bring their own equipment, although rentals will be readily available. A dedicated viewing area with seating arrangements will be a great spot for spectators to watch games and tournaments.

Also new is The Post at Sunriver Resort Pickleball Complex, a welcoming hub where guests and members check in, grab towels, and indulge in various refreshments. From power bars and fresh fruit to delicious, pre-made wraps prepared by the Resort, The Post promises to keep our pickleball enthusiasts fueled and ready for action.

The new Sunriver Indoor-Outdoor Pickleball Complex is an exclusive offering available only to resort guests and members. For those interested in the Sunriver

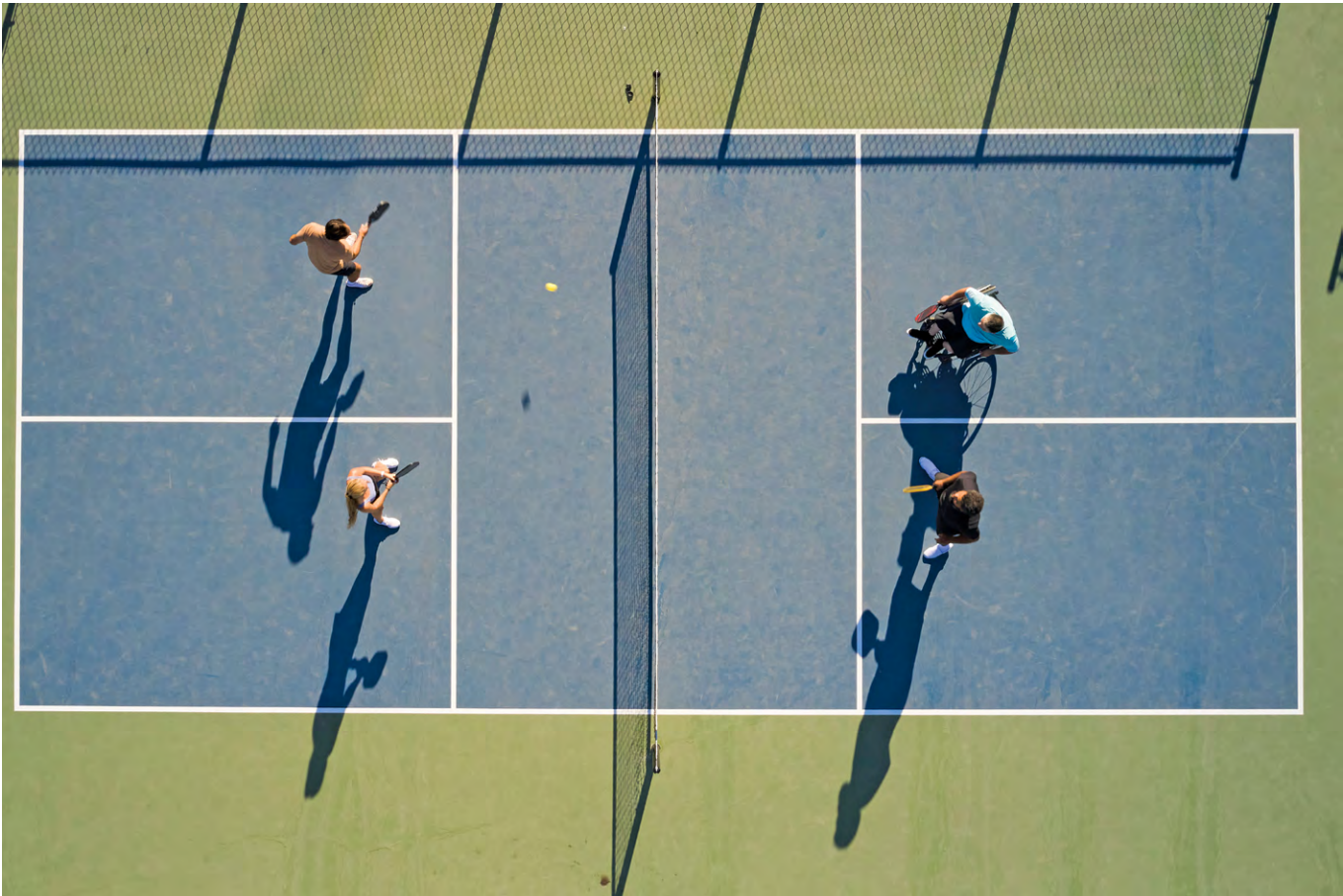


PHOTO | COURTESY OF SUNRIVER RESORT

Club Pickleball Membership, pricing includes an initiation fee of \$400 for individuals or \$500 for families and monthly dues of \$175 for individuals and \$275 for families. Family membership includes the primary member, their spouse, and children under the age of 20. Sunriver Club Pickleball Membership provides access to the Sage Springs Club and Spa's indoor lap pool, hot tub, steam room, and use of the fitness center and fitness classes. Members also receive a 20 percent discount at Sunriver Resort-owned restaurants and food/beverage outlets (excluding Crosswater Club), Bike Barn rentals, Sunriver Marina boat rentals, Spa services at Sage Springs Club & Spa, and all retail shops within the resort.

For further details or to become a Sunriver Club Pickleball Member, please visit sunriverresort.com/pickleball. Sunriver Resort is located at 17600 Center Dr., Sunriver, OR 97707 and can be reached by calling 855-420-8206.

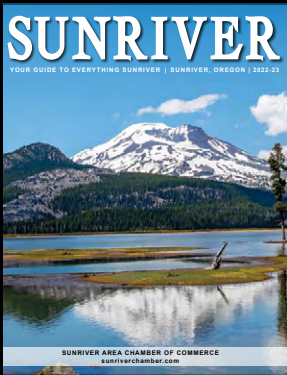
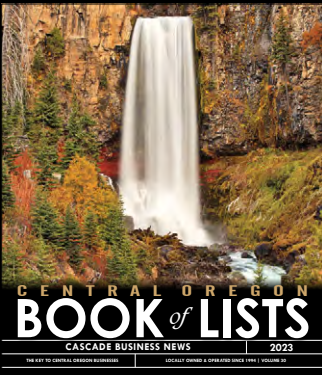
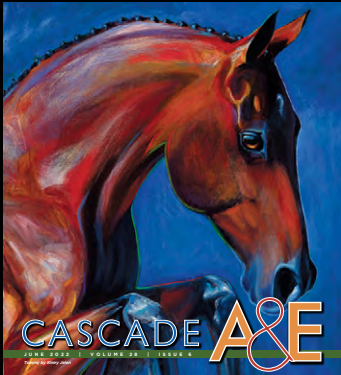
About Sunriver Resort:

Unfolding across 3,300 acres just moments from Bend, Oregon, Sunriver Resort is the Pacific Northwest's treasured outpost for adventure and a premier destination for conferences, retreats and special occasions. This one-of-a-kind wilderness setting is abundant with natural beauty and features four award-winning golf courses, a full-service wellness spa, nine restaurants and cafes, an indoor-outdoor aquatics center, an on-site FBO airport, state-of-the-art event venues and more; and endless activities including swimming, kayaking, fishing, horseback riding, bike riding, snowshoeing and skiing at nearby Mt. Bachelor. Wide-ranging accommodations include 245 guest rooms and suites and over 275 vacation homes and condominiums available for rent or purchase. A landmark destination for over 50 years, guests can find a lifetime of inspiration and unforgettable memories at Sunriver Resort.

sunriverresort.com

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Chamber Director Describes Local Business Climate as ‘Optimistic but Hesitant’

by ANDREA HINE — CBN Feature Writer

“Overall, I’d describe La Pine’s business climate as optimistic but hesitant,” said Ann Gawith, long-time executive director of the Chamber of Commerce. “While people are grateful that Covid is behind them, and that tourism is back to normal, economic factors such as recession and inflation make them hold their breath, and see where we’re going to go.”

Emphasizing that connecting businesses with resources is “one of the things we do very well,” Gawith said that “our Chamber has contacts all the way to the state level who are always watching legislation and looking out for small businesses.”

Sometimes, she added, “it’s a matter of just talking it out with others who have weathered similar situations, and being reassured that ‘you can make it through this.’ Interestingly, when times are a little shaky, businesses are more likely to look for networking opportunities. We are here for that, and as a result have attracted new chamber members who realize the benefits of membership.”

lapine.org



LA PINE’S CHAMBER OF COMMERCE IS DEDICATED TO CONNECTING BUSINESSES WITH RESOURCES | PHOTO BY ANDREA HINE

A Little Bit of Everything for Everybody at Wetlands Taphouse

by ANDREA HINE — CBN Feature Writer



“THERE’S NOT ANOTHER PLACE IN OREGON THAT HAS WHAT WE HAVE,” CLAIM OWNERS OF WETLANDS TAPHOUSE

Ben, with a population exceeding 105,000, has more than 30 food trucks, while La Pine — where less than 3,000 people officially reside — has six. And four of those food trucks can be found at Wetlands Taphouse — serving BBQ, pizza, chicken, and seafood, and an especially popular brisket, made fresh daily, that usually sells out well before the dinner crowd begs for more.

“We had initially planned to lease food truck space,” said Corey La Chapelle (one third of a three-person partnership along with his wife Lisa, and commercial realtor Kodiak Malmstrom) but as the lot was still dirt, and the venue unproven, “those we talked to didn’t see our vision. As the Wetlands Taphouse opening last October drew closer and closer, we sat down together and asked ourselves, ‘what’s something that’s not offered already?’ We wanted to be different, rather than compete with existing options.”

This desire “to be different” extends to the dramatic exteriors of the trucks, and the menus have proven so well liked that none of the original items have changed. “The fish truck is definitely our most popular,” La Chapelle noted, “with its ridiculousness fresh fish.”

Like the menu, the basic premise of Wetlands Taphouse — “café meets a live music venue meets a tap house,” in the words of Kodiak Malmstrom, remains unchanged since the venue’s opening last October. Likewise, the promise to provide “a little bit of everything for everybody.” However, the three partners

have emphasized, “This is not a bar, but rather a place where working people can bring their families, 365 days a year.”

The attractions at Wetlands Taphouse — in addition to food trucks — include wi-fi and TV sets for sporting events; an outdoor pavilion measuring 1,500 square feet and 17-feet high with a six-foot firepit inside it; and a former grain silo that serves as the stage for live music. “We’re adding more bands this summer,” said La Chapelle.

The outdoor ambience has drawn wedding receptions, political gatherings, anniversary and wedding celebrations, and even baby showers.

And to make it through the winter months, the partners commissioned a local artisan to create a heavy plastic and canvas enclosure. Praised Malmstrom, “even when temperatures dropped to 10 degrees below zero (with windchill factored in), people could sit inside the outdoor pavilion and feel warm. Some were even sweating.”

With the arrival of summer, the partners are “excited for the rest of the community that hasn’t been here yet to see how wonderful Wetlands is. There’s not another place in Oregon that has what we have.”

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WETLAND’S FOOD TRUCKS ARE NOTABLE FOR THEIR DRAMATIC EXTERIORS | PHOTOS BY ANDREA HINE



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La Pine Storefront Improvement Program ‘Was a Real Clincher’



DERM HEALTH ANTICIPATES THAT EXTERIOR RENOVATIONS WILL BE COMPLETED NEXT MONTH | RENDERING COURTESY OF DERMATOLOGY HEALTH SPECIALISTS

by **ANDREA HINE** — CBN Feature Writer

“We pretty much re-did everything on the exterior, from replacing all the siding and all the windows, to repainting the entire building, and putting on a new roof,” said Tammy Wisco, who oversaw remodeling efforts at the former dental office on Third St. that became the newest location of Dermatology Health Specialists (Derm Health).

A civil engineer and land-use planner who previously worked as a consultant to the City of La Pine, Wisco explained that she and her husband, Dr. Oliver Wisco (who founded Derm Health to provide advanced and personalized dermatologic care in medical dermatology, skin cancer treatment and prevention, Mohs surgery and aesthetics), chose the town “to expand the reach of our services to underserved communities.”

Familiar with La Pine’s Storefront Improvement Program, which is based on the premise that a key component of business success is the customers’ first impression — or what they see from outside the building — Wisco applied for, and received, a \$20k matching grant on behalf of Derm Health.

“This entailed putting our skin in the game, and helped make our decision to

open a La Pine office much easier,” she said. “And rather than just prettying up the building, we were able to do a lot more by taking advantage of the grant opportunity. It was a real clincher.”

Although the project is taking longer than initially anticipated, with completion now estimated by the end of August “we just need to roll with it,” emphasized Wisco. “This is not a short-term project — we’re invested in the community, and will be here for a long time.”

Projects eligible for the Storefront Improvement Program include: masonry cleaning; work on cornices, gutters, and downspouts; exterior siding repair or replacement; exterior painting, along with other upgrade; accessibility improvement; repair, removal, or installation of canopies or awnings; window repair or replacement; hardware and/or mounting material for blade signs, monument signs and wall signs; structural upgrades; and architectural fees.

Wisco reiterated that “we wouldn’t have undertaken such extensive renovations without the Storefront Improvement Program grant, and really hope other businesses take advantage of it.”

La Pine City Manager

Continued from page 1

in the same manner as larger, neighboring communities.” Key to managing the town’s growth is “exercising code to the degree to which it is allowable,” said Wullschlager. For example, “We can’t expand beyond the town’s clearly defined boundaries, and must conform to height restrictions. This means there won’t be ten-story buildings in our future, nor will we be gobbling up more land, as some have mistakenly feared.”

Virtually Built Out Downtown Commercial Core

In addition, “Virtually everything is built out in La Pine’s downtown commercial core. There are very few remaining lots along or adjacent to U.S. 97 between the north and south ends of the incorporated limits.”

“While we’re by no means anti-development,” Wullschlager noted, “those who come into the limited commercial space we have will need to conform to code and zoning standards, including the Cascadia design theme as contained in the City’s Downtown Overlay Zone. Like Sisters, La Pine has a major highway intersecting it, which briefly gives the town a captive audience. We’re working toward having a downtown area that is aesthetically pleasing, and that will attract people to stop instead of just driving through.”

Central Oregon’s Most Affordable Industrial Space

Moving from commercial to industrial development, Wullschlager said that “the 160 acres still available in La Pine’s 330-acre Industrial Park are ‘shovel ready,’ and offer the most affordable industrial space in Central Oregon.” (To compare, land costs \$1.75 per square foot, compared \$12-\$16 in Bend, and \$8 a square foot in Redmond.)

“We’ve set aside the Industrial Park for companies involved in manufacturing,

distribution, warehousing and the traded sector — those industries that will increase the number of family-wage jobs, particularly for the local work force.” (Wullschlager estimated that labor pool at 14,000 when considering surrounding communities.)

Need for Affordable Housing

Admitting that “we’re still somewhat in a bubble, as a lot of issues that come with urbanization such as rampant violent crime haven’t yet landed on our doorstep, we have an environment where people feel relatively safe walking around downtown, even at night, and are comfortable interacting with each other while standing in the grocery line,” Wullschlager added a caveat.

“Like the remainder of Central Oregon, however, La Pine doesn’t have enough affordable housing. New single-family ‘entry-level’ homes with 1,400 square feet of space start at \$375k. And while I’m no CPA or economist,” he said, “mortgage payments for such a property would total more than \$2k per month — likely necessitating a two-income household.”

In the past two years, Wullschlager estimated that a total of 350 units — including single-family homes, apartments, and single-wide structures — have been built in La Pine. He noted, however, that “construction of single-family homes has displayed a noticeable slowdown in the last 12 months, as developers seek to maximize square footage space. The trend is moving toward increased development of multi-family dwellings to accommodate workers — which is an advantageous long-term investment for the developers, and adds to the town’s stock of affordable housing.”

As city manager, “I frequently get calls regarding development opportunities,” said Wullschlager, “and am involved in many exciting possibilities with interested parties. La Pine now has people consistently knocking on our door, and is in a very enviable position.”

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\$11.8+ Million Invested in La Pine’s Industrial Part in Past 8 Years

by **ANDREA HINE** — CBN Feature Writer

In the words of La Pine City Manager Geoff Wullschlager, Patricia Lucas, the executive director of SLED (Sunriver-La Pine Economic Development), “facilitated the sale of more land in 2021-2022 than had been sold in the previous decade.”

Charged with helping businesses find industrial space to relocate, build or expand, among other objectives, Lucas is unfailingly modest, admitting only that “I’m a very proactive person, and involved in most leases and sales of commercial and industrial property.” In the past 12 months alone, these include four transactions in La Pine’s fully-infrastructured Industrial Park — in which only 160 acres out of 330 remain available:

- Oberon Mining purchased a 2,500-sqaure-foot building for a renewable energy data center.
- Hortitech Direct, a manufacturer of greenhouses and steel buildings, plans an expansion of up to 3,200 feet.

The signing of these two companies “represents a step forward in making La Pine a vibrant city with employment opportunities at wages a family can live on in south Deschutes County,” praised the Bend Bulletin.

- In addition, Mountain Star Family Relief is opening in the Industrial Park this summer, which will assist in creating more childcare opportunities for residents who may want to seek employment.
- Quicksilver Contracting has acquired an additional 12.32 acres of industrial property to facilitate future growth.

The result — after adding Central Oregon Excursions, a storage facility, and six others to the Industrial Park mix — is a total investment over the past eight years of more than \$11.8 million, and the creation of 141 local jobs, according to Lucas.

“Although the level of interest has decreased locally due to higher interest rates and escalating costs, which is also true at the state and national levels, there is still a lot of activity,” she said. “SLED has nine projects in the pipeline, in various stages of development, representing a private sector investment of more than \$16.1 million in new capital. The businesses, in the health care, advanced manufacturing, specialty food products, and consumer goods sectors, will occupy an estimated 81,000 square feet of building space, and create at least 61 new jobs.”

Touting La Pine’s advantages in attracting these new investments, Lucas pointed out that it offers “the most competitively priced industrial space in Central Oregon.” She also noted that businesses can save \$5-\$7 per square foot in construction costs because of building on sand, as opposed to rock: \$1.75 versus \$8-\$13 elsewhere. They can also qualify for enterprise zone incentives,



THE BUSINESSES ALREADY LOCATED IN LA PINE’S INDUSTRIAL PARK HAVE INVESTED MORE THAN \$11.8 MILLION AND CREATED 141 LOCAL JOBS IN THE PAST EIGHT YEARS | PHOTO BY ANDREA HINE

including property tax giveaways for three to five years, financing, and workforce development assistance.

Lucas articulated her mission with SLED as “to help move, start, and grow traded-sector businesses to purposefully create a balanced and diverse economy at the local level and for the region.” She credited SLED’s Advisory Board and the communities served by saying in typically modest fashion that “I have great support for what I do.”



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Tour Companies *(Listed Alphabetically)*

| Company / Address | Phone | Fax | WebSite/Email | Contact | Staff | CO Year Est. | Services |
|--|--------------|--------------|---|---|-------|--------------|---|
| Bend Electric Bikes 869 NW Wall St., Ste. 104 Bend, OR 97703 | 541-410-7408 | N/A | www.bendelectricbikes.com info@bendelectricbikes.com | Sterling, Marnel | 6 | 2008 | Electric bike sales, service & rentals. |
| Bend Tour Company 2653 NE Cordata Pl. Bend, OR 97701 | 541-480-8477 | N/A | www.thebendtourcompany.com info@thebendtourcompany.com | John Flannery | 3 | 2012 | Bend's One-Stop-Shop for exhilarating adventures, sightseeing, scenic helicopter flights, SEGWAY tours, you drive ATV experiences, the iconic Cycle Pub, eBikes, Slingshots, eCruiser cars, glamping, SUPs, kayaks, snowshoes, escape rooms & more. Entertaining & informative tours highlight the great history, sights, recreation, arts, culture, shopping, dining, world-re-nowned craft breweries of Bend & the stunning grandeur & scenic beauty that define all that is Bend/Central Oregon. |
| Big Mountain Adventures 170 SW Scalehouse Loop Bend, OR 97702 | 541-688-7670 | N/A | bigmountainadv.com staff@flycascades.com | Patric Douglas | 1 | 2018 | Tent trailer rentals. |
| Cascade Guides & Outfitters Bldg. 23, PO Box 3676 Sunriver, OR 97707 | 541-593-2358 | 541-598-4447 | www.hookfish.com cascadeguides@gmail.com | Fred Foisset | 8 | 1995 | Guided fly-fishing trips on lakes, rivers & streams only. Fly-fishing & tying classes. |
| Central Oregon Diving LLC 157 NE Greenwood Ave. Bend, OR 97701 | 541-388-3660 | N/A | www.centraloregondiving.com info@centraloregondiving.com | Sarah Clark | 3 | 2005 | Scuba diving lessons, equipment shop, rental equip-ment, service department & dive travel. |
| Cog Wild Bicycle Tours Tours LLC 19221 SW Century Dr., Ste. 161 Bend, OR 97702 | 541-385-7002 | N/A | www.cogwild.com info@cogwild.com | Lev & Kirin Stryker | 24 | 1999 | Join Cog Wild for guided mountain bike rides, skills instruction & daily shuttles in Bend & Oakridge. Cog Wild specializes in multi-day backcountry bike adven-tures throughout Oregon. |
| DiamondStone Guest Lodges/MotoFantasy Motorcycle Rentals 16693 Sprague Loop South of Sunriver, OR 97739 | 541-536-4584 | N/A | www.motofantasy.net motohead1@motofantasy.net | Doug Watt | 4 | 1992 | Motorcycle destination resort outside Sunriver, with unique street bike motorcycle rentals of many makes. Overnight lodging, vacation rentals, lodge units, wed-dings & events. |
| Fly & Field Outfitters 35 SW Century Dr. Bend, OR 97702 | 541-318-1616 | 541-389-7016 | www.flyandfield.com info@flyandfield.com | Scott Cook | 13 | 2000 | Full service fly shop & outfitter, hunting gear, supplies & fly fishing guide service. |
| Fly Fishers Place 151 W Main St. Sisters, OR 97759 | 541-549-3474 | 541-549-4871 | www.flyfishersplace.com greendrakehatch@gmail.com | Jeff Perin | 9 | 1986 | Full service guide & fly equipment shop. Travel special-ties: Chile, New Zealand, Argentina & Belize fly fishing schools, casting lessons & fly tying classes. |
| Imperial River Company 304 Bakeoven Rd. PO Box 130 Maupin, OR 97037 | 541-395-2404 | N/A | www.deschutesriver.com reservations@deschutesriver.com | Susie Miles | 30 | 2001 | Lodging, guided whitewater rafting & hunting trips. |
| Let it Ride Electric Bikes 25 NW Minnesota Ave., Ste. 6 Bend, OR 97703 | 541-647-2331 | N/A | www.letitridebend.com Info@letitridebend.com | Kevin Rea, Michelle Tager, Scott Blackwood, Ryan Rea | 5 | 2010 | Electric bicycle sales & rentals. Full service of all bicycles. Guided eBike tours, plus custom & corporate event tours. |
| Outriders Northwest 61532 SE Lorenzo Dr. Bend, OR 97702 | 541-688-7433 | N/A | www.outridersnw.com mike@outridersnw.com | Mike Willock | 10 | 2015 | Off-road tour adventures & on-road rental experiences. Company retreats, family outings & customized group tours, snowmobile rentals. |
| Ouzel Outfitters - River Trips PO Box 817 Bend, OR 97709 | 800-788-7238 | 541-385-0461 | www.OregonRafting.com info@oregonrafting.com | Brian Sykes | 30 | 1979 | Professionally guided whitewater rafting trips for fam-ilies, individuals & business/nonprofit organizations. Rivers: Rogue, Deschutes, McKenzie, North Umpqua, John Day, Owyhee & Lower Salmon. |
| Pacific Crest Bus Lines PO Box 436 Redmond, OR 97756 | 541-382-4193 | 541-923-3880 | pacificcrestbuslines.net info@pacificcrestbuslines.net | Anthony Ferro, Tarren Black | 25 | 2006 | Fixed route busses & private charter busses, tour transportation. |
| Paulina Plunge Inc. PO Box 8782 Bend, OR 97708 | 541-389-0562 | 541-389-0562 | www.paulinaplunge.com todddvdz77@gmail.com | Todd VanderZwiep | 10 | 1981 | Guided downhill waterfall mountain bike tours. |
| Powdr 531 SW 13th St. Bend, OR 97702 | 541-382-6277 | 541-330-2608 | www.suncountrytours.com adventures@suncountrytours.com | Dennis Oliphant | 80 | 1978 | Four whitewater rafting trips on three Oregon rivers, standup paddle boarding (SUP) lessons, rentals & tours & river float tube rentals. |
| Timberline Mountain Guides PO Box 1167 Bend, OR 97709 | 541-312-9242 | N/A | www.timberlinemtguides.com info@timberlinemtguides.com | Cliff Agocs | 20 | 1983 | Instruction & guiding in rock climbing, alpine climbing, mountaineering & backcountry skiing. Smith Rock Climbing School & Oregon Ski Guides. |
| Tumalo Creek Kayak & Canoe 805 SW Industrial Way, Ste. 6 Bend, OR 97702 | 541-317-9407 | 541-317-9489 | www.tumalocreek.com geoff@tumalocreek.com | Geoff Frank | 60 | 2000 | Large paddle sports inventory, stand up paddleboards, recreational, sea & whitewater kayaks, canoes, rafts & inflatable kayaks. Lessons & tours, kids summer camps, multi-day paddling trips. |
| Wanderlust Tours 61535 S Hwy. 97, Ste. 13 Bend, OR 97702 | 541-389-8359 | N/A | www.wanderlusttours.com info@wanderlusttours.com | Jared Garfield, Courtney Braun | 10 | 1993 | Corporate groups, custom events, family reunions & weddings. Guided canoeing, kayaking, snowshoeing, moonlight tours, volcano tours, cave tours, outdoor din-ners, bonfire events, brewery, cidery & distillery tours. GPS Eco-Challenges, team building & event planning. |

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Does Travel Insurance *Really* Pay Off?

by **STU MALAKOFF, CPFA, CDFA, CRPC, CFP, President, Certified Financial Planner — Bend Wealth Advisors**

As a financial advisor I spend a lot of my time talking with clients about avoidable risk. For most people, insurance is one of the first lines of defense to protect against possible financial loss. We carefully enter into contracts that protect our lives against financial risks — both unforeseen and unavoidable. These days you can insure anything from wedding rings to your golden retriever. So, the idea of adding yet another insurance policy can seem like a bother. But there is another type of financial risk we don't often think about — the possibility of ruined travel plans.



Recently, I sat down with travel insurance expert, Vicky Malakoff, who — aside from being my lovely wife — is the owner of Destination Uncharted, a Bend-based luxury travel advisor. Vicky answered my questions about whether travel insurance is worth the hype.

Q: Can you give me a big picture explanation of travel insurance?

A: Well to start, there are basically two different categories of travel insurance.

1. Pre-trip cancellation protects your investment in your trip (this is the expensive part of your policy). If you have to cancel your trip before it even begins, the coverage ensures you get a full refund on what you've already spent.

2. Post-departure insurance covers you for the many things that can go wrong while you're traveling — medical emergencies, missed connections, lost luggage etc.

Q: Who should purchase travel insurance?

A: The short answer is everyone who has paid for pre-trip costs. But generally, it depends on the destination and what's important to the traveler. For those who travel internationally or know their way around a cruise ship, it could be a smart move. Trips like this often require big upfront costs that you want to protect.

But if you're taking a low-cost domestic trip where you can recover costs directly, you may want to think again. For example, if you book a hotel that doesn't require payment until checkout, then there's no need to insure that amount. The same advice applies to flights. These days most airlines issue a credit for a future date if you have to cancel. Though if you don't travel much you may want to consider insuring the cost of the flights too.

Q: What about emergency medical coverage?

A: Typically, once you step outside the United States your health insurance policy won't cover you. Travel insurance covers emergency medical treatments while abroad, but also emergency medical evacuation. The latter has the potential to cost tens of thousands of dollars, so having that coverage in place is well worth the cost. Be mindful of the amount of coverage your policy allows for medical emergencies. While medical treatment in other countries is often cheaper than at home, you want a policy with at least \$50,000 in medical coverage.

***Pro tip:** Ask if the insurance company will make direct payments to the hospital. You want to avoid paying out of pocket and waiting for months to be reimbursed.

Q: Should people who travel often buy an annual travel insurance policy?

A: Annual policies can be a game changer for frequent international travelers

that don't require high levels of coverage. These policies can be found cheap but be aware they provide very limited cancellation coverage and some only pay out one claim a year.

Q: Is "cancel for any reason" (CFAR) coverage worth it?

A: It's a bit of a personal preference. The deal is that most travel insurance policies will pay out claims for a covered reason. These are listed in detail in the policy's fine print, but usually extend to circumstances personal to the traveler, e.g. someone gets sick, a housefire, or their boss cancels their vacation. But if systemic risks arise like we saw during the pandemic and recent natural disasters, you might be out of luck. That's where CFAR policies come in. Whether your dog runs off the night before your trip or you get into an argument with your travel partner — you're covered.

However, it's important to understand what you're getting for your money. CFAR premiums can be up to 60 percent higher than a regular policy. If you file a claim for an uncovered reason, you can expect to only get between 50-80 percent of your trip cost reimbursed. These policies also usually have to be purchased within two weeks of making the first payment on the trip, and you have to insure all parts of the trip, otherwise you may find your claim is denied. Travelers may do the math and decide that the extra cost of a CFAR policy outweighs its benefits.

Q: Can you share any stories about travel insurance paying off in a big way?

A: Yes! Just recently, one of my clients had to cancel her Safari vacation due to a last-minute illness. She filed a claim and is expecting a \$5,100 insurance check. That's 100 percent of her prepaid non-refundable costs. Her travel insurance premium for the trip? Just \$480, meaning she's getting a more than 10x return on the cost of insurance.

Bottom line — think of your vacation as an investment. Ask yourself if you'd be willing to risk what you've spent on the trip. If the thought of potentially losing money on a ruined vacation is holding you back from travel, then consider the insurance. Life is short — take the trip and enjoy a well-deserved vacation.

Looking for answers to similar financial questions? Send me an email about what's on your mind and I'll do my best to share some insight in a future column. And if you're looking for a team to help you make financial decisions or just get some clarity on where you're going next — let's talk.

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Tourism in Central Oregon

Continued from page 1

2022. Continued demand for overnight accommodations and increased price inflation led to large gains in visitor spending. This increased spending and a tight labor market contributed to an increase in employee earnings, with both having a cumulative effect on increased tax revenue. Employment has recovered to 99 percent of peak employment reached in 2019.”

The report also stated that travel spending in Bend increased by 13.6 percent, from \$336.3 million in 2021 to \$382.2 million in 2022. The total number of travel-generated jobs grew by 10 percent since 2021, reaching 3,120, and travel-generated earnings increased to \$101.5 million, a gain of 20.9 percent, from 2021.

As a region, Central Oregon does not have an abnormally large share of tourism in Oregon; most tourism in the state occurs along the I-5 corridor. The Portland area accounts for 37 percent of Oregon’s travel spending, while the Willamette Valley makes up 18 percent, Southern Oregon makes up 10 percent, and Central Oregon makes up 9 percent.

Despite Central Oregon not being the state’s hotspot for travel spending, Bend still makes up a massive portion for the region. In Central Oregon, Bend claims 32 percent of all the direct travel spending, while amassing 53 percent of the revenue.

Giving Back

There is some concern among Bendites and those involved in the tourism industry that the rising cost of living has begun to affect tourism dollars. Afterall, when gas, rent and groceries all go up, many people’s budgets no longer include much time or money for travel. While there is some truth to this concern that we might see in next year’s Dean Runyan Report, the numbers from 2021 to 2022 look promising; during that time period, annual spending on accommodations grew from \$145 million to \$162 million, while spending on other travel related goods followed a similar trend.

While many are excited by Bend’s popularity, many feel the opposite; that tourism exists only for the tourists and locals get left behind in more ways than one. CEO of Visit Bend Kevney Dugan says that this concern is a very real one that he hears often, and takes very seriously. He spoke a bit about how when he first started with Visit Bend as the director of sales in 2010, the goals of the organization and the entire



tourism industry were different. “In 2010, the community was still reeling from an economic crash,” Dugan said. “For the first five years or so of my time here, the main goal was to get the local economy back on its feet.”

Dugan continued, saying that, “What sets Visit Bend apart is that back in 2016, we recognized our impact on the community and we adjusted that game plan. While most DMOs focused solely on their economic impact on the community, we knew that we needed a much broader perspective.”

That “much broader perspective” is one that aims to include locals, service industry workers, the housing market, the cost of living, the environment and in general, the Bend community as a whole. “Bend needs a thriving tourism industry, but that means we need a healthy and sustainable environment and economy,” Dugan said. “That’s what sets us apart.”

This approach can be summed up in three parts: economy, people and place. According to Visit Bend, keeping these three pillars healthy and equal to each other will help Bend remain an ethical and sustainable tourist destination for years to come, with a tourism industry that benefits all of us.

One of the biggest ways that tourism gives back to the community is the Transient Room Tax (TRT) that exists in Bend, and statewide. According to Visit Bend, “Anyone staying in a Bend hotel, vacation rental, or other short-term lodging pays a 10.4 percent tax to the City of Bend. Of the 10.4 percent hotel tax collected by the City of Bend, Visit Bend receives 31.2 percent that’s earmarked for marketing our destination to potential visitors. The City uses the remainder of the tax money (68.8 percent) for its General Fund as well as Public Safety, which includes police and fire. In fiscal year 2018/2019, the City retained \$6,999,471 from TRT revenue.”

This means that tourism is quite literally funding the public works and services that keep Bend running. According to Dugan, Bend actually sits in a unique position, in regard to the TRT, “We have one of the most advantageous splits of TRT in the state, with two-thirds going to the city, and one-third going to tourism,” Dugan said. “Most places in Oregon are the opposite split, meaning that the amount that Bend retains from TRT as a percentage is significantly higher than most other cities in Oregon.”

Aside from the TRT revenue, Visit Bend has another way to give back to the community. The Bend Sustainability Fund is a project from Visit Bend that invests tourism dollars back into projects that will improve and maintain the city and surrounding areas. For example, \$245,000 was granted to local nonprofit Discover Your Forest to expand and maintain a massive summer trail network on Mt. Bachelor, and \$142,565 was granted to the Upper Deschutes Watershed Council for



PHOTOS | COURTESY OF BEND PHOTO TOURS

a restoration project along the Deschutes River.

These examples are just a few. Another Visit Bend fund, the Bend Cultural Tourism Fund, has granted funds to Bend Film Inc., The Downtown Bend Business Association, the High Desert Museum, the Old Mill District, OUT Central Oregon, the Central Oregon Center for the Arts and many more.

According to Dugan, these funds are a way to give back and support the communities, businesses and people who make the tourism industry possible.

From the Tour Guides

While the tourism industry might feel like an invincible one, the owners of some of Bends tour companies say that recent times have been more up and down, economically speaking. Mike Willock, owner of tour company Outriders NW, said that this last spring was a particularly slow season, but summer bookings have picked back up.

“It’s been a tough spring. I keep a close eye on transient tax dollars and it’s been down this year, Willock said. “That directly impacts bookings, and we’ve gotten way fewer bookings than this last spring,”

Willock said this drop was felt across the industry, but also said that the summer boom is also industry-wide, “All of a sudden, summer hits and bookings are back to normal numbers, which is consistent for many industries based on tourism,” Willock said. “We got low spring break numbers across the board, but things are coming back up in June and it’s projected to be a good summer.”

For Willock, success has been found in understanding trends in tourism. He said that Outriders NW began as a tour company that offers much longer offroading adventures — anywhere from 4 to 6 hours on the trails — but in recent years, he learned that many tourists to Bend are looking for that “sweet spot” between adventure and leisure.

“Outriders was able to grow by finding a sweet spot for our customers. We find that people generally enjoy starting with a shorter ride so that they can have the energy to follow through with afternoon and evening plans like concerts, floating the river and brewery hopping,” Willock said. “By reducing the time most people are on the trails, we increase their ability to experience other things on their vacation while still getting the experience they came to us for.”

Willock continued to say that most tourists are looking for that experience; to be able to go home to their friends or even post on social media about the cool thing they did, like take an ATV on an off road adventure. Afterall, why book a six hour tour when the pictures you take of a two hour tour look exactly the same?

This aspect of providing an experience, especially an Instagramable one, is paramount in the modern tourism industry, especially in a place as visually stunning as Central Oregon. Toni Toreno, owner of Bend Photo Tours, knows this better than most.

By offering guided tours for professional photographers and those looking to learn expert level photography skills, Toreno is very familiar with the notion that many tourists are looking for ways to share their experience with other people; photography, especially across social media, happens to be one of the most popular ways to do just that.

Aside from just sharing stories with friends, Toreno said that tour companies and the tourism industry in Bend definitely benefits from social media, “The industry 100 percent utilizes the power of good photography,” she said. “Bend is such a visual destination, it creates an influx of photographers of all levels. It’s people like this who end up taking the photos that get shared and influence other people to come visit. Bend is a trendy place on Instagram, and that’s a major selling point of my business.”

For guides like Willock and Toreno, the prevalence of social media has affected the way they do business in some way. For tourists, social media is a great way to find your next destination. However, social media is a double-edged sword that has increased the environmental impact of tourism on our public lands and natural amenities.

For guides like Toreno who are very aware of the impacts of social media, there is an urge to take up responsibility and educate clients on the environmental principle of leave-no-trace.

“We work a lot with nonprofits like Discover Your Forest and Visit Bend to make sure that we are engaging in this industry in sustainable ways,” Toreno said. “As tour guides, we have our own responsibility to teach those things to the public and the people who come on our tours. We live here and we love where we live, so we want to sustain all of that. In our role as a guide or educator, I definitely feel like we need to educate our clients on sustainable practices.”

While the recent history of tourism in Bend has seen its ups and downs (not to mention controversy), it does seem that the future of tourism in the region is bright. Very real steps have been taken by some of the industry’s biggest players to ensure that tourism going forward is sustainable for the industry, the greater community and the environment that we all depend upon.

In Dugan’s words, “We all genuinely love this place, and we believe that if we invest in and support the community and the environment, the industry will thrive.”

Expion360 to Showcase its Lithium Battery Power Solutions for RVs & LEVs at the Overland Expo Pacific Northwest 2023, July 7-9

Experience Expion360 Full Lineup of Premium Li-ion Batteries at Booth F21

provided by EXPION360

Expion360 Inc. (NASDAQ: XPON), an industry leader in lithium-ion battery power storage solutions, will demonstrate its premium e360 lithium iron phosphate (LiFePO4) batteries at the Overland Expo Pacific Northwest (PNW) being held at the Deschutes Expo Center in Redmond July 7-9, 2023.

The premier overlanding event will showcase the ‘best and newest’ overland gear from 380 exhibitors and is expected to draw thousands of overland enthusiasts and industry participants. Last year’s event drew more than 16,000 attendees from around the world.

Expion360 has joined Bridgestone, GMC, Honda, Lexus, Toyota, and Four Wheel Campers as title sponsors of the event. Their sponsorship will support the more than 150 classes, slideshows, demonstrations and other activities to be hosted by more than 100 instructors and presenters.

Expion360 will demonstrate the full range of its clean energy power storage solutions along with its OEM strategic supply partners in attendance, including Imperial Outdoors, Chinook RV, Addax, Cube Series, and others.

The company will showcase its recently introduced SmartTalk 48 Volt, 36 Ah, GC2 LiFePO4 battery which was engineered to set a new standard for powering electric golf carts and other light electric vehicles (LEVs). The integrated e360 SmartTalk Bluetooth technology enables operators to wirelessly monitor individual and multiple battery bank performance, and receive real-time status updates and alerts via the e360 SmartTalk mobile app.

Expion360 will also showcase its recently introduced AURA POWERCAP 600, the first accessories that can transform Expion360 Li-ion batteries into a portable 600-watt powerpack.

“This premier world event presents a tremendous opportunity for us to engage with new customers and establish new distribution channels, as well as expand upon our growing family of OEM partners,” stated Expion360 CEO, Brian Schaffner. “We invite everyone to visit our booth where we will be demonstrating our 360 Li-ion batteries and components as the superior solution for those looking to achieve greater power density, convenience and reliability for their energy storage needs.”

Visitors to the Expion360 booth will experience first-hand the many features and benefits of e360 batteries that make them a top choice among outdoor enthusiasts and leading RV manufacturers.

- **Exceptional Lifespan, Weight, Power and Capacity:** Premium LiFePO4 materials enable battery lifespans of 12 years — or three to four times that of most lead-acid batteries. Despite being half the weight, e360 batteries have three times the power and ten times the number of charging cycles compared to standard lead-acid batteries.
- **Premium components:** High-quality REDARC and Victron components combine with Expion360’s UL1642 stainless steel encased 26650 cylindrical LiFePO4 cells to help deliver superior durability, reliability and longevity.
- **Oversized Solid Brass Terminals:** Expion360’s signature oversized solid brass battery terminals ensure a secure and dependable connection, optimizing conductivity and reducing electrical resistance.
- **Rugged Fiberglass ABS Case:** Robust fiberglass-infused ABS housing provides exceptional protection and durability. The rugged construction is engineered to withstand the rigors of off-road usage, and help ensure longevity and reliability under various weather conditions.
- **Full Range of Accessories:** The popular E360 Overland 200 Ah Power Bundle includes two E360 100 Ah LiFePO4 batteries with a dual battery tie-down tray system to combine, mount, and secure batteries in place for overland use. The e360 500 A Battery Monitor Kit is a must-have for easily viewing charge status, with E360 Solar Panels and 50 A Solar Charge Controller providing clean, electric power.

Expion360 Li-ion batteries are available today through more than 213 dealers, wholesalers, private-label customers, and OEMs nationwide. To locate your local Expion360 dealer or purchase Expion360 batteries and accessories online, go to expion360.com.

About Expion360:

Expion360 is an industry leader of premium lithium iron phosphate (LiFePO4) batteries and accessories for recreational vehicles and marine applications, with

residential and industrial applications under development.

The company’s lithium batteries feature half the weight of standard lead-acid batteries while delivering three times the power and 10 times the number of charging cycles. Expion360 batteries also feature better construction and reliability compared to other Li-ion batteries on the market due to their superior design and quality materials. Specially reinforced, fiberglass-infused, premium ABS and solid mechanical connections help provide top performance and safety. With Expion360 batteries, adventurers can enjoy the most beautiful and remote places on Earth even longer.

The company is headquartered in Redmond. Expion360 Li-ion batteries are available today through more than 213 dealers, wholesalers, private-label customers, and OEMs across the country. To learn more about the company, visit expion360.com.

Forward-Looking Statements and Safe Harbor Notice:

All statements other than statements of historical facts included in this press release are “forward-looking statements” (as defined in the Private Securities Litigation Reform Act of 1995). Examples of such forward-looking statements include statements regarding our expectations regarding our business strategies and plans, growth opportunities and competitive position, our plans to engage with new customers and establish new distribution channels, as well as expand upon our growing family of OEM partners and those statements that use forward-looking words such as “projected,” “expect,” “possibility” and “anticipate,” or similar expressions. Because forward-looking statements relate to the future, such forward-looking statements involve significant risks, uncertainties, and assumptions that are difficult to predict and many of which are outside our control. Actual results could differ materially from those indicated in the forward-looking statements. Factors that could cause such differences include, among others, the competitive

nature of our industry and the pricing pressures that we face, our history of losses and increasing costs, our ability to continue as a going concern, our dependency on the needs and success of our customers and our substantial customer concentration, any inability to successfully manage our growth, the impact of public health epidemics or outbreaks, our ability to expand our sales and distribution channels, our ability to expand into international markets, the limited number of ports through which our raw materials enter the United States and our reliance on third parties to store and ship certain inventory, uncertainty in the global economic condition, any government reviews, inquiries, investigations and other actions, changes in the cost and availability of raw materials, our dependency on third-party

manufacturers and suppliers and increases in the cost or disruption of supply or shortages in any of our raw materials, battery components or raw materials used in the production of such parts, our dependency on our two warehouse facilities, the risk that lithium-ion battery cells may catch fire or release smoke and flame, potential product liability claims, risks related to litigation, tax, environmental and other legal compliance, any failure to introduce new products and product enhancements and market acceptance of new technologies introduced by our competitors, any failure by us to adequately protect our intellectual property or to defend ourselves against intellectual property infringement claims, quality problems with our products, our ability to raise capital, risks related to our electronic data becoming compromised, our dependency on our senior management team and other key employees, any failure to keep pace with developments in technology and those discussed in our filings with the SEC. Investors should read the risk factors set forth in the Company’s previous filings, subsequent filings, and future periodic reports filed with the SEC. All of the Company’s forward-looking statements are expressly qualified by all such risk factors and other cautionary statements.

The Company cautions that forward-looking statements are not historical facts and make no guarantee of future performance. Forward-looking statements are based on estimates and opinions of management at the time statements are made. The information set forth herein speaks only as of the date hereof. The Company and its management are under no obligation, and expressly disclaim any obligation, to update, alter or otherwise revise any forward-looking statements following the date of this news release, whether as a result of new information, future events or otherwise, except as required by law.

Overland Expo is a registered trademark of Emerald X, LLC. e360 SmartTalk is a trademark of Expion360, Inc.

expion360.com
overlandexpo.com

Golf Courses *(Listed Alphabetically)*

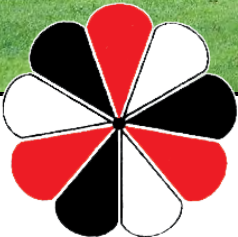
| Company / Address | Phone | Fax | WebSite/Email | CO Year Est. | Manager/ Professional | Course Rating | Slope Index | Par | Length in Yards | Green Fees | Services |
|--|--------------|--------------|---|--------------|--|-------------------------------------|---------------------------------|-----|-----------------|---|---|
| Aspen Lakes Golf Course 16900 Aspen Lakes Dr. Sisters, OR 97759 | 541-549-4653 | 541-549-6947 | www.aspenlakes.com info@aspenlakes.com | 1997 | Rob Malone | 75.4 | 141 | 72 | 5,594 - 7,302 | \$45-\$75 w/cart, Golf Boards \$25 | Bentgrass fairways, red sand bunkers, beautiful mountain views. Challenging but fair. Full service bar & restaurant. |
| Awbrey Glen Golf Club 2500 NW Awbrey Glen Dr. Bend, OR 97703 | 541-385-6011 | 541-385-4910 | www.awbreyglen.com barbara@awbreyglen.com | 1993 | Meghan Dobbins | 59.2 - 76.9 | 101 - 143 | 72 | 3,707 - 7,019 | Call for membership, ask for Barbara Malcom, barbara@awbreyglen.com | Private facility. Tree-lined fairways, great scenery, mountain views & rolling hills. |
| Bend Golf & Country Club 61045 Country Club Dr. Bend, OR 97702 | 541-382-7437 | 541-382-4603 | www.bendgolfclub.com bgccoffice@bendgolfclub.com | 1925 | Karen Goodman, Monte Hanson | 66.0 to 73.9 | 120 to 142 | 72 | 5,493 to 7,100 | Private Membership | Tree-lined, traditional layout set among Ponderosa pines. Private facility. Championship caliber golf course, tennis & athletic facility, indoor saltwater pool, private dining & more! |
| Big Meadow Golf Course 13020 Hawksbeard PO Box 8000 Black Butte Ranch, OR 97759 | 855-253-2562 | 541-595-1293 | www.blackbutteranch.com kschramer@bbranch.org | 1970 | Tom Baker | 68.3 to 73.8 | 118 to 133 | 72 | 7,002 to 5,485 | \$54-\$88 walking | Mountain views, layout through ponderosa pines offers challenge. Designed by Robert Muir Graves & Damian Pascuzzo. Recent remodel of tees & bunkers. True Mt. Course. |
| Brasada Canyons Golf Club 16986 SW Brasada Ranch Rd. Powell Butte, OR 97753 | 541-526-6380 | 541-526-6291 | www.brasada.com kylej@brasada.com | 2007 | N/A | 74.2 | 145 | 72 | 7,295 | \$169 | Semi-private |
| Broken Top Club 62000 Broken Top Dr. Bend, OR 97702 | 541-383-8200 | 541-383-1963 | www.brokentop.com brokentopclub@brokentop.com | 1993 | Jack Perkins, Travis Moore | 64.5 to 73.5 | 109 to 131 | 72 | 7,161 to 5,281 | \$140 Reciprocal | Designed by Tom Weiskopf & Jay Morrish. Varied terrain will test skills. Private facility. |
| Challenge Course 68397 Cline Falls Rd. Redmond, OR 97756 | 541-923-5002 | 541-923-3243 | www.eagle-crest.com eagleridge@eagle-crest.com | 2001 | Ron Burger | 59.5 to 61.1 | 95 to 105 | 63 | 3,684 to 4,160 | \$44 | Tight fairways & lightning fast narrow greens will test your metal. Great for developing mid-iron game. |
| Crooked River Ranch GC 5195 SW Clubhouse Rd. Crooked River Ranch, OR 97760 | 541-923-6343 | N/A | www.crookedriverranchgc.com randy.ballard@crookedriverranch.com | 1972 | Judy Latora, Randy Ballard, Richard Jensen | Women 67.9 - 70.4 / Men 63.6 - 67.4 | Women 120 - 126 / Men 101 - 116 | 71 | 5,000 to 5,818 | 18 Holes 7-Days a week \$48-\$63 | Along the rim of the Crooked River Canyon, combines challenge & scenery. Amenities include restaurant, lodging, tennis, swimming. |
| Crosswater 17600 Canoe Camp Dr. PO Box 4818 Sunriver, OR 97707 | 541-593-1145 | 541-593-3449 | www.crosswater.com mark.meyer@destination-hotels.com | 1995 | Mark Meyer | 68.0 to 76.6 | 120 to 146 | 72 | 5,213 to 7,683 | \$215 (must be lodging with Sunriver Resort) | Heathland Scottish Links style - 4,150 elevation |
| Eagle Crest Resort & Golf Course 1522 Cline Falls Rd. Redmond, OR 97756 | 541-923-2453 | 541-923-8822 | www.eagle-crest.com info@eagle-crest.com | 1986 | Ron Burger | 69.1 to 75.5 | 121 to 132 | 72 | 6,673 to 5,340 | \$76, \$49 | Rolling fairways to undulating greens are fast in summer. |
| Eagle Crest Resort, Ridge & Challenge Courses 1522 Cline Falls Rd. Redmond, OR 97756 | 541-923-4653 | 541-923-8822 | www.eagle-crest.com info@eagle-crest.com | 1986 | Ron Burger | 69.1 to 75.5 | 121 to 132 | 72 | 6,673 to 5,340 | \$76, \$46 | Rolling fairways to undulating greens are fast in summer. |
| Glaze Meadow Golf Course 13525 Ponderosa PO Box 8000 Black Butte Ranch, OR 97759 | 541-595-1500 | 541-595-0944 | www.blackbutteranch.com golf@blackbutteranch.com | 1979 | Jeff Fought, Tom Baker | 72.9-63.4 | 135-110 | 72 | 7,007 - 4,909 | \$44-\$82 | Mountain views & ponderosa pines. Designed by Gene ‘Bunny’ Mason & recently redesigned in 2013 by John Fought (Voted Best Renovation in the country by Golf Inc.) |
| Juniper Golf Course 1938 SW Elkhorn Ave. Redmond, OR 97756 | 541-548-3121 | N/A | www.playjuniper.com rmalone@playjuniper.com | 1952 | N/A | 65.7 to 74 | 117 to 130 | 72 | 7,186 to 5,500 | \$83 weekend, \$83 weekdays. Afternoon & Twilight & off-season rates avail. | Walkable course wanders through sagebrush, juniper trees & lava rock outcroppings. |
| Juniper Preserve 65600 Pronghorn Club Dr. Bend, OR 97701 | 541-693-5365 | 541-693-5496 | juniperpreserve.com guest.services@juniper-preserve.com | 2004 | Jerrel Grow | 70.8 | 138 | 72 | 6,533 | Call to ask for current rates. | Golf shop, rentals, Pronghorn Academy. |
| Lost Tracks Golf Club 60205 Sunset View Dr. Bend, OR 97702 | 541-385-1818 | 541-317-9589 | www.lostracks.com info@lostracks.com | 1995 | Brian Whitcomb | 68.6 to 72.7 | 126 to 136 | 72 | 7,003 to 5,344 | \$70-\$85, \$40-\$50 | Every view is a spectacular shot & every shot is a spectacular view. |
| Meadow Lakes Golf Course 300 SW Meadow Lakes Dr. Prineville, OR 97754 | 541-447-7113 | 541-447-7831 | www.meadowlakesgc.com zach@meadowlakesgc.com | 1993 | Tyler Millsap, Zach Lampert | 63.2 - 71.9 | 107 - 131 | 72 | 4,858 - 6,783 | \$65 peak season weekend with cart | Championship course owned by City of Prineville. |
| Prineville Golf & Country Club 7120 NE Ochoco Highway Prineville, OR 97754 | 541-447-7266 | 541-416-2060 | sites.google.com/site/prinevillegolfclub prinevillegcc@questoffice.net | 1949 | N/A | 64 | 115 to 117 | 65 | 4,974 | \$40, \$15 | Well maintained, tricky little nine holes. |
| Quail Run Golf Course 16725 Northridge Dr. La Pine, OR 97739 | 541-536-1303 | 541-536-1076 | golfquailrun.com tsickles@golfquailrun.com | 1991 | Todd Sickles | 68.4 to 72.7 | 127 to 136 | 72 | 5,422 to 6,897 | \$72 for 18 & \$50 for 9 & twilight. | Regulation course with wide tree-lined fairways & inspiring vistas. |

Golf Courses *(Listed Alphabetically)*

▶ CONTINUED FROM PREVIOUS PAGE

| Company / Address | Phone | Fax | WebSite/Email | CO Year Est. | Manager/ Professional | Course Rating | Slope Index | Par | Length in Yards | Green Fees | Services |
|---|--------------|--------------|--|--------------|--------------------------------|------------------------------------|------------------|-----|-----------------|--|---|
| River's Edge Golf Course 400 NW Pro Shop Dr. Bend, OR 97703 | 541-389-2828 | 541-389-0249 | www.riversedgegolfbend.com pat@riversedgegolfbend.com | 1986 | Pat Cashman, Stuart Allison | 70.7 White tee | 137 White tee | 72 | 5,127 to 6,562 | \$64 for 18 holes - \$44 for 9 holes. Cart Fee (per person): \$19 for 18 holes - \$14 for 9 holes. | Spectacular views on a challenging hillside setting, pro shop, practice facility & restaurant. |
| Sunriver Meadows PO Box 3609 Sunriver, OR 97707 | 541-593-4402 | 514-593-4678 | www.sunriver-resort.com chris.points@sunriver-resort.com | 1999 | Chris Points | 68.0 to 72.8 | 119 to 128 | 71 | 7,012 - 6,022 | \$80-\$165, depending on season & time of day | Meandering Sun River & directional use of forebunkers serveup ample challenges for all players. |
| Sunriver Woodlands PO Box 3609 Sunriver, OR 97707 | 541-593-4402 | 514-593-4678 | www.sunriver-resort.com chris.points@destination-hotels.com | 1981 | Chris Points | 68.8 to 73.0 | 124 to 131 | 72 | 6,880 - 6,068 | \$50-\$125, depending on season & time of day | A Robert Trent Jones Jr. design. Lakes, rock out-croppings & views. |
| Tetherow Resort 61240 Skyline Ranch Rd. Bend, OR 97702 | 541-388-2582 | N/A | www.tetherow.com golf@tetherow.com | 2008 | Katie Burnett | 75.3 - 69.6 | 147 - 127 | 72 | 7,298 | \$90-195 | 18 holes, brand new Finn Scooters, GolfBoards & EZ-GO lithium elite golf carts equipped with state-of-the-art Textron GPS systems, driving range including nine-hole, putting green, golf academy. Hotel, vacation rentals, 3 on-site restaurants, pool, cabanas, fitness center, hike/walk/bike trails, residential community. |
| The Greens at Redmond 2575 SW Greens Blvd. Redmond, OR 97756 | 541-923-0694 | 541-548-9816 | golfthegreens.com info@golfthegreens.com | 1995 | Craig Melott | 59 | 100 | 58 | 3,554 | \$32, \$24 after 1pm. \$22 for 9 holes | Well-designed & playable 18 hole mid-iron course. Robert Murir Graves design. |
| The Old Back Nine at Mountain High 60650 China Hat Rd. Bend, OR 97702 | 541-382-1111 | 541-382-6750 | www.oldbacknine.com info@oldbacknine.com | 1985 | Dixon Ward | Men - 34.2/125 Women - 33.5/123 | N/A | 36 | 2,361 - 2,952 | Great 9 hole rates, varies depending on season & time of day. | Reestablished original nine holes at Mountain High in spring 2009. Perfect for beginners, families, groups. |
| Widgi Creek Golf Club 18707 SW Century Dr. Bend, OR 97702 | 541-382-4449 | N/A | www.widgi.com brad@widgi.com | 1991 | Brad Hudspeth | 60.1-74.4 | 109-145 | 72 | 6,905 to 3,785 | \$39-\$115 | Well-maintained course, 11 lakes, 50+ bunkers, full service club, indoor pickleball & bar. |

CBN has made every effort to ensure that all information is accurate and up-to-date. We cannot, however, guarantee it. Please contact us immediately if you know that certain information is not correct or you would like to be added to a list, 541-388-5665 or email cbn@cascadebusnews.com.



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Athletic & Fitness Clubs *(Listed Alphabetically)*

| Company / Address | Phone | Fax | WebSite/Email | Contact | Staff | CO Year Est. | Members | Sq. Feet | Services |
|--|--------------|---------------|---|---|-------|--------------|---------|--------------------------------------|---|
| Anytime Fitness 915 SW Rimrock Way, Ste. 101 Redmond, OR 97756 | 541-504-2868 | N/A | www.anytimefitness.com redmond@anytimefitness.com | Nicole Hatley | 4 | 2006 | N/A | N/A | All facilities offer 24 hour a day key card access & offer free weights, cardio theater, circuit weight training, personal training, pre & post workout supplements. |
| Anytime Fitness 212 SW Fourth St., Ste. 204 Madras, OR 97741 | 541-475-7090 | N/A | www.anytimefitness.com madrasor@anytimefitness.com | Doug Peterman | 3 | 2008 | 300 | 2,800 | All facilities offer 24 hours a day key card access, free weights, cardio theater, circuit weight training, personal training & tanning. |
| Anytime Fitness 1288 SW Simpson, Ste. E Bend, OR 97702 | 541-389-6063 | N/A | www.anytimefitness.com bendoregon@anytimefitness.com | Justin & Jaden Ritchie | 1 | 2006 | 500 | 3,650 | All facilities offer 24 hour a day key card access & offer free weights, cardio theatre, circuit weight training, personal training & tanning. Bend location also offers group exercise classes. |
| Bend Downtown Athletic Club 550 NW Franklin Ave., Ste. 328 Bend, OR 97703 | 541-323-2322 | N/A | www.benddac.com bdac@franklincrossing.net | Kalee Berg, Gary Hughes, David Abramson | 5 | 2007 | 700 | 7,000 | Adult-only facility strength & cardiovascular training, group fitness classes including body pump, spin, yoga, hitt, piyo & more. Certified personal trainers, small group training. Men's & women's locker rooms. Small business corporate rate. On the third floor of the Franklin Crossing Building |
| Bend Rock Gym 1182 SE Centennial Ct., 1134 SE Centennial Ct. Bend, OR 97702 | 541-388-6764 | Same as phone | www.bendrockgym.com info@bendrockgym.com | Rich Breuner | 36 | 2010 | 2,000 | 30,000 Total between 3 facilities | Tall, overhanging & vertical walls along with a bouldering gym & 17 autobelay. Full fitness & yoga amenities. Youth after school & summer camp programs. All levels of indoor & outdoor instruction. |
| DynaCore Fitness 494 SW Veterans Way, Ste. 1 Redmond, OR 97756 | 541-526-8244 | N/A | www.dynacorefitness.com info@dynacorefitness.com | Denys Middleton | 5 | 2012 | 325 | 10,000 | 24-hour access fitness facility, personal training, group training, supplementation sales. |
| Fitness 1440 1569 NE Second St. Bend, OR 97702 | 541-389-2009 | N/A | www.fitness1440.com/bendnorth info@fitness1440.com | Steven Moyer | 1 | 2011 | N/A | 23,000 | Weight room, basketball, spinning studio, aqua aerobics, juice bar, personal trainers, Kenpo, boxing, kickboxing, pilates, Super Abs, separate men's & women's saunas & Jacuzzi, Nautilus, aerobics, yoga, racquetball, tanning & childcare. |
| inMotion Training Studio 1279 NE Second St. Bend, OR 97701 | 541-382-6313 | N/A | www.inmotionbend.com info@inMotionBend.com | Shannon Segerstrom | 2 | 2005 | 75 | 3,200 | Personal training, bootcamp, corporate training, TPI golf fitness, sports performance, nutrition & weight loss, challenges, supplements. |
| Juniper Swim & Fitness Center 800 NE Sixth St. Bend, OR 97701 | 541-389-7665 | N/A | www.juniperswimandfitness.com info@bendparksandrec.org | Sue Glenn | 150 | 1949 | 8,000 | 80,000 | 50-meter indoor/outdoor pool, 25-meter indoor pool, indoor children's pool, outdoor family activity pool, fitness center, fit studio (functional training room), indoor cycling room, yoga studio, pilates studio, group exercise room, spa, sauna, steam room, 250+ weekly fitness classes, swim lessons for all ages & levels, masters swim program, child care, full locker room facilities. |
| LIFT Fitness Studio 514 NW Franklin Ave. Bend, OR 97703 | 541-550-7822 | N/A | www.schlieslift.com cornelius@schlieslift.com | Cornelius Edison | 5 | 1972 | 250 | 7,000 | Group HIIT training, Cycle & personal training. |
| Madras Athletic Club 123 SW J St. Madras, OR 97741 | 541-475-9369 | N/A | madrasathleticclub.com support@madrasathleticclub.com | Pedro Morales | 10 | 1992 | 850 | 11,000 | Serving Madras & surrounding areas for over 31 years. Over 11,000 sq. ft., something for everyone; brand new weight training equipment, tanning, European steam room sessions, personal training, showers & lockers to rent. |
| Norm's Xtreme Fitness Center 120 W Third St. Prineville, OR 97754 | 541-416-0455 | Same as phone | www.normsxtremefitness.com normsxtreme@bendbroadband.com | Norm Smith | 1 | 1999 | 400 | 8,000 | Fitness center, tanning beds, sauna, aerobics, special rates for seniors & students, veteran specials. |
| Prineville Athletic Club 211 N Main St. Prineville, OR 97754 | 541-447-4878 | 541-447-3692 | www.prinevilleathleticclub.com prinevilleathleticclub@gmail.com | Brooke Smith | 4 | 1988 | 550 | 10,000 | Fitness classes, free weights, circuit training, Nautilus, Climbmax aerobic machines, spinning bikes, treadmills, Stairmasters, yoga, personal training & bikes. |
| Redmond Athletic Club 1717 NE Second St. Redmond, OR 97756 | 541-923-6662 | N/A | www.redmondathletic.com redmondathletic@gmail.com | Branegan Dixon | 20 | 1997 | 2,200 | 15,000 | Group fitness classes, personal training, weight-loss nutrition, programs, supplements, physical therapy, massage therapy & dry sauna. |
| Sage Springs Club & Spa 17600 Center Dr. Sunriver, OR 97707 | 541-593-7891 | 541-593-7899 | www.sagespringsspa.com srspa@sunriver-resort.com | Sunshine Willis | 60 | 2004 | 1,200 | 35,000 | Comprehensive strength & cardiovascular conditioning, indoor & outdoor tennis courts with available USPTA instruction, certified personal trainers, indoor lap pool, group movement studio, yoga, hydrotherapy spas & steam room. |
| Sisters Athletic Club 1001 Desperado Trail Sisters, OR 97759 | 541-549-6878 | 541-549-6874 | www.sistersathleticclub.com tate@sistersathleticclub.com | Tate Metcalf | 39 | 2001 | 1,900 | 21,500 | Indoor swimming pool, outdoor hot tub, cardio machines, Cybex strength equipment, group spinning, Zumba & step classes circuit body sculpt QClub, variety of yoga classes, aerobics, yoga, power sculpt, complete schedule of aquatic programming, master swim, swim lessons, water aerobics, water therapy, lap & open swim, Pro shop, Cafe, expanded kid's club, art gallery & on-site restaurant. steam rooms & locker rooms, ELDOA (stretching, muscle tone & awareness). |
| Snap Fitness Bend-Northeast 2700 NE Fourth St., Ste. 110 (Off Butler Market) Bend, OR 97701 | 541-382-2348 | N/A | www.snapfitness.com/bend bend@snapfitness.com | Customer Service | 7 | 2008 | N/A | 4,200 | 24-hour club access, strength training, functional area weights, cardio & persona training. |
| Snap Fitness in Brookswood Plaza 19550 Amber Meadow Dr. Bend, OR 97702 | 541-749-2013 | N/A | www.snapfitness.com/bend- brookswood bendbrookswood@snapfitness.com | Matt Barrett | 4 | 2009 | 500 | 3,700 | Cardio & strength equipment, free weights, open 24 hours, personal training, free equipment orientations, free 1x1 consultation with a personal trainer, online nutritional center. |
| Snap Fitness in NorthWest Crossing 2753 NW Lolo Dr. Bend, OR 97702 | 541-749-2015 | N/A | www.snapfitness.com/bendnw bendnw@snapfitness.com | Matt Barrett | 7 | 2009 | 950 | 8,500 | Cardio & strength equipment, free weights, yoga, tanning, open 24 hours, personal training, bootcamps, free online training center, free equipment orientations, free 1x1 consultation with a personal trainer, online nutritional center, discount for Snap members at network of national retail partners, access to over 1,100 gyms around the U.S. & Canada at no additional cost. |
| The Athletic Club of Bend 61615 Athletic Club Dr. Bend, OR 97702 | 541-385-3062 | 541-385-4774 | www.athleticclubofbend.com kip@athleticclubofbend.com | Kip Heilman | 120 | 1993 | 5,750 | 110,000 | Full service athletic facility. Offers fitness, aquatics, racquet sports, youth & senior programming within a family oriented social atmosphere. |
| Xcel Fitness 2410 NE Twin Knolls Dr. Bend, OR 97701 | 541-383-3481 | N/A | www.xcelfitnessbend.com xcelfitnessbend@gmail.com | N/A | 8 | 2002 | N/A | 20,000 | Group & personal training, CrossFit, 24 hour access. |
| Xcel Fitness 61470 S Hwy. 97, Ste. 3 Bend, OR 97702 | 541-383-3481 | N/A | www.xcelfitnessbend.com xcelfitnessbend@gmail.com | Israel Love | 8 | 2018 | 1,700 | 12,500 | Group & personal training, 24 hour access. |

CBN has made every effort to ensure that all information is accurate and up-to-date. We cannot, however, guarantee it. Please contact us immediately if you know that certain information is not correct or you would like to be added to a list, 541-388-5665 or email cbn@cascadebusnews.com.

Mailing Services *(Listed Alphabetically)*

| Company / Address | Phone | Fax | WebSite/Email | Contact | Staff | CO Year Est. | Services |
|--|--------------|--------------|--|---------------------------------|-------|--------------|---|
| BMS Technologies 20901 Cooley Rd. Bend, OR 97701 | 541-388-0789 | 541-383-1817 | www.bendmailing.com mforbis@bendmailing.com | Mike Forbis, Nick Di Spaltro | 50 | 1977 | Complete mailing services, statement & document processing, invoicing & statements, automated first class & bulk mail, database management, mailing lists, copying & printing services, online-bill pay, electronic payments, graphic design & web development. |
| La Pine Business Center 16388 Third St. PO Box 3239 La Pine, OR 97739 | 541-536-5580 | 541-536-5673 | www.BooksBoxesandBS.com lapinebusinesscenter@gmail.co | Jeanette Mein | 3 | 1994 | UPS, FedEx, packaging services, personal mailboxes, mail services, Notary, custom printing, signs & banners, vinyl printing, scanning, email, shredding, custom design, books & greeting cards. |
| Mail, Copies & More/Office Express 380 SW Fifth St. Madras, OR 97741 | 541-475-5656 | 541-475-5662 | officeexpress@gmail.com | Loren Dunten | 7 | 1997 | Office supplies & furniture, UPS/FedEx shipping center, full-scale printing, free delivery in Madras. |
| Moonlight Business Process Outsourcing 2491 NE Twin Knolls Dr. Bend, OR 97701 | 866-348-9791 | 541-617-1831 | www.moonlightbpo.com ellen@moonlightbpo.com | Ellen Koch | 13 | 1985 | Commercial printing both offset & Digital, direct mail, all mailing services, UV coating & bindery. Presort & daily mail pick up, statement & invoice printing, digital printing & variable, personalization & Transpromo data. Lock Box services, return mail services, data archiving, scanning & onsite secure document storage. Certifications: SOC1 Type II, SOC2 Type II, PCI, independently audited yearly for all certifications as well as a HIPAA compliance certificate. Other certifications WBENC, WBE & WOSB. NEW to MBPO services HP Indi-go press as well as pressure seal print & mail services. |
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| The Pony Express 160 S Oak St. PO Box 3500 Sisters, OR 97759 | 541-549-1538 | 541-549-1811 | www.sisterspony.com sisterspony@gmail.com | Wes & Teagan Johnston | 4 | 1993 | USPS, UPS, FedEx, shipping, freight, office & art supplies, copies, faxes & laminating. Secure document shredding. Scanning. Mail box rentals. Mail forwarding. |
| X-Press Printing Inc. 664 W Hood Ave. PO Box 904 Sisters, OR 97759 | 541-549-9321 | 541-549-4142 | www.xpressprinting.biz jeff@xpressprinting.biz | Jeff Swales | 19 | 1989 | Commercial & quick print, digital color, digital b/w, business printing, design, direct mail & marketing services, variable data, electronic file transfer & proofing. |

Navigating the Rapids of Retirement Investing: A Kayaker’s Guide

by DAVID ROSELL — Rosell Wealth Management

As the warm rays of the morning sun kissed the lush forests of Oregon, I found myself standing at the banks of the majestic McKenzie River, my heart pounding with a mix of excitement and nervous anticipation. Nestled between towering Douglas-firs, the river beckoned me with its crystal-clear waters, promising an adventure I would never forget. This would be only my second experience ever in a river kayak and my first time navigating the rapids armed with my recent purchase — an NRS Star Viper Inflatable Kayak (IK for short). I thought to myself; *What am I thinking? Should I be doing this?* My heart raced as I was about to experience the results of snowmelt transforming the river into a dynamic force of thrilling and bone-chilling class 3 rapids.



With guidance from my good friends and experienced river rats, Roger and Dave, I carefully learned how to inflate my kayak, double-checking each valve and ensuring its stability. I strapped on my PFD over my wet suit, tightened my helmet, and climbed into the kayak, ready to take on the mighty McKenzie.

Launching into the river, I paddled gently at first, relishing the tranquil brief stretch of calmer water but my anticipation grew as the river began to narrow, and the rhythmic babbling turned into a chorus of roaring rapids ahead. “Always keep your paddle in the water and make sure you’re always pointing the bow straight into the rapids,” bellowed Roger. With a mix of determination and respect for the river’s power, the Star Viper responded to my every stroke, its sturdy construction providing stability and agility. I could feel the exhilaration building within me as I rode the surges, my body attuned to the ebb and flow of the rapids. I paddled with the expected wild abandon of a beginner, however, my senses attuned to the nuances of the river and I made it to the end of our 2 hour journey without capsizing! I can’t say this about one of my friends. (smile, smile). I have spent much time over the past two decades enjoying the McKenzie River from the shores yet now I felt truly connected to the river, as if we were co-conspirators in this adventure. The mesmerizing scenery and adrenaline-fueled rush merged into an experience that transcended words. The rapids demanded my complete focus, but in return, they gifted me a sense of freedom, an escape from the worries of everyday life.

As I deflated my kayak, carefully packing it away, I couldn’t help but reflect on the incredible adventure I had just experienced. The rapids had challenged me and I thought about the similarities between kayaking and retirement planning.

Retirement planning can often feel like navigating treacherous waters. As we approach our golden years, we find ourselves confronted with a plethora of investment options, financial jargon, and an unpredictable economic landscape.



PHOTO | COURTESY OF ROSELL WEALTH MANAGEMENT

It’s no wonder that many people feel overwhelmed and unsure about how to steer their retirement boats/portfolios toward a secure future. But fear not, intrepid investors! As it turns out, there are surprising similarities between kayaking the rapids in a river and investing one’s retirement portfolio. So, grab your paddle, buckle up your life vest, and let’s dive into this wild adventure of financial insight.

The Rush of Uncertainty:

Just like tackling a rapid for the first time, investing in retirement can stir up a mix of excitement and anxiety. The stock market’s ups and downs can be as thrilling as navigating the twists and turns of a fast-flowing river. But, as any seasoned kayaker will tell you, it’s essential to maintain a calm mindset. Panic and overreaction can lead to poor decision-making. Remember, staying the course and having a well-thought-out strategy is key both in kayaking and investing. It’s not an easy task as the investment climate in the U.S. is often exacerbated by our 24/7 financial commentators whose primary objective often may be to increase their ratings. However, it is imperative to stay the course as *it’s not timing the market but time in the market!*

Choosing the Right Equipment:

When it comes to kayaking, selecting the right gear is vital. I did my research and received guidance before purchasing my NRS Star Viper. Similarly, choosing the right mix of investments is crucial for your retirement portfolio. Just as a kayak needs to suit your body type and the type of water you’ll be paddling, your investment choices should align with your risk tolerance, financial goals, and time horizon. Paddling through rapids with a tiny, fragile kayak or investing in overly risky assets might both leave you feeling a bit, well, wet. As we approach and enter retirement, I feel the *return of your investment should take precedence over the return on your investment.*

Expert Guidance Matters:

Paddling through turbulent rapids without proper training or guidance is like investing blindly. Seeking the expertise of a knowledgeable kayaking guides (such as Roger and Dave) ensures your safety and enhances your enjoyment. Similarly, consulting with a financial advisor can help you make informed decisions about your retirement portfolio. They can provide valuable insights, help you diversify your investments, and keep you on track toward your financial goals. Plus, both a kayak guide and a financial advisor can entertain you with entertaining anecdotes along the way! It is important to keep in mind there is a significant difference in

Continued on Page 30 ►



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Calista Fitzgerald

LRS Architects announced the promotion of **Calista Fitzgerald** to associate principal. Fitzgerald is a tenured member of the LRS team, having joined the firm in 2003. Her contributions to the overall management of the office as well as her exceptional client care and big-picture view make her a valuable addition to the LRS principal team.

During her time at LRS, Fitzgerald has contributed to significant projects in LRS' Civic, Housing, and Commercial studios. Her current projects include: New Seasons Market Main Street, Vancouver, Washington; New Seasons Market in Milwaukie, Oregon; Woodland Hearth Affordable Housing, and Barbur Affordable Housing.

In addition to building relationships with LRS clients and collaborators, Fitzgerald has been an excellent representative of LRS in the broader community. She has been a member of the Tigard Red Rock Creek Trail Alignment, the Community Partners for Affordable Housing (CPAH) Housing Committee, the Tigard Planning Commission, the Tigard-Tualatin School District Bond Oversight Committee, and the SW Corridor Light Rail Community Advisory Committee.

Fitzgerald holds a bachelor of science in architecture from Portland State.

Awbrey Glen Golf Club congratulates two recent Hole-In-Ones.

Ree Tudor, who got a Hole-In-One on Hole # 6 using a 9 Iron and hit the ball 81 yards. Her witnesses were Mary Jensen and Debra Marsh.

Ron Delmendo, who got a Hole-In-One on Hole # 11 using a 5 Iron to hit the ball 184 yards. His witnesses were Gregg Smith, Bill Anderson and Jim Osborne. This was Delmendo's first hole-in-one.



Ree Tudor



Ron Delmendo

Four nurses from **St. Charles Health System** recently were honored DAISY Awards for Extraordinary Nurses, recognizing the outstanding, compassionate nursing care they provide patients and families every day.

The nurses, who represent all four St. Charles hospitals in Bend, Redmond, Madras and Prineville, were recognized with a ceremony on their respective units and presented with a certificate, a pin and a "healer's touch" sculpture by their hospital's chief nursing officer. The honorees are:

Dana Bennett — a behavioral health nurse in Bend, who is known for rising



PHOTOS | COURTESY OF ST. CHARLES HEALTH SYSTEM

to meet every challenge and her ability to serve every patient with compassion, dignity and respect.

Elliot Coughlin — a medical services nurse in Redmond, who was honored by the family of a former patient for Coughlin's ability to be understanding, while giving respect and compassion to help retain the patient's dignity.

Marian Morris-Evrin — a case management nurse in Madras, who is known for her strong advocacy for patients in her care, community connections and her desire to work tirelessly to provide what's best for patients.

Erin Olsen — a medical services nurse in Redmond, who was honored for her compassionate care, critical thinking skills and extraordinary clinical excellence.



Valerie Pharr

After several years in the planning and execution stages, **Jiffy Mobile Notary** announces double certifications including Emerging Small Business and Woman Owned Business eligibility, gaining access to credit on contracts containing COBID Certified inclusion and diversity goals in the State of Oregon for notary public services.

Jiffy Mobile Notary was established in 2016 in anticipation of growing notarial and loan signing demands, starting with general notary work, slowly entered the loan signing market, and have since diversified to providing remote online notarizations (RONs), in person electronic notarizations (IPENs), Apostilles and Embassy Legalizations.

Humane Society Central Oregon (HSCO) has thrived over the past 12 years under the leadership of **Sabrina (Bri) Slusser**, who has been HSCO's chief executive officer since early 2011.

Earlier this month, Slusser resigned as the organization's CEO.

During her tenure, Slusser launched the current HSCO thrift store at 61220 S Hwy 97, the HSCO mobile clinic, expanded the shelter, and oversaw the development of multiple annual fundraisers.

The HSCO Executive Committee is currently in the process of hiring an interim chief executive officer (CEO). If interested in the Interim or permanent CEO position with HSCO, contact board member Joey Drucker at jkdrucker@yahoo.com.



SABRINA (BRI) SLUSSER | PHOTO COURTESY OF HUMANE SOCIETY OF CENTRAL OREGON

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U.S. Forest Service, Trust for Public Land Protect Portion of the Crooked River through Land & Water Conservation Fund

by KASSIDY KERN, Public Affairs Officer — Forest Service, Ochoco National Forest, Crooked River National Grassland

Trust for Public Land (TPL) worked with the U.S. Forest Service to ensure 97 acres of riverfront access along the Wild and Scenic River Crooked River are protected for public use.

The Crooked River is a nationally designated Wild and Scenic River which runs through the high desert in central Oregon and provides remote recreation opportunities including fishing, hunting, kayaking, wildlife viewing, and stunning scenic views.

“By conserving this land and providing trail access to the river so near to Bend, Redmond and Madras some of the fastest growing and diverse communities in Oregon, we’re giving more people an opportunity to experience this incredible recreational resource,” said Kristin Kovalik, Oregon program director for Trust for Public Land.

The property will be managed by the Forest Service as part of the Crooked River National Grassland.

“We are delighted to have this unique and special portion of the Crooked River Gorge in public ownership,” said Ochoco National Forest and Crooked River National Grassland Forest Supervisor Shane Jeffries. “The acquisition of these acres through the Land and Water Conservation Fund will ensure that the public will gain access to the river and its beauty will be protected for generations.”

The conservation of land along the Crooked River is part of TPL’s long-term effort to protect habitat and recreation in Oregon. The property spans from rim to rim across the river canyon and provides the only public river access for 20 miles, allowing greater public access for recreation while also maintaining critical habitat for Threatened and Endangered species as well as important cultural resources.

Each year, active outdoor recreation generates \$16.4 billion in consumer spending and supports 172,000 jobs in Oregon and the addition of this

property to the National Forest system will only contribute to that.

The Crooked River is a desert oasis that flows through a spectacular setting,” said Thomas O’Keefe, Pacific Northwest Stewardship director for American Whitewater. “We are grateful for the patience and perseverance of TPL and USFS to see this project through to completion. It has represented one of the top river access priorities in the West and we are thrilled generations into the future will have the opportunity to experience this special place.”

Funds used to acquire this property were secured through the Land and Water Conservation Fund (LWCF), a longstanding federal program that directs fees from oil and gas drilling to investments in parks and open space.

“The Crooked River Canyon is among Oregon’s most breathtaking landscapes,” Senator Merkley said. “Thanks to the Land and Water Conservation Fund, the Ochoco National Forest will be able to provide local community members and visitors much-needed public access to the Crooked River Canyon Wild and Scenic River. This project will further fuel a robust outdoor recreation economy, in an area that contains some of the most stunning natural landscapes that we treasure as Oregonians.”

About Trust for Public Land:

Trust for Public Land (TPL) is a national nonprofit that works to connect everyone to the benefits and joys of the outdoors. As a leader in equitable access to the outdoors, TPL works with communities to create parks and protect public land where they are needed most. Since 1972, TPL has protected more than 4 million acres of public land, created more than 5,364 parks, trails, schoolyards, and iconic outdoor places, raised \$93 billion in public funding for parks and public lands, and connected nearly 9.4 million people to the outdoors.

tpl.org
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Hayden Homes Partners with Sleep in Heavenly Peace to Build 75 Beds

by KATY WOODERSON, Vice President of Marketing — Hayden Homes

Hayden Homes recently partnered with the Deschutes County Chapter of Sleep In Heavenly Peace to build or refurbish 75 beds for local children who would otherwise sleep on the floor, on couches, or in shared beds with parents or siblings.

First Story nonprofit, founded by Hayden Homes, also donated \$10,000 to further the work of Sleep in Heavenly Peace. Each bed costs \$250 including lumber, mattress, and bedding, and the donation from First Story will help to fund future projects for the nonprofit.

A team of 71 volunteers turned out for the event, including 50 team members from Hayden Homes, Simplicity, New Home Star, and First Story — plus an additional 11 volunteers from Lowe’s and 10 from Sleep in Heavenly Peace. Together the group turned out a new bed every 2.5 minutes and completed 75 beds needed by local families who had been on a waitlist.

“The event was just a tremendous success,” said Joseph Meyers, Sleep in Heavenly Peace Deschutes County Chapter President. “The volunteers who came from Hayden Homes were absolutely priceless. They all worked really hard that day, plus Hayden Homes donated money to buy the materials. It was a pretty amazing day.”

Hayden Homes exists to Give As You Go so together we build a strong community and lead fulfilled lives. Most Hayden Homes team members give to First Story with each paycheck. These donations are matched 100 percent by the company, which also sponsors volunteer time for team members.

“Hayden Homes provides our team members with paid time off to volunteer at events such as these,” said Ryan Jennings, President of Simplicity by Hayden Homes. “I’m grateful to work for a company that shows us what it means to give and allows us to be a part of days like today.”

Since its founding in 1989, Hayden Homes has contributed more than \$59 million in charitable donations, including many other Central Oregon youth-focused nonprofits such as Big Brothers Big Sisters of Central Oregon, Family Access Network, KIDS Center, Neighbor Impact, Ronald McDonald House Charities of Central Oregon, and Every Child Central Oregon, Deschutes



PHOTO | COURTESY OF HAYDEN HOMES

Children’s Foundation, The Giving Plate, and more.

“Along with Sleep in Heavenly Peace, we at Hayden Homes believe all children deserve a bed and see it as a basic need for proper physical, emotional, and mental support as they grow,” said Jennings. “We are honored to support Sleep in Heavenly Peace and appreciate their hard work in providing a safe and comfortable place for children to lay their heads.”

Visit Sleep in Heavenly Peace’s website to donate bedding, to volunteer, to sponsor a build day, to deliver beds, or to donate. Apply at tfaforms.com/4941594 to support a child in need of a bed.

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Continued from page 3

years explore career options, develop work ethic, network with professionals in fields they intend to pursue, and hone their job skills ahead of post-secondary education or employment.

Thanks to the foundational work of Better Together, EDCO and the many founding partners who have helped hundreds of Central Oregon Youth kickstart their pathway to success since the program's inception in 2017. We are excited to now see this program continue to grow and flourish with our new service provider — COIC!

eastcascadesworks.org

Milken Institute

Continued from page 3

million in covered payroll for the region. Jon Stark, CEO of EDCO, said, "Growth in jobs and wages across the Bend-Redmond Metropolitan Statistical Area (MSA) continues to outpace those of other similarly sized cities. These statistics indicate the benefits of a broad-based economy for thriving industries

such as high tech. Companies are attracted to start, move and grow their businesses in areas with a concentration of high-skilled talent and incredible high quality of life. While the area faces challenges like affordable housing and availability of industrial lands, this study highlights the strengths of our region in attracting and growing businesses." The full Best Performing Cities study can be found at milkeninstitute.org/report/best-performing-cities-2023.

edcoinfo.com

SELCO

Continued from page 3

members' well-being ensures long-lasting relationships." The survey was conducted by Statista, the respected consumer research firm. Financial institutions were scored on respondents' overall recommendations and satisfaction, as well as five subdimensions: trust, terms and conditions, branch services, digital services, and financial advice. To ensure the list reflected the best of regional institutions, nationwide banks and credit unions with branches in more than 15 U.S. states were not included. For a complete list of Forbes' list of "America's Best Credit Unions in Each State" for 2023, visit forbes.com/best-in-state-credit-unions.

About SELCO Community Credit Union:

Founded 87 years ago by a group of fiscally minded teachers, Springfield-based SELCO Community Credit Union today serves more than 150,000 members as one of the largest and longstanding Oregon-based credit unions. A not-for-profit, federally insured, member-driven financial cooperative with more than \$2.6 billion in assets, SELCO provides its member-owners with exceptional rates and low fees on a full range of financial products and services, including banking, mortgages, personal and business loans, investments, and insurance. Membership is available to anyone who lives or works in one of the 27 Oregon or eight Washington counties SELCO serves.

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Rosell Wealth Management

Continued from page 26

working with a true financial advisor and someone who takes care of the investing.

Mastering the Art of Adaptability:

In kayaking, you must quickly adapt to changing river conditions to stay afloat. Similarly, successful retirement investing requires adaptability. The market's currents can change rapidly, and economic conditions may shift unexpectedly. Being open to adjusting your portfolio and embracing diversification can help you weather the inevitable rapids that lie ahead. Remember, it's all about finding balance and staying afloat. This is pertinent to the interest rate risk most investors face today as when interest rates increase, as they have been doing, the value of bonds decreases. This can have a damaging impact on one's retirement portfolio.

Embracing the Thrill of Growth:

One of the most exhilarating aspects of kayaking the rapids is the sense of accomplishment when

you conquer a challenging section such as Brown's Hole. Likewise, investing in your retirement portfolio offers the excitement of watching your savings grow over time. But just as you don't reach the end of the river in a single stroke, long-term investing requires patience. Be prepared for some rough waters, but keep your sights set on the distant horizon of a comfortable retirement.

Expecting the Unexpected:

In both kayaking and retirement investing, surprises are bound to occur. Unforeseen obstacles, like rocks or fallen branches and snags, can suddenly appear in your path. Similarly, economic recessions, policy changes, or market fluctuations can disrupt your investment strategy. Doesn't this sound like our current times? Building an emergency fund and diversifying your investments can help you weather unexpected challenges, just as quick thinking and a steady paddle can get you through an unexpected river obstacle.

Conclusion:

As we've discovered, the adventure of kayaking the rapids bears remarkable similarities to investing in one's retirement portfolio. Both endeavors require a

balance of careful planning, adaptability and staying the course. If you would like a complimentary copy of my book, Failure Is Not an Option — Creating Certainty in the Uncertainty of Retirement, please reach out to my office at info@RosellWealthManagement.com or give us a call at 541 385-8831.


David Rosell is president of Rosell Wealth Management in Bend. RosellWealthManagement.com. He is the host of Recession-Proof Your Retirement Podcast and author of three books: Failure is Not an Option- Creating Certainty in the Uncertainty of Retirement, Keep Climbing- A Millennial's Guide to Financial Planning and In The Know- Thurning Your Unneeded Life Insurance Policy Into Serious Cash. Find David's books at local bookstores, Amazon, Audible as well as the Redmond Airport. Investment advisory services offered through Valmark Advisers, Inc. an SEC Registered Investment Advisor Securities offered through Valmark Securities, Inc. Member FINRA, SIPC 130 Springside Drive, Ste. 300 Akron, Ohio 44333-2431. 800-765-5201. Rosell Wealth Management is a separate entity from Valmark Securities, Inc. and Valmark Advisers, Inc.

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| August 2 Deadline Jul 26 | | Internet Services, Computer Services, Education Services, Web Design & Digital Marketing |
| August 16 Deadline Aug 9 | Women in Business | Largest Women-Owned Businesses, Moving/Storage, Auto Dealers, Trucking & Transportation, Auto Body Repair |
| September 6 Deadline Aug 30 | Annual Healthcare | Asst'd. Living, Chiropractors, Dentists, Eye, Home Care, Hospitals, Physical Therapy, Physician Groups, Reconstructive Surgery, Audiologists, Emergency Transport, Acupuncture |
| September 20 Deadline Sept 13 | Sisters Profile | Financial Planners, Stock Brokers |



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Event Details at CascadeBusNews.com/Business-Events

BUSINESS EVENTS



- July 5**
6pm Deschutes County Hearings Officer Hearing - Land Use: Files 247-22-000883-CU, 884-SP, 885-LL, 886-LL.
- July 6**
1-1:30pm City of Bend Virtual Bend Metropolitan Planning Organization Policy Board Meeting.
- July 7-9**
Overland Expo PNW 2023 at Deschutes County Fair & Expo Center, Redmond.
- July 9**
10am-2pm Sunday on the Green Canned Food Drive at The Cosmic Depot, Bend.
- July 10**
1pm Deschutes County Board of County Commissioners Meeting.
- July 11**
6pm City of Redmond City Council Meeting.
- July 11**
6pm Deschutes County Hearings Officer Hearing - Land Use: Homan Outdoor Motocross Track Continuance.
- July 11**
8-9:30am Bend Chamber Commerce & Coffee at FM Civic.
- July 11**
10-11am Bend Chamber Membership 101 — Maximizing Your Membership, at Bend Chamber.
- July 12**
9am Deschutes County Board of County Commissioners Meeting.

- July 13**
5:30pm Deschutes County Planning Commission Meeting.
- July 17**
1pm Deschutes County Board of County Commissioners Meeting.
- July 19**
5pm City of Redmond Urban Area Planning Commission Meeting.
- July 25**
6pm City of Redmond City Council Meeting.
- July 20**
11:30am-12:30pm First Interstate Financial Education Seminar at La Pine Activity Center.
- July 27**
Noon-1:30pm City of Bend Virtual and In-Person Accessibility Advisory Committee Meeting at Bend City Hall Council Chambers.
- July 29**
9am-2pm Upper Deschutes Watershed Council 27th Annual Deschutes River Cleanup at La Pine State Park, Farewell Bend Park, Riverbend Park, First Street Trail and Tumalo State Park.
- August 8**
10-11am Bend Chamber Membership 101 | Maximizing Your Membership at Bend Chamber Conference Room.
- August 17**
11:30am-12:30pm First Interstate Financial Education Seminar at La Pine Activity Center.

WORKSHOPS & TRAINING



- (Ongoing)**
COCC Small Business Development Center Virtual Classes.

Building Permits

COMMERCIAL PERMITS WEEK ENDING 6-16-23

City of Bend

| | | |
|--------------|---|--|
| \$250,000.00 | - | Commercial (Alteration) 2,436 sf. at 210 SW Century Dr. Ste. 155 Bend 97702 OR Owner: Forum Westside, LLC Permit # PRRE202207372 |
| \$50,000.00 | - | Commercial (Alteration) at OR Owner: City of Bend Permit # PRRE202301772 |
| \$45,000.00 | - | Commercial (New) 845 sf. at 61021 Hwy 97 Bend 97702 OR Owner: Murphy Crossing, LLC Builder: Arrowood Development, LLC 541-322-9064 Permit # PRNC202204840 |
| \$25,000.00 | - | Commercial (Alteration) 2 sf. at 222 SE Reed Market Rd. Ste 300 Bend 97702 OR Owner: Pool Revocable Trust Permit # PRRE202301625 |
| \$25,000.00 | - | Commercial (Alteration) 2 sf. at 222 SE Reed Market Rd. Ste. 200 Bend 97702 OR Owner: Pool Revocable Trust Permit # PRRE202301625 |

Deschutes County

| | | |
|--------------|---|---|
| \$350,000.00 | - | Commercial (New) at 13001 Century Dr. Bend 97702 OR Owner: Mt. Bachelor, Inc. PO Box 1000 Bend, OR 97709 Permit # 247-23-002575 |
|--------------|---|---|

COMMERCIAL PERMITS WEEK ENDING 6-23-23

City of Bend

| | | |
|--------------|---|---|
| \$290,531.00 | - | Commercial (New) 1,786 sf. at 1005 NW Brooks St. Bend 97703 OR Owner: Mud Pond, LLC Permit # PRNC202206651 |
| \$67,000.00 | - | Commercial (New) 1,054 sf. at 60828 SW Atwood Dr. Bend 97702 OR Owner: Stillwater Housing Association Permit # PRNC20210430 |

City of Redmond

| | | |
|----------------|---|---|
| \$2,300,000.00 | - | Commercial (New) 13,568 sf. at 1239 NE Jackpine Ave. Redmond 97756 OR Owner: Red Barn Industrial Center, LLC 695 SW Mill View Way #103 Bend, OR 97702 Builder: Rawhide Equities, LLC 541-410-1056 Permit # 711-23-000678 |
| \$310,659.00 | - | Commercial (Tenant Improvement) at 1253 NW Canal Blvd Redmond 97756 OR Owner: Cascade Healthcare Community, Inc. PO Box 5789 Bend, OR 97708 Builder: Skanska USA Inc. 541-948-2005 Permit # 711-23-001189 |

Deschutes County

| | | |
|-------------|---|--|
| \$30,000.00 | - | Commercial (Tenant Improvement) at 192 E Main Ave. Sisters 97759 OR Owner: Mt. Hood Sisters, LLC 207 N Fir St. Sisters, OR 97759 Builder: Forma Builders 541-241-7905 Permit # 247-23-001559 |
|-------------|---|--|

Town & Country

Latino Community Association Gala de Oro 2023

PHOTOS BY BENJAMIN COOPER



Aquiles Montas of the Portland band Conjunto Alegre plays the tambora drum.



Auctioneer Shanen Kelley rouses the audience to bid on items.



Anthony Veliz, founder of the statewide Latino network PODER, shares his story as an organizer.



Jessica Torres Baltazar, an LCA board member, speaks to the Gala audience.



Aquiles Montas, Graciela Hernández, Peter Gil and Eric Johnston, members of Conjunto Alegre, perform for dancers.



Guests applaud a dancer in front of the bandstand.