



Should Your
Tech Support
Company
Be Audited?

— Page 17

Enhancing & Promoting the Economic Vitality of Central Oregon Since 1994

Connecting Through Language

Educational Opportunities
at the Latino
Community Association

by NOAH NELSON — CBN Feature Writer



PHOTO | COURTESY OF LCA

The Latino Community Association (LCA) is a nonprofit organization that focuses on assisting, educating and connecting with members of Central Oregon's Latino communities. While the programs and services offered are catered towards the needs of the local Latino community, anyone can benefit from this community-based organization.

Brent Walters is the workforce education coordinator for the LCA. Walters said that, since the organization's inception, they have offered a variety of educational opportunities to help Latino community members succeed.

"We've always offered English classes, computer classes and tutoring programs that cater to the unique needs of each client," Walters said. "We also offer Spanish classes to members of the community who want to reconnect with the language many of their family members speak at home."

The latter is primarily offered to youth in the community, while Walters deals with adult classes. He runs three full semester's worth of English and computer classes, accompanied with tutoring, as well as one summer semester. While fall and winter are the most popular times for classes, Walter said that he gets students all times of the year.

PAGE 16

453 Acres Purchased for Regional Park in Bend

BPRD Buys Site for \$3.9 Million in Fast-Growing Southeast Area —
Long-Time Owners Say Will Be "Fitting Legacy" for Founders

by SIMON MATHER — CBN Feature Writer

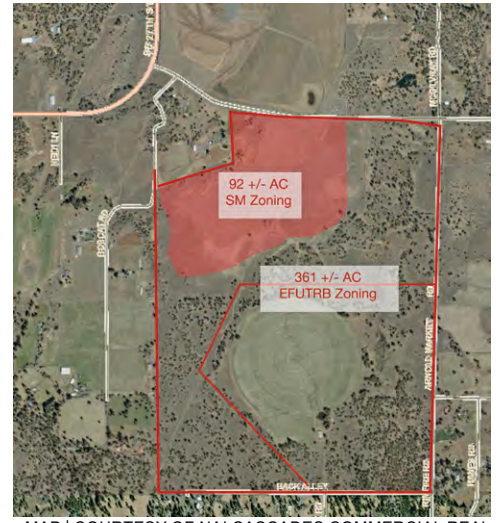
A chunk of mostly rural farmland spanning 453 acres, bordering the soon-to-be booming Southeast area, will be preserved for public use after Bend Parks and Recreation District (BPRD) acquired the property in a \$3.9 million deal.

The Park Board recently approved the purchase from a group of local families and their descendants, Rose & Associates, who had owned the tract since 1962 and who hailed the anticipated future use as a regional park as a "fitting legacy" honoring the original founders' commitment to their community.

The two tax lots involved in the transaction, including 91 acres of water rights provided by Arnold Irrigation District, are bounded by Rickard Rd. to the North, Arnold Market Rd. to the East, Back Alley to the South and Bobcat Rd. to the West (*see map*).

Located just east of the "SE Elbow" — Bend's master planned development encompassing 479 acres of projected commercial and residential construction — the majority of the site has an Exclusive Farm Use (EFU) designation, along with 92 acres zoned Surface Mining (SM).

A public park is a permitted use in EFU, while the SM portion would require a rezone for the intended purpose.



MAP | COURTESY OF NAI CASCADES COMMERCIAL REAL ESTATE SERVICES

PAGE 8

Educational Services Spotlight — Pages 11-16

Cascades Edge OSU Unveils New Career Development Program

by NOAH NELSON — CBN Feature Writer

OSU-Cascades has offered innovative ways to prepare students for their future careers for years now, but a new program introduced by the college aims to further that goal. Cascades Edge is a new career development program that is built directly into a student's coursework, for no additional cost.

Blair Garland, the chief marketing and engagement officer with OSU Cascades, led the team in charge of creating this new program. "We have this concept in mind of, 'this is a new campus, maybe we can do things a little differently while still utilizing the resources of OSU's main campus,'" Garland said. "We started out with the idea of creating a distinct feature that would not only make a difference for our students but also help us stand out."

Garland said from there, the team in charge of making this new program ran things like a start-up business, "We worked with the Innovation Co-Lab, as well as focus groups filled with prospective students and parents to learn more about their hopes and concerns. This led us to a few different ideas that we eventually refined down."

Garland said that during this process, they



OSU-CASCADES CAREER FAIR | PHOTO COURTESY OF OSU-CASCADES

PAGE 13

Bend, Oregon

www.cascadebusnews.com

PERMIT NO 473
BEND OR
PAID
US POSTAGE
PSRT STD

Cascade Business News
404 NE Norton Avenue
Bend, Oregon 97701
541/388-5665

State-of-the-art industrial, office, and executive suites in a prime Bend location



150 NE Hawthorne Avenue, Bend
\$3,250,000
New Price!
-13,655 SF
-Mountain & City Views
-Located in the Bend Central District
-Passive Solar Design
-Tesla Solar Roof Tiles



RYAN AMERONGEN
Broker, CCIM
541.213.8967



JOHN BAUMANN
Broker
206.200.9675

RE/MAX
KEY PROPERTIES
COMMERCIAL

431 NW Franklin Avenue, Bend 541.728.0033
info@rmkporegon.com www.keypropertiesoregon.com

INSIDE
THIS ISSUE

Business & Industry 2

Hot News 3

City Desk 4

Educational Services 11

Internet, Computer
& Web Designers 17

Computer Products
& Services 18

Internet Providers 21

Web Designers
& Digital Marketing 22

Money & Investment 25

Who's Who 27

Businesses Serving Community... 28

Healthy Communities 29

Business Calendar 31

Building Permits 31

Town & Country 32



A Division of Cascade Publications Inc.

Opinions expressed by contributing writers and guest columnists do not necessarily reflect the opinions of the publisher and/or editorial board. Questions and comments about a particular article should be addressed to the individual contributor. Letters to the Editor will be accepted and possibly printed if signed by the writer. Reproduction in whole or in part is strictly prohibited without written permission.

CBN is published the first and third Wednesdays of each month.

Subscriptions are \$35 for one year (\$40 for out of tri-county).

CBN is a division of Cascade Publications Inc. which also publishes the monthly Cascade Arts & Entertainment magazine, Book of Lists, Sunriver Magazine, Premiere Builders Exchange Directory, Bend-La Pine High Schools Fall & Winter Sports Programs and the Art & Wine Auction Program. Locally owned and operated since 1994.

404 NE Norton, Bend, Oregon 97701

541-388-5665

www.cascadebusnews.com

Send press releases/photos to cbn@cascadebusnews.com

CONTRIBUTORS

WILSON JARRELL & HANNAH LACHANCE 5

PETER MAY 9

JAY LYONS 9

ELI HARRISON 9

GRAHAM DENT 10

PAT KESGARD 10

CHRISTINE COFFIN 15

JAKE ORTMAN 17

JIM DARCEY 23

STU MALAKOFF 25

DAVID ROSELL 26

RACHEL HAAKENSON 29

LAUREN GRIGSBY 29

PRODUCERS

Founder Pamela Hulse Andrews

President/CEO Jeff Martin

Editor/Production Director/
Feature Writer Marcee Hillman Moeggenberg

Feature Writer Andrea Hine

Feature Writer Noah Nelson

Feature Writer Simon Mather

Distribution David Hill

RECENT TRANSACTIONS

Brokers **Russell Huntamer, CCIM** and **Eli Harrison** with **Compass Commercial Real Estate Services** represented the tenant, **Restore Hyper Wellness**, in the lease of a 2,800 SF retail suite at Oakway Center located at 298 Coburg Road in Eugene.

Brokers **Luke Ross, Jay Lyons, SIOR, CCIM** and **Grant Schultz, CCIM** with **Compass Commercial Real Estate Services** represented the landlord, **Millside Partners**, in the lease of a 2,829 SF office suite located at 231 SW Scalehouse Loop in Bend. **Compass Commercial Real Estate Services** brokers **Graham Dent, SIOR** and **Kristie Schmitt, CCIM** represented the tenant, **Haskett Williams Law Group**.

Compass Commercial Real Estate Services brokers **Russell Huntamer, CCIM, Jay Lyons, SIOR, CCIM** and **Eli Harrison** represented the landlord, **JKC Redmond Cascade, LLC**, in the lease of a 1,912 SF retail suite located in the Redmond Cascade Plaza at 2498 S Highway 97 in Redmond. **Compass Commercial Real Estate Services** broker **Graham Dent, SIOR** represented the tenant, **Connection Rio Jiu Jitsu Academy**.

Brokers **Pat Kesgard, CCIM, Peter May, CCIM** and **Kristie Schmitt, CCIM** with **Compass Commercial Real Estate Services** represented both the landlord, **Marylue C** **Timpson 1999 Trust Agreement**, and the

Continued on Page 30 ▶

Community News & Small Business Support Act Introduced

Small businesses are facing stiff headwinds with the advent of Big Tech. Local newspapers and media are also facing significant economic challenges — and on average two newspapers are closing each week. In light of this, the Community News & Small Business Support Act proposes a series of two tax credits aimed at bolstering small businesses and local newspapers/media. The credits are as follows:

Credit for Advertising in Local Newspapers and Local Media

• This five-year non-refundable credit provides businesses with less than 50 employees up to **\$5,000 in the first year** and up to **\$2,500 in the subsequent four years** to spend with local newspapers and local media.

*A newspaper is defined as print and digital publications with content relating to news and current events, and the publication primarily serves the needs of a regional or local community. The newspaper must employ one full-time local news journalist who resides in the region or community, and the newspaper may not have more than 750 employees. Large national newspapers do not qualify. Local media is defined as radio and television stations licensed by the Federal Communications Commission to serve a local community.

• The credit covers **80% of advertising costs in the first year** and **50% in the next four years**.

Continued on Page 30 ▶

EP Climbing Partners with Bend Endurance Academy to Create Innovative Youth Training Facility

EP Climbing, a pioneering force in the climbing industry, is proud to announce its partnership with Bend Endurance Academy (BEA) in the development of their groundbreaking youth training facility in Bend. This partnership positions EP Climbing as one of only two selected manufacturers entrusted with constructing a youth-specific climbing training facility, underscoring its commitment to revolutionizing the climbing landscape.

Bend and Central Oregon have always been at the forefront of the climbing world, and this facility allows EP and BEA to continue that legacy by creating a space that will not only benefit the region’s athletes but also contribute to the growth and development of climbing in Central Oregon. The partnership with BEA is a testament

to our commitment to pushing the boundaries of climbing wall design.

Bend Endurance Academy’s new climbing training facility will serve as the epicenter for all BEA climbing programs, providing a dedicated space for training sessions, competitions, clinics, and training camps for competitive climbers throughout the west coast. The facility will also house BEA’s operational offices, consolidating their operations under one roof.

“We are thrilled to partner with Bend Endurance Academy in the creation of their visionary climbing training facility,” said Bryce Bengel, CEO of EP Climbing USA. “Our mission has always been to make climbing accessible to all, and

Continued on Page 30 ▶

Tetherow Reaches No. 57 on Golf Digest’s Newest List of America’s 100 Greatest Public Courses

Golf Digest recently ranked David McLay Kidd’s Heathland-style gem No. 57 on its 2023-24 list of America’s 100 Greatest Public Courses — Tetherow’s highest ranking since it peaked at No. 54 on *Golf Digest*’s 2015-16 list and the second-best showing in the course’s 15-year history. Proof that Tetherow Golf Club is only getting better with age.

Tetherow made the largest jump of any course in the biannual rankings, jumping 25 spots from No. 82 on the 2021-22 list. The surge up the rankings is largely a product of its maturing Scottish Heathland-inspired design. But it has also evolved over the years, at times calling on Kidd, who has lived in Bend since 2006, to make

adjustments to the original design. Those tweaks have helped make the challenge of Tetherow more welcoming to more golfers. But Tetherow’s Scottish Highlands inspiration — the faded fescue fairways, thin lies, firm-and-fast conditions, striking bunkers, and pronounced elevation changes — remain unchanged.

“Like the great Scottish Heathland designs that inspired it, Tetherow gets better with time,” said Chris van der Velde, Tetherow’s managing partner. “It is an honor for Tetherow to receive such high praise from *Golf Digest*, which

Continued on Page 30 ▶

With our card,
**ALL RESTRICTIONS
ARE RESTRICTED.**



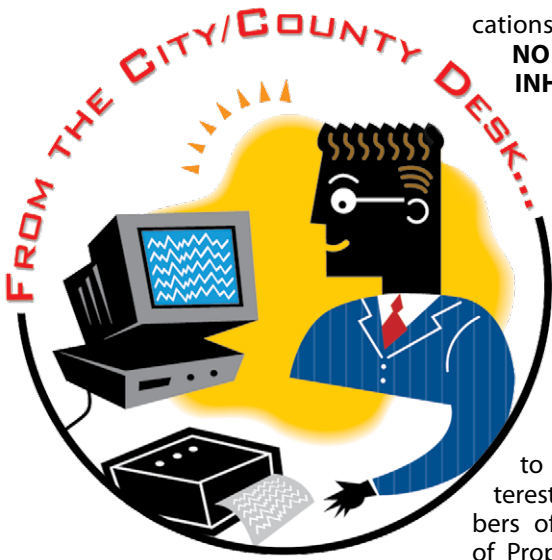
Ready for a card that gives you cash back, every time, without restrictions? The Clearly Cash Back™ card from Washington Trust Bank is the right card for small businesses because unlike other cards, ours has no limits and no blackout dates. Imagine that. **A card that gives you 1.5% cash back on purchases.** With the Clearly Cash Back™ card, all restrictions are restricted.

Learn more at watrust.com/clearlycashback



Of course this is all subject to credit approval. But after approval you’ll get a kitten. OK, maybe not a kitten, but you’ll earn rewards based on your qualifying net purchases (purchases minus returns and/or other related credits) as long as your account is in good standing (that is, not closed, canceled, blocked, delinquent, suspended or otherwise inactive and not available for use). So as long as your card is good, your rewards are good. Good begets good. Of course, you do not earn rewards on fees, finance charges, or fraudulent or unauthorized charges. Credits (returns) to your account will reduce the rewards available in your account. For more information see Clearly Cash Back™ Terms and Conditions.





DESCHUTES COUNTY

◆ The Deschutes County Sheriff's Office is hosting free community shred events and drug disposal with the assistance of Republic Services on the following dates from 10am-12pm.

- July 22 — Sisters: 703 N Larch Street, Deschutes County Sheriff's Office, Sisters
- September 16 — Terrebonne: Terrebonne Elementary School at 1199 B Avenue

These are residential free shred events and are not intended for business/commercial shredding.

We can accept paper clips and staples but cannot take plastic bags or three ring binders. We are asking that people limit the number of documents to be shredded to no more than four boxes.

If you have more than four boxes of material to be shredded, we are asking that you contact Republic Services at 541-352-2263 to determine how to dispose of your items.

Medications accepted are prescription, patches, ointments, over the counter, vitamins, samples, and medications for pets.

NO SHARPS, THERMOMETERS, INHALERS, ETC.

New to the shred event and drug disposal is a flag disposal. If anyone has an old tattered American flag, they would like properly disposed of it can be done at these events.

Food donations are also accepted during the event, which will go to a local foodbank.

◆ Deschutes County continues to recruit for residents who are interested in serving as volunteer members of the Deschutes County Board of Property Tax Appeals (BOPTA). The board is responsible for hearing taxpayer appeals for reduction of the real market or assessed value of their real and personal property. Applications are due by Friday, September 8, at 5pm.

The Deschutes County Board of Commissioners seek candidates who:

1. Have a working knowledge of the local real estate market, both residential and commercial.
2. Are willing to participate in public hearings, can quickly review documentation while listening to the public and can make reasonable decisions with the affected parties in attendance.
3. Have mediation skills, real estate appraisal, financing or related background as a strength.
4. Are familiar with Oregon property tax.

All members of BOPTA are appointed by the Deschutes County Board of Commissioners and may consist of residents of the county who are not employees or members of a governing body of the County or of any taxing district within the county.

The term begins on October 15, 2023

and ends on June 30, 2025. During the period of time that appeals are heard (February through April 15), members are scheduled on a rotating basis. Additional training sessions are held prior to the hearings process. Between trainings and the period of time that appeals are heard, BOPTA members will each work approximately four to eight days on average.

BOPTA members receive a per diem rate of \$100 per day for any trainings and days of hearings they attend.

If interested, candidates may apply online by visiting deschutes.org/jobs and navigating to the Volunteer section.

Applications must be received no later than 5pm on Friday, September 8, 2023. The appointment process for board members will be completed by October 15.

For BOPTA procedural information, contact Beckey Nelson or Amber Trindle at the Deschutes County Clerk's office at 541-388-6549.

SISTERS

◆ The Sister Ranger District has started planning the Sisters Trail Additions and Realignments (STAR) Project to address non-motorized trails on the portions of the district. The public can submit comments on the project proposal until September 5.

The STAR Project proposes activities on 21 existing and proposed equestrian, hiking and biking trails. The STAR Project provides additions and realignments to the official Sisters Ranger District trails system to better meet the needs for unique recreational experiences, trail connectivity, and restoration or abandonment of fire-damaged trails. Approximately 54 miles of new non-motorized trail are proposed to be added to the Sisters Ranger District trail system, although only 16 miles would be new construction. Eight miles are

proposed to be removed from the official trail system due to heavy damage from previous wildfires and lack of a distinct recreational experience.

The 45-day comment period began July 21 and closes Tuesday, September 5, 2023. Comments and feedback will help provide valuable information used to identify issues and opportunities associated with the proposal. To view the STAR Project proposal, visit fs.usda.gov/project/deschutes/?project=64457.

Comments may be submitted by sending an email to comments-pacificnorthwest-deschutes-sisters@usda.gov with "STAR Project" in the subject line. Comments must be submitted as part of an actual email message, or as an attachment in Microsoft Word, rich text format (rtf), or portable document format (pdf) only. Comments submitted to any email address other than the one listed above, in any other format, or that contain viruses will be rejected.

Comments may also be submitted by post mail to: Ian Reid, District Ranger, Sisters Ranger District, PO Box 249, Sisters, Oregon, 97759. Hand-delivered mail will be accepted at 201 N Pine St., Sisters, Oregon 97759 during normal business hours: 8am to 4:30pm PST Monday through Friday, excluding holidays.

The proposed actions fall into a category of action that may be excluded from documentation in an Environmental Assessment or Environmental Impact Statement. For this planning effort, categorical exclusion 36 CFR 220.6(e)(1) may be used. No other opportunity to comment will be provided outside of this scoping comment period.

For more information about this project contact Lauren DuRocher, Environmental Coordinator, by email at lauren.durocher@usda.gov or by phone at 541-316-9686.

CASCADE BUSINESS NEWS

With more than 300 distribution drops in Central Oregon, CBN continues to be the #1 Business News leader since 1994.

CELEBRATING WOMEN IN BUSINESS

Don't miss your opportunity to market directly to Central Oregon's business community in our **August 16** issue of Cascade Business News.

Along with providing a comprehensive list of **Largest Women-Owned Business** in Central Oregon, we will highlight outstanding women working in Central Oregon.

Advertisers are encouraged to submit industry-related commentary. **Deadline for space & art is August 9.** Contact **Jeff Martin** at 541-388-5665 to reserve your ad space or email jeff@cascadebusnews.com.

Advertising materials are due **August 9** for this issue.

Special Issue Rates!

\$220 / eighth page color ad
\$400 / quarter page color ad
\$700 / half-page color ad
\$1,400 / full page color ad

FROM THE LEGISLATIVE DESK...

SALEM

◆ The bipartisan Affordable Housing & Emergency Homelessness Response Act continues to make a positive impact across the state. This month, over 40 community organizations received funding to support youth experiencing homelessness.

These investments will help some of Oregon's most vulnerable youth and families by connecting them with rental assistance, shelter facilities, outreach, culturally-specific services, mental health and substance abuse services, transitional support, and more.

The organizations that received funding span across the entire state and include Hearts with a Mission of Roseburg, Medford, and Grants Pass; J Bar J Youth Services of Central Oregon; Community in Action of Ontario; Mid Willamette Valley Community Action of Salem; Connected Lane County of Eugene and Springfield; and New Avenues for Youth of Portland. For a full

list of organizations, click here.

In total, the selected organizations received nearly \$20 million in funds successfully distributed by the Oregon Department of Human Services (ODHS). This investment builds off of previous sessions' successes, with Democrats and Republicans coming together to take on this pressing issue.

The bipartisan Affordable Housing & Emergency Homelessness Response Act was the first major piece of housing legislation passed and signed into law during the 2023 session.

Democrats finished the session with a long list of additional housing policies and investments that will help get people off the streets, connected to services, and on the path out of homelessness. The Legislature also addressed the root causes of homelessness by funding eviction prevention programs and significant increases in housing production across the state.

Free E-Headlines

Sent Directly to Your Email

To Receive, Send Your Email to:

CBN@CascadeBusNews.com

New Guidance on AI Use in HR Processes

by **WILSON JARRELL, Attorney & HANNAH LACHANCE, Law Clerk — Barran Liebman LLP**

Although Artificial Intelligence, or AI, has been a topic of speculation for as long as we can remember, and ever since ChatGPT came out in November 2022, discussions around AI — including how might we use it, and how it may effect (or even take over) our jobs — have become virtually unavoidable. Earlier this month, the Washington Post reported on the emerging concern amongst employers that employee use of chatbots would leak company information. Many employers have banned the use of various AI platforms at work, while others have sought to harness its power for various applications in their organizations. Regardless of your personal feelings on the potential robot revolution, it has become clear that the use of generative AI and its associated consequences are not something that employers can ignore.

Currently, one of the key channels whereby AI has crept into the workplace is in hiring (many human resources managers have turned to AI to aid in determining which job candidates might be a good fit for a given position). Recently, the Equal Employment Opportunity Commission (EEOC) released guidance on this issue, and in sum, stated that the use or involvement of AI tools will not shield employers from claims of discriminatory employment practices.

AI & Supervised Machine Learning

In evaluating AI tools for potential use, it is helpful to have a base understanding of how they work, which is not always readily apparent. When AI is used in human resources, it is often through supervised machine learning (SML). SML uses algorithms to predict which job candidates are likely to succeed. This is accomplished by “training” the program and feeding it materials of employees that have succeeded in the past, which it will use to evaluate new application materials it is fed and eventually score those applicants based on who it believes will succeed. More tech-savvy employers are even beginning to utilize these tools in performing facial analysis in interviews, evaluating an interviewee’s attention span, optimism, or other traits. However, because AI is dependent on the material on which it is trained, it can end up reinforcing stereotypes or inadvertently dismissing diverse candidates who differ in some way from those who have succeeded in the past.

Because AI is a relatively new tool in the human resources sphere, there are few employment laws specifically targeted at AI. However, the EEOC and the Department of Justice (DOJ) have issued guidance regarding compliance with the Americans with Disabilities Act (ADA) and Title VII of the Civil Rights Act.

ADA Compliance

The DOJ guidance specifies that an employer utilizing an AI test must ensure that the test is accessible to all applicants regardless of disability, or they must provide a procedure for applicants to request reasonable accommodations that does not hurt the applicant’s chances of getting a job. The EEOC Guidance is more specific, giving several examples of technologies that could be implicated, including employee monitoring software that scores employees based on their keystrokes or other activity, video interview software that analyzes facial expressions and speech patterns, and “virtual assistants” that ask employees about their job qualifications. The EEOC’s position in the guidance is clear: if you use AI software that discriminates against a protected class, you could be held liable, regardless of whether the platform claims to have been “audited



Wilson Jarrell



Hannah LaChance

for compliance” with applicable laws.

There are certain best practices that can help an employer avoid an ADA violation, including clearly informing applicants and employees that reasonable accommodations are available to people with disabilities, providing clear instructions to request reasonable accommodations, and giving applicants and employees notice on what the tool is designed to measure, the methods by which it will be measured, and how this could potentially affect people with disabilities. Employers should also only use algorithmic decision-making tools to measure characteristics that are necessary for the job. Lastly, employers should ask vendors (1) whether the tool has recently been audited for bias, and (2) to confirm that the tool doesn’t ask job applicants questions that are likely to cause the applicant to disclose information about any disabilities unless it is related to a reasonable accommodation request.

Title VII Compliance

The EEOC guidance further advises that to avoid a violation of Title VII, employers should consider a few questions before implementing an algorithmic decision-making tool.

- 1) Does the tool have the potential to adversely affect certain groups on the basis of race, color, sex, or national origin?
- 2) If the tool has an adverse impact, can the employer show that the selection procedure is job-related and consistent with business necessity? Again, similarly to provisions under the ADA, employers should only test for characteristics that are necessary to perform the job.
- 3) Even if the selection procedure is job-related and consistent with business necessity, is there a less discriminatory alternative available?
- 4) Finally, similarly to provisions under the ADA, has the vendor taken steps to evaluate whether the tool causes a lower selection rate for members of a protected class under Title VII?

Employers should use caution when implementing AI in their hiring practices and continually re-evaluate their employment practices to ensure they do not have an adverse effect on a protected class. While AI may be intended as a measure to decrease human bias, it can ultimately replicate this bias, even unintentionally, if it is not properly trained. Because of these risks, HR professionals should consult legal counsel before implementing a new AI tool.

Wilson Jarrell is an attorney and Hannah LaChance is a law clerk at Barran Liebman LLP. For questions about AI in the workplace or for any other employment matters, contact Wilson at 503-276-2181 or wjarrell@barran.com. barran.com

NIGHTLY BUSINESS PATROLS

29 YEARS



OREGON DPSST # 858



Security PROS
INCORPORATED
★Certified Security Professionals★
1994 Celebrating 29 Years 2023

541-330-0404
541-548-1992
securityprosbend.com



Bend's Only Consistently 5-Star Ranked Executive Search Firm

Specializing in Engineering,
Construction Management and
Accounting

G.A. Rogers &
Associates Bend
LOCALLY OWNED

541.797.7622
bend@ga-rogers.com
ga-rogers.com/bend

Our Mission: Consistently provide client experiences focused on what they value most.

RBC Wealth Management is moving!

Effective August 21, 2023, our new address will be:
2220 NW Labiche Lane, Suite 210 | Bend, OR 97703

Our phone numbers will remain the same. We look forward to welcoming you to our new office.



Wealth
Management

Investment and insurance products: • Not insured by the FDIC or any other federal government agency • Not a deposit of, or guaranteed by, the bank or an affiliate of the bank • May lose value

© 2023 RBC Wealth Management, a division of RBC Capital Markets, LLC, registered investment adviser and Member NYSE/FINRA/SIPC. 23-BN-01753 (06/23)

Sunriver Paves Way for New Public Works Building

Modern Facility to Replace 80-Year-Old Makeshift “Round House” Base

by SIMON MATHER — CBN Feature Writer

A new facility replacing a dingy 80-year-old repurposed one-time sewer treatment building known as the “round house,” is in the pipeline for Sunriver Public Works.

The current one-bathroom shop with a single window is used primarily to store equipment and house the Sunriver Owners’ Association (SROA) crews tasked with maintaining a range of infrastructure and service needs.

But Public Works has long outgrown the aging facility, which also presents a number of functional challenges after it was adapted from its days as a 1940s-era sewage holding tank, or wastewater treatment “digester,” from the time of World War II/Camp Abbot.

The concrete-walled plant was still in use up until 1967, before being converted into an operations building to house equipment, tools, and personnel.

SROA Public Works Director Mark Smith said the department’s crews work diligently 365 days a year and are proud of the services they provide to keep the resort in prime condition, for residents and visitors alike, but deserve to share a similar sense of pride in their work environment.

And now, the long-discussed goal to create a new, more efficient, base is becoming reality thanks to a \$1.6 million project sanctioned by the SROA Board, to be funded from association reserves.

One of the old buildings will be demolished to make way for a customized 13,100-square-foot facility including enclosed bays to keep vehicles and heavy equipment out of the elements — which will save staff time digging them out every time it snows.

General Contractor for construction of the project is Central Oregon-based Wolf Construction & Development, with structural/civil engineering by Bend’s LB Engineering.

The new facility will improve the overall efficiency, safety and well-being of staff, including conditioned workspaces to get out of the elements during heat or cold events, wildfire smoke days, etc.; efficient working spaces and tool storage as part of the larger shop; safer chemical and paint storage; additional office and



EXTERIOR ELEVATION | RENDERINGS & PHOTOS COURTESY OF SUNRIVER PUBLIC WORKS

locker space; appropriately sized and efficient breakroom; separate restrooms for men and women, and proper storage space for items such as maps, archives and owner directories.

The project was processed publicly through the Deschutes County Planning Department in accordance with SROA Design Committee Manual of Rules & Procedures, including holding informational neighborhood meetings.

Public Works crews work to maintain Sunriver as a top-tier community year-round, with responsibilities including:

- Maintenance and snowplowing of 66 miles of roads and 34 miles of pathways;
- Maintenance of SROA-owned facilities including: SHARC, Member Pool, boat launch, tennis and pickleball courts;
- Fort Rock, Paulina & Mary McCallum parks;
- Street signage;
- Buildings & infrastructure;
- Landscaping;

Continued on Next Page ►



DIRECTORS OFFICE



SHOP

Sunriver Public Works

Continued from previous page

- Restrooms;
- Daily pathway trash can pickup;
- "Ladder fuels" reduction, tree removal on commons.

The Department has a fleet of snow removal vehicles for clearing Sunriver's roads and pathways. Crews generally start plowing after 3" has accumulated on the main roads and during heavy or continued snowfall, will work around the clock in 12-hour shifts to keep roads clear.

To support Sunriver property owners with performing ladder fuels reduction (LFR) work on their properties to reduce wildfire risks, SROA's Public Works also offers roadside pickup of ladder fuels debris.

Ladder fuel is a firefighting term for live or dead

vegetation that allows a fire to climb up from the landscape or forest floor into the tree canopy. Common examples include tall grasses, shrubs, and tree branches, both living and dead.

The 9.85-acre site for the new building — located in the Sunriver Community General District (SUCG) and the Airport Safety (AS) Combining Zone off Sun Eagle Lane and Abbott Drive — is currently developed with a number of buildings for the Sunriver Owners Association.

Uses and structures on the property include a fire station, administration building, equipment and cinder storage, and public works buildings.

One of several conditions for approval of the new structure includes a requirement that no glare-producing material be used on the exterior of structures located within an approach surface or on nearby lands where glare could impede a pilot's vision.

Additionally, no use shall imitate airport lighting or impede the ability of pilots to distinguish between airport lighting and other lighting, and all exterior lighting shall be shielded so that direct light does not project off-site.

The new facility will provide additional sheltered bicycle parking and be utilized in conjunction with the neighboring, existing administration building.

During approval proceedings, SROA staff commented: "The building is replacing a repurposed wastewater treatment building and will be more aesthetically pleasing.

"The proposed structure will utilize masonry and non-reflective materials in muted, earth-tone colors to blend in and reduce contrast with surrounding vegetation and landscaping.

"The primary purpose of the proposed building is to provide interior storage of vehicles that are currently stored outside. This will reduce the visual impact of stored vehicles as well as reducing the noise from vehicle startups and idling.

"A landscape plan has been provided to show additional, new landscaping between the proposed structure and Sun Eagle Lane. This new landscaping, along with the landscaping (trees/vegetation) currently existing on the north and south sides of Sun Eagle Lane provides ample, natural screening to the proposed structure."

"This is a greatly needed facility for the Public Works



FOYER RECEPTION DESK | PHOTOS COURTESY OF SUNRIVER PUBLIC WORKS



BREAK ROOM

department," said Wolf Construction and Development Principal Scott Wolf. "They have been working out of and old building that used to run rotator equipment and features round concrete radius walls, which is not the most practical shape for their use.

"The new building consolidates operations and storage needs in a bigger more efficient space. Public Works is a busy and productive department, and this move is better for employees and the whole community; it is something all parties can feel good about.

"I worked with SROA previously on the north pool project — they are a very good client, and we have a great collaborative team all round."

Wolf added that the structure will be a pre-engineered metal building and is to include a large mezzanine for additional storage and future expansion potential.

The construction timeline is expected to span a year. sunriverowners.org

FREE E-Headlines

Sent Directly to Your Email

To Receive, Send Your Email to: CBN@CascadeBusNews.com

 **CASCADE BUSINESS NEWS**



Challenged with Employee Engagement and Retention?

 **SYMPLEXI**
EMPLOYEE DEVELOPMENT



Signs of disengaged employees:

- Low energy
- Bad attitude
- Lack of enthusiasm
- Zoning out on social media
- Tardiness or absenteeism

We understand that a happy team is a successful team.

We create Self-managed Teams

Call today to schedule your no-cost assessment.

 541-321-2697

 info@symplexicoaching.com

 symplexicoaching.com

 **CORNERSTONE**
FINANCIAL PLANNING GROUP

WHAT WE DO

 **INVESTMENT MANAGEMENT**

 **INSURANCE & ANNUITIES**

 **FINANCIAL PLANNING**



Give me a call today to discuss your unique needs!

Ed Wettig, CFP®

22 Years Experience

ed@cornerstone-cfpg.com

Whether you're 20 years or 20 days from retirement, I specialize in Retirement Income planning and solutions.

 **541-516-0923**

www.cornerstonefinancialbend.com

424 NE Kearney Ave., Bend, OR 97701

Representative is registered with and offers only securities and advisory services through PlanMember Securities Corporation, a registered broker/dealer, investment advisor, and member FINRA/SIPC. 6187 Carpinteria Ave, Carpinteria, CA 93013 (800)874-6910. CORNERSTONE Financial Planning Group LLC and PlanMember Securities Corporation are independently owned and operated. PlanMember is not responsible or liable for ancillary products or services offered by Edward Wettig or Cornerstone Financial Planning Group, LLC

BPRD
Continued from page 1

BPRD took the opportunity to save the land with an eye to the future for community enjoyment after it was put up for sale, as the southern part of town is set to see something of a population explosion thanks to major development plans in the works.

In April 2021, Bend City Council adopted an ordinance approving the Southeast Area Plan with a goal “to encourage the development of a complete community” (a place where people can live, work, shop, and play).

“The Elbow” represents the largest total Urban Growth Boundary (UGB) expansion area encompassing 479 acres, of which roughly half will be used for employment land.

Over 2,274 jobs are expected to be supported there, and with Bend’s burgeoning hi-tech development sector it is expected that clean industrial/flex space incorporating light manufacturing and office uses will become more prevalent.

Of the 122 acres of residential development land, the City is proposing a mix of 36% single-family detached housing, 17% single-family attached district and 47% multi-family.

Another engine of growth will come in the shape of the Stevens Ranch Master Plan, demonstrating how future development would be capable of meeting the requirements of House Bill (HB) 3318, passed by the Oregon Legislature in 2021.

The statute provides an opportunity for the City to fast-track the planning process for the Stevens Road Tract to help meet Bend’s critical need for more affordable and middle-income housing.

In that master plan, approximately 237 acres has been set aside for housing, with the capacity for 1,565 units. Around 138 acres of land earmarked for employment includes 92.73 acres of industrial development, 50 acres for a large-lot industrial site and some 46 acres of commercial land with scope for an additional 145 housing units. Forty-four acres has been allocated for open spaces.

Considering this activity, BRPD has been on the lookout for opportunities to cater to areas of anticipated population growth, with one of its stated goals to have a public park facility accessible within one mile of every household door in the city.

Once developed, the future SE regional park will be larger than other sizeable projects in the district system, such as the 159-acre Pine Nursery community park in northeast Bend, which includes a sports complex for field sports, or the newer 184-acre Riley Ranch Nature Reserve on the northwest edge of town.

“Generally, BPRD’s interest in the property is part of the organizations’ planning for long-term growth,” said Julie Brown, BPRD communication and community relations manager. “With the goal of finding land suitable for future park development, the district entered into a purchase and sale agreement for the two parcels located less than a half mile from the UGB, directly south of the Knott Landfill. The agreed upon purchase price for the property was \$3.9 million, plus associated legal, closing, and due diligence costs.

“The district has no immediate plans or funding identified for development of the site but will be pursuing a zone change for future park-related use. A portion of the property is currently cultivated for hay and this use will remain in place for the foreseeable future.”

The resolution authorizing the acquisition of the Rose and Associates property was approved at the Park Board meeting June 20, and the transaction closed July 5 this year.

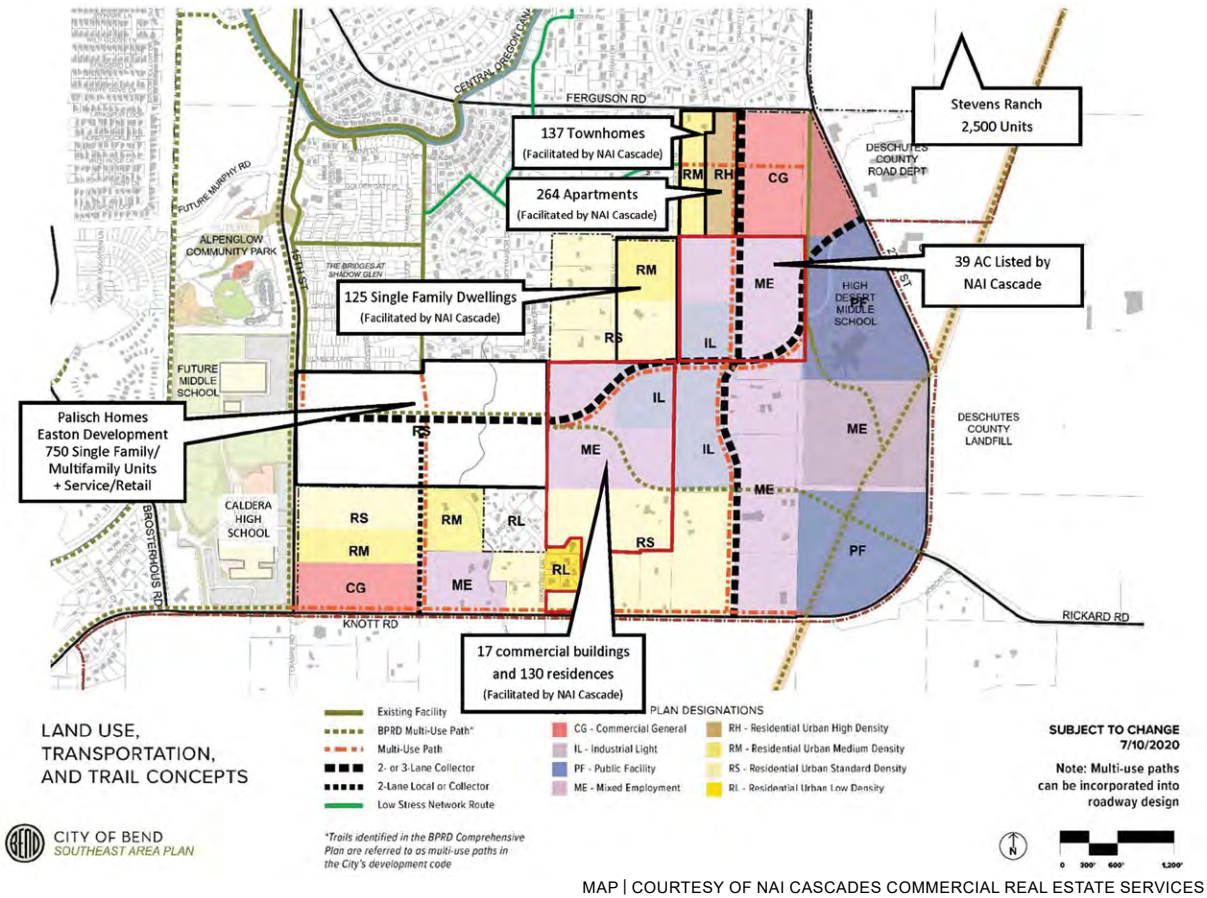
A pillar of BPRD’s strategic plan is to strike a balance between caring for existing infrastructure and new development to ensure the district is maintaining its adopted level of service targets.

The planning and development department plans, designs, and constructs BPRD parks, trails, and recreation facilities for Bend’s growing community, guided by a Capital Improvement Plan (CIP) amended each year during the annual budgeting process.

The CIP is a planning tool that guides the implementation of the district’s Comprehensive Plan, focused on the acquisition and development of parks and recreation facilities during the succeeding five-year period.

At the June 20 board meeting, staff provided some background context, emphasizing planning for long-term growth and the accompanying park and recreation needs as being critical to the future livability of Bend.

The district projects the need for additional land for both active (e.g., athletic fields, sports courts, play areas, etc.) and passive recreation (e.g., trails and natural areas)

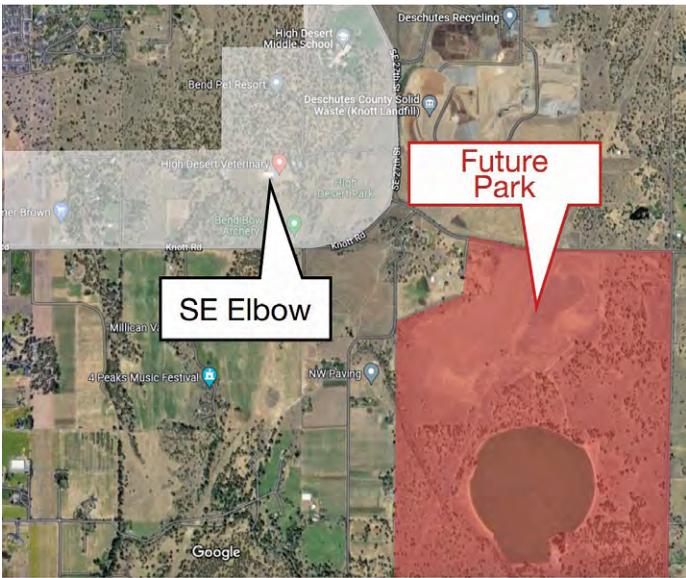


as the community grows.

Part of the staff recommendation for approval of the Rose and Associates property purchase stated: “It is imperative that the district plans for the future now and acquires property ahead of population growth.”

Finding suitable undeveloped land that is large enough to accommodate active and passive recreation is limited and prohibitively expensive within the current Urban Growth Boundary, and much of the land within the UGB is already identified for residential development to address pressing housing needs.

Land outside of the UGB can generally be used for parks, and offers more latitude for larger, undeveloped



parcels, within close proximity to the city boundary, at more affordable prices. Big Sky Park, most of Shevlin Park, and Riley Ranch Nature Reserve are all located outside of the current UGB.

Pine Nursery Park was outside the UGB until it was brought in as part of the boundary expansion in 2016. Urban development is continuing to expand around all of these parks.

With the goal of finding similar land suitable for future park development, the district entered into a purchase and sale agreement (PSA) for the 453 acres off Rickard Road and over several months completed due diligence, including appraisal and a phase 1 environmental site assessment.

The 92 acres of SM land was previously mined for sand and gravel, but such operations ceased more than a decade ago. As that zoning only allows uses in a fairly narrow range related to mining, it will need to be rezoned to allow for park development.

The remaining EFU zoned portion of the property has been used for agriculture purposes. EFU zoning allows for park and recreation uses with a conditional use permit and master plan.

As far as budgetary impact, the 2024-2028 Capital Improvement Plan allocated \$4.25 million in property tax funding for the acquisition of regional/community park land.

The agreed upon purchase price for the property was \$3.9 million, plus associated legal, closing, and due diligence costs. The district will proceed with the zone change application, requiring additional funds. There is sufficient funding remaining in the CIP following the acquisition to cover proceeding with the zone change application costs.

Listing broker Walt Ramage, a partner with Bend-based NAI Cascade Commercial Real Estate Services and multiple Commercial Transaction of the Year recipient, said: “It was an absolute honor to represent Rose and Associates on the disposition of their property that has been held for more than half a century.” “For us to have sold it to Bend Park and Recreation District makes it an ideal legacy, especially as the families involved in the ownership have made such an impact in the Bend community over the years. They are excited about passing the property on to such great stewards of the land.”

The original Rose and Associates partners purchased the property in 1962. The first five members were: Dr. H.M. Kemple, Dr. Richard Ettinger, Dr. Edward Straka, Walt Kittredge, and Bud Rose, all respected members of the community. In 1965, Dr. Neal Goldsmith Joined the partnership and in 1980, Phil Weigand came on board.

As with his fellow partners, Dr. Kemple was a beloved figure in Bend, who devoted his career and retirement years working toward a better community. In 1998, he founded the Kemple Children’s Clinic, a free dental clinic for children of low-income families, and he was one of the founders of Volunteers in Medicine Clinic of the Cascades. Dr. Ettinger was also a lifelong Central Oregon resident. He joined Bend Memorial Clinic as its seventh physician and was Chief of Medicine at St. Charles Hospital for most of his career. Dr. Straka was a prominent dentist and among his many community contributions was proud of the work he did as a dental examiner for graduating dental students. Bud Rose was an esteemed pharmacist known throughout Oregon; Dr Neal Goldsmith was a long-time Bend Surgeon, and local farmer and rancher Phil Weigand owned Weigand Ranches.

“We are very happy with this transition — the legacy of our families and their love of community will live on,” Family descendant Kristina Rose said. “This is the perfect buyer for the property and all second-generation partners are happy with the outcome, which will serve to benefit the growing Southeast area.

“The founding partners were very dedicated occupants who wanted a place for families to enjoy a healthy lifestyle. “We feel good about who acquired the land — BPRD is known for having the community’s best interests at heart with programs for all members of the population.

“The sale of the Rose and Associates property to Bend Parks and Recreation District is a wonderful way to honor the legacy of the founding partners for their service and dedication to the community. Mrs. Josephine Weigand and Mrs. Marcia Rose are the two surviving original partners.”

Ramage’s colleague at NAI Cascade, Jeff Reed, referred the buyer in the transaction.
bendparksandrec.org • naicascade.com

Optimize Your CRE Strategy with 1031 Exchange

by PETER MAY, CCIM, Partner & Broker — Compass Commercial Real Estate Services

Mastering the strategies of a 1031 Exchange offers investors the chance to optimize and strengthen their portfolios for increased cash flow and long-term financial gains. While navigating this complex landscape, you need to evaluate the tax consequences of the sale. If you are willing to reinvest those proceeds into another investment property, you can defer the capital gains tax by using a 1031 Exchange. This will allow you to preserve capital and give you additional purchasing power to reinvest for increased cash flow and greater flexibility to grow or change the property mix in your portfolio.

A 1031 EXCHANGE is defined as tax deferral on the sale of a property used in a trade or business or held for investment when exchanged for a like-kind replacement property. To get the full benefit of the tax deferral, the seller must acquire one or more like-kind replacement properties of equal or greater value than the sale of the relinquished property.

The definition of like-kind property is broad. For example, an industrial building may be used in an exchange with a duplex, apartment or office building. It is important to note that personal residences and properties held primarily for sale do not qualify for a 1031 Exchange.

If the seller does not invest all the proceeds in the replacement property, the additional value is considered boot. Any value considered boot will be subject to tax.

EXECUTING A SUCCESSFUL 1031 EXCHANGE requires adherence to specific requirements. One of the requirements is that the seller cannot take constructive receipt of the proceeds from the sale of their relinquished property. Be sure to contact a 1031 accommodator early in the process to ensure you follow all the rules and meet all the deadlines.

Another key requirement of a 1031 Exchange has to do with timing. Following the sale of the relinquished property, you have 45 calendar days to identify a new replacement property or multiple properties. The total transaction must be completed by closing the replacement property within 180 days of the sale of the relinquished properties. These are strict timelines with few exceptions.

Some of the pitfalls of a 1031 Exchange are finding a suitable replacement property, the pressure of meeting tight deadlines and deals falling through after they are in contract. If a deal fails and no backup property is identified, this can put the exchanger in a situation where they may have to decide whether to pay taxes on the proceeds of the sale or purchase a replacement property that is not an optimal investment.

A 1031 Exchange is a powerful tool to defer taxes and manage real estate investment portfolios. Work with a qualified intermediary, tax accountant and an experienced commercial broker early in the process to help you navigate to a smooth tax deferred exchange.

BEND OFFICE MARKET

by JAY LYONS, SIOR, CCIM, Partner & Broker — Compass Commercial Real Estate Services

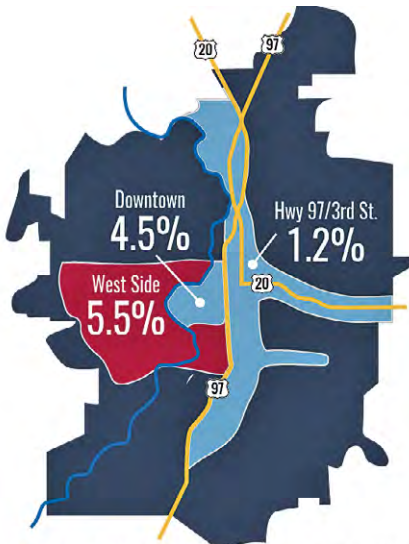
Compass Commercial surveyed 225 office buildings totaling 2.78 million square feet for the second quarter office report of 2023. The market experienced 7,088 SF of negative absorption in Q2 2023 with an increase in vacancy rate from 3.94% in Q1 2023 to 4.29% in Q2. This is the second consecutive quarter with negative absorption and an increase in vacancy. Perhaps more concerning is the amount of available sublease space increasing from 60,988 SF in Q1 to 83,014 SF this quarter. This inventory, added to the 119,065 SF of vacant office space, results in an availability rate of 7.28%.

LEASING: Leasing demand cooled in the last quarter with slower activity across all suite sizes. The West Side submarket, the largest of the three, experienced 17,737 SF of negative absorption. This is largely due to 12,000 SF becoming available at the Navis Building in the Old Mill District. The Downtown and Highway 97/3rd Street submarkets experienced modest positive absorption of 6,848 SF and 3,801 SF respectively.

RENTS: Lease rates remained flat with the high end of the market ranging from \$2.00 to \$3.05/SF/Mo. NNN and more affordable space ranging from \$1.40 to \$2.00/SF/Mo. NNN.

CONSTRUCTION: Shevlin Crossing, an approximately 45,054 SF two-building Class A office project in NorthWest Crossing, is under construction with the shell of the first building nearly complete. There are no other speculative office developments under construction.

SALES: There were no notable office sales this quarter.



OFFICE VACANCY RATES (Change since last quarter)
■ Increased ■ Decreased ■ No Change

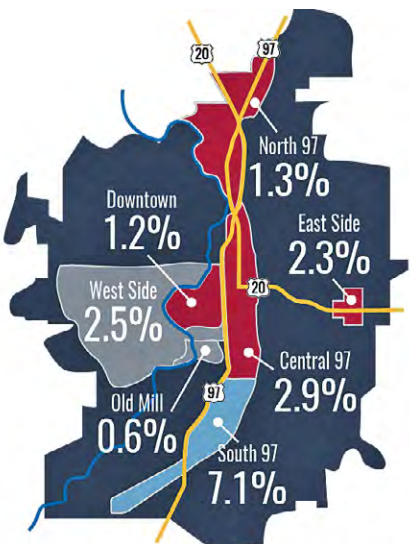
BEND RETAIL MARKET

by ELI HARRISON, Broker — Compass Commercial Real Estate Services

Compass Commercial surveyed over 4.60 million square feet of retail space across 266 buildings for the second quarter retail report of 2023. The Bend retail market experienced a slight uptick in overall vacancy in Q2 2023, with 7,487 SF of negative absorption, resulting in an increase in the citywide vacancy rate from 2.60% in Q1 2023 to 2.81% in Q2. There is now 129,297 SF of available retail space for lease in Bend.

LEASING: After a strong first quarter, leasing in the retail sector slowed during the second quarter of 2023, with only one of the seven submarkets experiencing positive absorption. The South 97 submarket was the only region in Bend to experience positive absorption this quarter with The Little Gym leasing 4,780 SF at the Bend Factory Stores and Great Clips taking over 2,780 SF of the former Payless Shoes location at the Big 5 Center. Both the West Side and Old Mill District submarkets experienced no change in overall vacancy rate, while the North 97 submarket experienced the largest change, with 8,080 SF of negative absorption, due largely to the 7,000 SF former Knecht's building coming available at 63011 N Hwy 97. The Central 97 submarket also noted 5,641 SF of negative absorption in Q2, despite a new lease being signed at Wagner Mall for 6,122 SF.

RENTS: The asking rental rates for Bend retail space continue to hold steady



RETAIL VACANCY RATES (Change since last quarter)
■ Increased ■ Decreased ■ No Change

Continued on Page 10 ►



BENDWORKS

DRONE PROPERTY MANAGEMENT

COMMERCIAL DRONE SERVICES

LICENSED FAA PART 107 CERTIFICATION

(541) 639-5026
info@bwllcpm.com
www.bwllcpm.com

Licensed & Insured

- Real Estate Video
- Property Inspection
- Insurance Documentation
- Agricultural Solutions
- Outdoor Family & Sports Events

Compass Commercial

Continued from page 9

between \$1.15 and \$4.00/SF/Mo. NNN with the highest rates associated with drive-thru sites and new construction.

CONSTRUCTION: The Cascade Lakes Brewing building at Reed South is open with limited capacity and is scheduled to be fully open for business in August 2023. The new multifamily development at 515 SW Century Drive, featuring a 129-unit apartment complex and an adjacent 1,625 SF retail building, has begun vertical construction and is on pace to be completed in February of 2024.

SALES: The 15,154 SF building located at 63195 Jamison Street sold for \$7,000,000 or \$461.92/SF. Additionally, the 2,647 SF building located 1346 NW Galveston Avenue sold for \$1,367,500 or \$516.62/SF.

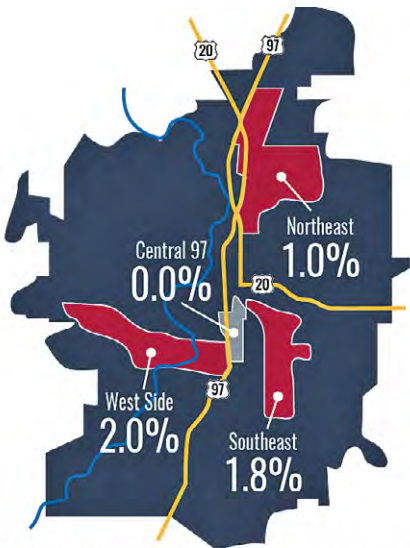
BEND INDUSTRIAL MARKET

by GRAHAM DENT, SIOR, Partner & Broker
Compass Commercial Real Estate Services

Compass Commercial surveyed 321 Bend industrial buildings totaling 4.64 million square feet for the second quarter of 2023. The market experienced 15,779 SF of negative absorption during the quarter. At the end of Q2 2023, the overall vacancy rate stood at 1.26%, a slight increase from the 0.80% recorded in Q1 2023. There is now 58,542 SF of industrial space currently available in Bend.

LEASING: As evidenced by the negative absorption for the second consecutive quarter, leasing activity has begun to cool down in the industrial market in Bend. Although there are still a good number of tenants in the market looking for space, the urgency to make decisions has been tempered by the increased inventory and sense that the market has peaked.

RENTS: Despite the additional inventory on the market today compared to last quarter, the average asking rate for Bend industrial space remained unchanged at \$1.12/SF/Mo. NNN. First generation



BEND IND. VACANCY RATES (Change since last quarter)

Increased Decreased No Change

and specialized industrial spaces are commanding rates north of \$1.25/SF/Mo.

CONSTRUCTION: In Bend, there is one speculative industrial project underway at the corner of SE Wilson Avenue and SE 9th Street. This is the Midway project consisting of three buildings, one of which will be occupied by Blackstrap. The remaining two flex buildings total 27,789 SF and will be delivered in spring 2025.

SALES: There were no notable sale transactions during the quarter. The increasing cost of financing has made it difficult for investors and owner/users to make new purchases pencil.

REDMOND INDUSTRIAL MARKET

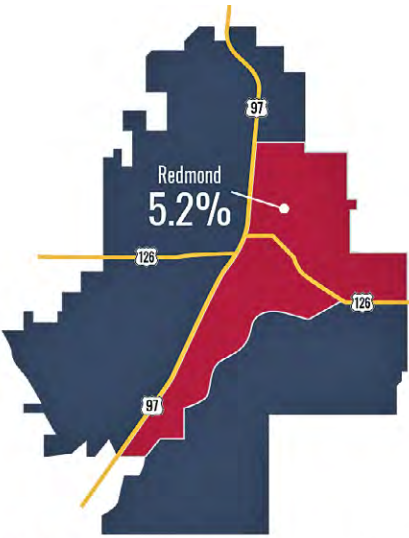
by PAT KESGARD, CCIM, Partner & Broker
Compass Commercial Real Estate Services

Compass Commercial surveyed 89 buildings totaling 1.72 million square feet for the second quarter Redmond industrial market report of 2023. The Redmond industrial market experienced 47,975 SF of negative absorption, resulting in the vacancy rate increasing from 2.45% in Q1 2023 to 5.24% in Q2 2023. There is now 90,251 SF of available space. While concerning on the surface, the significant uptick in the vacancy rate was caused by Traeger vacating a 72,000 SF facility at 601 E Antler Avenue. Aside from this significant vacancy, the Redmond industrial market experienced 24,025 SF of positive absorption.

LEASING: Activity in the Redmond industrial market continues to show movement. We currently have demand for industrial space that includes yard space. In general, the market remains tight with very limited spaces available between 1,500 SF and 5,000 SF.

RENTS: The Redmond industrial market continues to be very strong with a slight increase at the top of the market. Average asking rates in the Redmond industrial market are between \$0.85 and \$1.25/SF/Mo. NNN depending on the condition of the space. Asking rates for new projects under construction will be between \$0.95 and \$1.25/SF/Mo. NNN.

CONSTRUCTION: There is currently 30,000 SF to 50,000 SF of industrial space in the pipeline for Q3 and Q4 2023, which will be for lease in various sizes.



RDM IND. VACANCY RATES (Change since last quarter)

Increased Decreased No Change

Are You One of the
Fastest Growing Companies in Central Oregon?



Become a part of this impressive group
of companies by filling out the simple form at CascadeBusNews.com or call
541-388-5665.

- » Established and operating on or before January 1, 2020.
- » Gross revenues in 2022 greater than 2020 with consistent year-over-year growth.
- » Gross annual revenues \$100,000 or greater in fiscal year 2022.

Recognizing fastest growing independently operated privately owned for-profit entities located and based in Central Oregon

Reported revenues should be taken from externally prepared financial statements or tax returns filed with the IRS. **Deadline September 27, 2023.**
Only percentage of growth will be published.



PRESENTED BY



SPONSORED BY



UMPQUA BANK



EVENT SPONSOR



Leading Edge Flight Academy

A Pilot's Direct Route to Success

by NOAH NELSON — CBN Feature Writer

The Leading Edge Flight Academy is a pilot training institution and program based out of the Bend Municipal Airport. For nearly 20 years, they have been training the next generation of plane and helicopter pilots; graduates from their program are literally flying all over the world.

Katharine Ayres is the school's director of admissions. According to Ayres, "Leading Edge is a part 141 and part 135 certified flight school with the Federal Aviation Administration."

For context, part 141 means that they are certified to teach new pilots in their programs, and part 135 means they are certified to fly tours and charter flights, which can include a variety of flights, from assisting with forest fire control to flying for private events such as weddings and tours.

"In terms of our educational opportunities, think of us as a college level flight school," Ayres said. "The FAA goes over and regulates everything we do from our training practices to monitoring our graduation rates. We are as certified as possible."

Like many educational opportunities in Central Oregon, prospective students can get involved with Leading Edge through COCC, "We are the flight provider for their aviation program," Ayres said, "many students come in wanting to be airline pilots, search and rescue pilots, and more. We are the first educational building block in that path. We are figuratively and literally teaching students to fly from the ground up."

The average student at Leading Edge can be difficult to define, as the school is not only connected to COCC, but also to veterans administrations, meaning students are often a mix of 18-22 year olds and veterans aged 45 and older. At the youngest, students must be 16 years old to fly solo and 17 years old in order to receive a private pilot certificate.

However, Ayres clarifies that Leading Edge typically doesn't work with students who are not ready to make the full time commitment to their pilot training.

Enrolling in the aviation program at COCC is a two year professional pilot training course, signing students up for a 30-40 hour per week commitment. Students in the program take three to four classes based on aviation in some way (aircraft systems, human risk factors, etc...) as well as flight and ground lessons at the Bend airport with Leading Edge.

"With the degree power of the college and the certified flight school power of Leading Edge combined, those students get a two year associates degree and they've also worked through a professional flight training through the school," Ayres said.

Outside of the COCC program, Leading Edge still offers pilot training for a variety of rankings, also known as ratings by the FAA. The flight school offers classes to obtain four levels of FAA certified ratings.

The first rating is the private rating, which is the most basic training at the



PHOTO | COURTESY OF LEADING EDGE FLIGHT ACADEMY

school. "That is the training every pilot needs to go through," Ayres said. "Learning to fly and operate the aircraft can be the least demanding part. All of the ground knowledge and language around flight can take more time for plenty of students."

Next, the instrument rating certifies that the pilot knows how to fly the plane or helicopter using just the technological instruments on the aircraft. After that, students can earn their commercial rating and then move onto the final rating step, the instructor ratings, which come in two steps: certified flight instructor and certified instrument instructor. Those last two ratings are required to become an instructor and teach the classes that provide the first two ratings, private and instrument.

Each rating can take around six months to complete, and the FAA mandates a written test and a final check ride that is both on the ground and in the air to be completed before awarding any ratings.

Across all of these trainings, students at Leading Edge become fully certified to fly commercially, and collect around 250 hours of in-flight experience. However, most professional pilot positions require at least 1500 hours of in-flight time.

Continued on Page 14 ►



MIRROR POND CLEANERS
(541) 389-1411

615 NW Franklin Ave. • Bend, Oregon 97701



GREENEARTH®
CLEANING



SUDDEN SERVICE



GREENEARTH®
CLEANING

Educational Services *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Bend Montessori School 680 NW Bond St. PO Box 460 Bend, OR 97703	541-389-9307	N/A	www.bendmontessorischool.com info@bendmontessorischool.com	Jessica Born	5	2012	Independent school using Montessori method for students ages 3 through 6.
Cascade Culinary Institute & Elevation Restaurant at Central Oregon Community College 2555 NW Campus Village Way Bend, OR 97703	541-318-3780	N/A	www.cascadeculinary.com info@cascadeculinary.com	N/A	14	1992	Educational opportunities in the disciplines of culinary arts, baking & pastry arts, sustainable food systems for culinary arts to the greater Pacific Northwest, while also providing educational & professional development programs for the community & restaurant industry at large.
Cascades Academy 19860 Tumalo Reservoir Rd. Bend, OR 97703	541-382-0699	541-382-0225	www.cascadesacademy.org info@cascadesacademy.org	Erin Merz	50	2003	PK-12 education.
Central Oregon Community College 2600 NW College Way Bend, OR 97703	541-383-7700	541-383-7506	www.cocc.edu feedback@cocc.edu	Dr. Laurie Chesley, Zachary J. Boone	450	1949	Transfer programs, career & technical education programs, community learning, business advising, business & employee development, adult basic education/college preparation & GED preparation.
Central Oregon Community College - Madras 1170 E. Ashwood Rd. Madras, OR 97741	541-550-4100	N/A	www.cocc.edu/Madras jgreen2@cocc.edu	Jeremy Green, Campus Admin- istrat	2	1949	Offering community college classes, non-credit community learning classes, English language classes & remedial writing classes.
Central Oregon Community College - Prineville 510 SE Lynn Blvd. Prineville, OR 97754	541-447-6442	541-447-9155	www.cocc.edu/Prineville prinevillecampus@cocc.edu	Suzie Kristensen	2	1949	Offering community college classes, GED preparation & personal enrichment programs.
Central Oregon Community College - Redmond 2030 SE College Loop Redmond, OR 97756	541-504-2900	541-504-2939	www.cocc.edu/Redmond infoRedmond@cocc.edu	Amy Ward	12	1949	Offering community college classes.
COCC's Center for Business Industry & Professional Development Cascades Hall 2600 NW College Way Bend, OR 97703	541-383-7575	N/A	cocc.edu/cbipd cbipd@cocc.edu	Client Services	12	1953	Offering comprehensive professional development, customizable & industry-specific workforce training & expert business advice & education to help existing & future business owners grow & succeed.
COCC's Small Business Development Center 2600 NW College Way Cascades Hall Bend, OR 97703	541-383-7290	541-383-7503	www.cocc.edu/sbdc sbdc@cocc.edu	Sue Meyer	10	1984	Confidential business advising at no cost, plus affordable workshops & training. Business planning assistance for all stages of business.
COIC Classroom - Prineville 2321 NE Third St. Prineville, OR 97754	541-447-9292	541-447-6278	www.coic.org coic@coic.org	John Bouchard, Ed.D.	2	1972	Provides GED preparation, certified alternative high school education.
COIC Classroom - Bend 1645 NE Forbes Rd., Ste. 101 Bend, OR 97701	541-706-1458	541-389-8265	www.coic.org pjordan@coic.org	Patrick Jordan	4	1972	Provides GED preparation, certified alternative high school education.
COIC Classroom - La Pine 16493 Bluewood Pl., Ste. 3 La Pine, OR 97739	541-420-2239	541-389-8265	www.coic.org coic@coic.org	John Bouchard, Ed.D.	1	1972	Provides GED preparation, certified alternative high school education.
COIC Classroom - Redmond 2360 SW Glacier Place Redmond, OR 97756	541-771-2229	541-504-2969	www.coic.org coic@coic.org	Dustin Gurley	1	1972	Provides GED preparation, certified alternative high school education.
Current Conceptions, Inc. 8045 NW Grubstake Way Redmond, OR 97756	541-526-5803	541-316-1653	www.currentconceptions.com CCladmin@currentconceptions.com	Dr. P. L. Senger, Dr. Angela Öki	2	2011	Specializing in on-line curriculum development & global distribution to academic programs at the university level in the field of reproductive physiology.
Eastern Oregon University Central Oregon Center Cascades Hall Office #222 Central Oregon Community College 2600 NW College Way Bend, OR 97703	541-550-4000	N/A	www.eou.edu/central-oregon dcecchini@eu.edu	Danny Cecchini	2	1997	Online bachelors & masters degrees. www.eou.edu/online.
George Fox University, Redmond/Madras Campuses 4555 SW Elkhorn Ave. Redmond, OR 97756	503-554-6027	N/A	www.georgefox.edu kwilfong@georgefox.edu	Dr. Kris Molitor, Katy Turpen, Kipp Wilfong	3	2003	Master of arts in teaching, reading, ESOL & special education endorsements, bachelor of science in elementary education (with ESOL endorsement) & administrative licensure. MAT Degree (Redmond)- http://www.georgefox.edu/education/become-a-teacher/masters-in-teaching/index.html, Elementary Education Degree (Madras)- www.georgefox.edu/education/become-a-teacher/bachelors-degree/elementary/degree-completion/index.html
IITR Truck School 667 Jackpine Ct. Redmond, OR 97756	541-504-1465	N/A	www.iitr.net kenc@iitr.net	Ken Cass	1	1981	Commercial truck driving school & third party CDL examiner, A & B & passenger testing, Class A & C Hazmat.
International School of Baking 1971 NW Juniper St. Bend, OR 97703	541-604-5432	N/A	www.schoolofbaking.com marda@schoolofbaking.com	Marda Stoliar	1	1985	Designed to meet the needs of every student regardless of experience. Culinary school has been training beginners & professional chefs in the culinary art of baking.
Kilns College 416 NE Greenwood Ave. Bend, OR 97701	541-639-8945	N/A	www.kilnscollege.org	David J. Dealy	5	2008	Offering online services in graduate studies in social justice & innovation & leadership. Offering programs in theology & culture.
Latino Community Association - Bend 2680 NE Twin Knolls Dr., Ste. 110 Bend, OR 97701	541-382-4366	N/A	www.latinocommunityassociation.org brad@latinocommunityassociation.org	Brad Porterfield	20	2000	Empowering Latino families by providing workforce services including English classes & tutoring, computer training, job placement, small business support, legal assistance & citizenship. Offices in Redmond: 636 NW Cedar Ave.; Madras: 231 SE Sixth St., & Prineville: 185 NE Fourth St., #1.
Latino Community Association - Madras 231 SE Sixth St. Madras, OR 97741	541-615-1996	N/A	www.latinocommunityassociation.org daniel@latinocommunityassociation.org	Daniel Altamirano Hernandez	2	2010	Empowering Latino families by providing workforce education, including classes in English, computer science & citizenship, health insurance enrollment, immigration counseling & currently help with income tax preparation. Offices in Redmond: 636 NW Cedar Ave.; Madras: 231 SE Sixth St., & Prineville: 185 NE Fourth St., #1.
Leading Edge Aviation, Inc. 63048 Powell Butte Hwy. Bend, OR 97701	541-383-8825	541-317-0709	www.flybend.com info@flybend.com	Travis Warthen	80	1989	Helicopter & airplane pilot training, tours, charter operations, fuel services, avionics, aircraft sales & maintenance, FAA written testing center.
Morning Star Christian School 19741 Baker Rd. Bend, Or 97702	541-382-5091	541-382-0268	www.msusbend.org stacie.roats@msusbend.org	Stacie Roats	43	1982	Nursery through 8th grade.

Cascades Edge

Continued from page 1

discovered that the most promising concept to pursue was focused on career development. With this idea in mind, a team of faculty, staff and even a few students were put together to flesh out the concept. Once the central idea was mostly there, new students to campus were invited to discuss the idea, to further help Garland’s team learn how to better help their community.

One of the students who was invited to work with the team of faculty and staff was Kimberly Markley, a 38-year-old, first-generation college student from Ohio who is enrolled in the computer science program. In one of these meetings, Markley raised the point that the computer science program already had so many career development tools in place that have helped her on her educational journey.

“I was given a big opportunity to work with Blair on Cascades Edge. We worked together on multiple focus groups of parents, prospective students, and asked so many questions to better understand what the OSU-Cascades community needed,” Markley said. “As we were discussing all of the things our focus groups had mentioned, I spoke from the heart about how the computer science program includes a professional development unit. I said this unit has changed my view of myself and what I can offer the world. I had a good resume, internship experience, learned best practices on how to communicate with employers, interview skills and more. It also made me realize why certain classes applied to my dream job and career.”



Kimberly Markley



OSU-CASCADES CAREER FAIR | PHOTOS COURTESY OF OSU-CASCADES

interview practice, job shadows, internships, research, resume workshops, pre-career fair workshops and more. Garland said these skills help students learn important skills, and also greatly increase their confidence as they begin to search for jobs and other opportunities.

The final step is a LinkedIn-compatible badging system. The National Association of Colleges and Employers defines a set of eight career competencies that students need in order to succeed in the modern workforce. The Cascades Edge program gives students a streamlined path to achieve many of those badges during their time in college. Each student can earn up to four ranks in each badge category. Many badges can be earned through classwork; freshman-level writing courses provide you with a level 1 communication badge, for example.

In terms of how the program will change in the future, Garland said, “Like with most things at OSU Cascades, we do our best at designing the program and learning from those experiences. We measure what works and what doesn’t, and fully expect to refine the program as it goes along.”

To a student like Markley, this is just another step OSU-Cascades is taking to benefit not just the student body, but the entire Bend community.

“I longed for an education for my entire life, and being given this opportunity to succeed and be supported by the community around me is indescribable. Education has saved my life in so many ways, and I love this community so much because of how much we support one another,” Markley said. “This movement happening with Cascades Edge is hopefully going to be one of the many tools making the Central Oregon community happy, healthy and functional.”

osucascades.edu

Having a current student speak about how impactful the computer science career development unit is struck a chord with Garland and the rest of the team. Garland said this helped him refine the many original ideas that had down into Cascades Edge, a career development program that can help every student in any major.

Cascades Edge is a four-pronged program aimed at helping students gain the skills, focus and confidence needed to succeed in the workplace and land their dream job. The first portion is a course that every first-year student takes. This is an exploratory course that helps students narrow down their passions and strengths, while also explaining to students how different majors and career paths translate to different jobs down the line.

The second piece of the program provides students with an action plan where they decide what kind of an impact they want their careers to have. From here, this goal-oriented action plan helps students plan out their time at OSU Cascades, including what classes to take, clubs to join and internships to pursue.

The third portion, Garland describes as a “career development menu that is embedded into their classes.” Essentially, students will be able to pick from a list of professional topics that will help them develop as successful workers, like

Can You Resist this Face?

HUMANE SOCIETY OF CENTRAL OREGON



TO VOLUNTEER OR DONATE
CALL 541.382.3537
WWW.HSCO.ORG

MAKE YOUR HOUSE A HOME. ADOPT TODAY.

NIGHTLY BUSINESS PATROLS

29 YEARS



OREGON DPSST # 858



Security PROS
INCORPORATED
★Certified Security Professionals★
1994 Celebrating 29 Years 2023

541-330-0404
541-548-1992
securityprosbend.com

FORUM: August 17

(Mis)Behavior in the Classroom: Carrot, Stick or ...?

Held at the Riverhouse on the Deschutes

Register Now!
www.cityclubco.org



CITY CLUB OF CENTRAL OREGON
Conversation Creates Community

Leading Edge Flight Academy

Continued from page 11

Leading Edge takes this into account and has a solution for students.

“Similar to a medical residency for newly graduated med students, the graduates of our program, while legally certified, still need to collect more in-flight hours in order to be hireable,” Ayres said. “For any graduates of our full program, we offer an instructor position. This is a way for new pilots to work in the industry and gain the experience they need before jetting off to a new position as a professional pilot for a major employer.”

Ayres said that most instructors reach their 1500 hour mark in anywhere from one-and-a-half to two years. Typically, graduates from Leading Edge do very well in the industry. According to Ayres, the industry is still in the midst of a pilot shortage, caused by a variety of factors. Due to this, and the level of connections that Leading Edge has with both COCC and industry leading employers, graduates from this school are guaranteed an interview at certain employers, while other employers actively seek out graduates from Leading Edge.

While Ayres said that hiring has picked up, she clarified that the level of pilots in the industry likely won’t balance out until 2030, meaning that now is a prime time to start a new career as a pilot.

flybend.com • flyleadingedge.com



PHOTOS | COURTESY OF LEADING EDGE FLIGHT ACADEMY



Educational Services *(Listed Alphabetically)*

CONTINUED FROM PAGE 12

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Oregon State University - Cascades 1500 SW Chandler Ave. Bend, OR 97702	541-322-3100	541-383-7501	www.OSUcascades.edu christine.coffin@osucascades.edu	Christine Coffin	283	2001	Eighteen undergraduate majors & graduate programs, with 30 minors & degree options. Research programs & internships & international programs in 80+ countries.
Osher Lifelong Learning Institute at the University of Oregon (OLLI-UO) UO Central Oregon	541-728-0685	N/A	osher.uoregon.edu osher@uoregon.edu	Heather Inghram	2	2003	The Osher Lifelong Learning Institute at the University of Oregon (OLLI-UO) offers provocative noncredit courses, informative programs & exciting cultural events for mature adults. OLLI-UO is part of the thriving network of 120 university & college-based programs supported in part by the Bernard Osher Foundation, with a local site here in Central Oregon.
Phagans' Central Oregon Beauty College 1310 NE Cushing Dr. Bend, OR 97701	541-382-6171	541-385-0782	www.phagans-schools.com bend@phagans-schools.com	Debbie Patrick	10	1963	Hair design, facial & nail technology & barber styling course, code & teacher training. Hair design, esthetics, nail technology, barbering courses & services to the public.
Portland State University 16 NW Kansas St. Bend, OR 97701	503-725-9270	N/A	www.pdx.edu/ssw/msw-distance-option-bend-site bradles@pdx.edu	Sarah Bradley	2	2010	Portland State University of Social Work. Masters in social work distance option.
Seven Peaks School 19660 Mountaineer Way Bend, Or 97702	N/A	N/A	www.sevenpeaksschool.org adoherty@sevenpeaksschool.org	Amy Doherty	0	0	Seven Peaks School delivers educational excellence by preparing every student, every day, to reach his or her highest potential. Seven Peaks is the only independent school in Central Oregon with the International Baccalaureate Middle Years Program (IB MYP), challenging students to excel in their studies & personal growth. Seven Peaks serves children Pre-K through 8th grades, offering low student-teacher ratios & a nurturing home away from home” learning environment”
Superior Schools (Pro-Studies)	541-388-1021	541-388-2944	www.a1schools.co team@a1schools.co	Stacy Harrison, Janda Fleming	4	1978	Real-estate, property manager, landscape contractor & insurance pre-license courses continuing education. Online.
Sylvan Learning Center Satellite Location 2754 NW Crossing Dr., Ste. 101	541-389-9252	N/A	www.sylvanlearning.com/bendor bend.or@sylvanlearning.com	Audra Bohn	4	1986	Works with students of all ages to help them become more academically successful.
Sylvan Learning Center 2150 NE Studio Rd., Ste. 10 Bend, OR 97701	541-389-9252	N/A	www.sylvanlearning.com/bendor bend.or@sylvanlearning.com	Audra Bohn	14	1986	Works with students of all ages to help them become more academically successful.
Waldorf School of Bend 2150 NE Studio Rd., Ste. 2 Bend, OR 97701	541-330-8841	541-330-9713	www.bendwaldorf.com info@bendwaldorf.com	Julia Mattson, Kris Porto, Cyndi Pointer	18	1997	WSB is a private Waldorf school offering a curriculum rooted in outdoor education, academic excellence & an environment that nurtures the wonder of childhood. We honor each child's unique spirit by building capacities of will, free thought, compassion & social responsibility so that they may act as graceful world citizens. Our program passionately serves children in Early Childhood through 8th Grade.

OSU-Cascades Contributes More than 200 Energy Systems Engineers to Oregon & Beyond

by CHRISTINE COFFIN — Oregon State University – Cascades

A degree program launched at Oregon State University - Cascades more than a decade ago to address the national need for energy-savvy engineers has contributed more than 200 workers to the field, with most working in Central Oregon and around the state.

One of only six accredited bachelor's degrees of its kind in the country, the energy systems engineering program is housed in the OSU College of Engineering. Students enrolled in the program gain an understanding of mechanical, electrical and industrial engineering principles, as well as proficiency in energy consumption, distribution, storage, conversion and policies, enabling them to determine engineering solutions that will provide employers and clients maximum energy efficiency.

"The energy systems engineering degree was developed to fill a need in the engineering field that has only heightened as climate change increasingly impacts how we produce, store and consume energy," said Rebecca Webb, the program's Tykeson Endowed Faculty Scholar and a senior engineering instructor. "It is a point of pride that the quality of OSU-Cascades' engineering education is recognized by leading companies in the energy sector as they seek to hire new graduates year after year."

Since launching in 2011, the program has produced 207 graduates. According to Webb, there is a 95% job placement rate among graduates of the program. More than half of the Class of 2023's graduates had accepted jobs in the field before receiving their degree.

Eighty-five percent of students who have enrolled in the program are from Oregon, with 45% from Central Oregon.

The U.S. Department of Labor forecasts that Oregon's workforce will need 750 energy, solar energy and wind energy engineers annually through 2030. Nationwide, more than 31,000 energy, solar energy and wind energy engineers are projected to be needed annually through 2031.

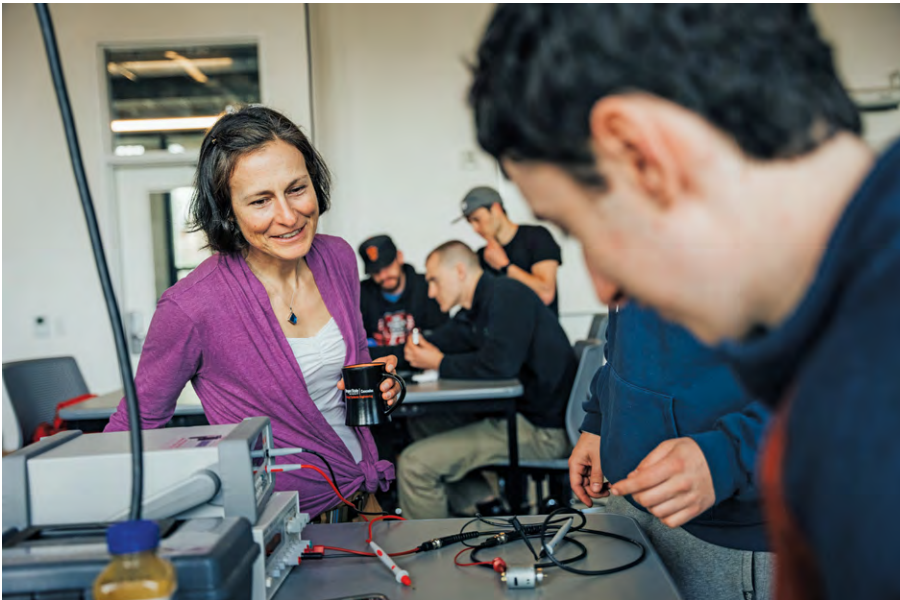
Tucker Ruberti, director of corporate development and strategy with SOLV Energy in Bend, was involved in early discussions about the development of the program.

"It's been gratifying to watch the program produce graduates who are not only talented technically, but who understand the importance of working in teams and communicating across an organization," said Ruberti.

Since Ruberti joined SOLV in 2021, the company has hired five alumni of the program. One of them, Bryndon Light, graduated in 2016 and is a senior supervisory control and data acquisition engineer.

"I entered the energy industry ready to contribute. Eight years later, it's clear that the field is growing at an even faster pace and needs more engineers to solve large-scale energy challenges our world faces," said Light.

The program has also attracted energy researchers, spurring the launch of research labs and spin-off companies. The Energy Systems Lab, led by Chris Hagen,



REBECCA WEBB IS THE TYKESON ENDOWED FACULTY SCHOLAR AND A SENIOR ENGINEERING INSTRUCTOR IN OSU-CASCADES ENERGY SYSTEMS ENGINEERING PROGRAM | PHOTO COURTESY OF OSU-CASCADES

an engineering professor, has attracted \$3.8 million in funding to explore energy conversion. Bend-based Onboard Dynamics was spun-off from research in the lab focusing on natural gas compression technology.

Associate Professor Bahman Abbasi leads the Water Energy Technologies Lab, which addresses the increasing global scarcity of fresh water with energy efficient innovations. It has attracted more than \$5.6 million from the U.S. Department of Energy. The WET Lab's innovations in energy efficient and portable water treatment and mineral extraction technologies launched the spin-off company, Espiku.

Energy 350, Inc., a Portland-based company, has hired four alumni of the program, including Gertrude Villaverde who earned an honors degree and worked in the Energy Systems Lab as an undergraduate. An energy engineer, her work focuses on energy efficient construction and retrofitting of existing buildings and industrial processes, as well as energy efficiency market transformation.

"It's energy engineers like Gertrude who are rising to the greatest challenge and opportunity of our generation, helping navigate society's complex energy challenges and driving the clean energy economy," said Chris Smith, president of Energy 350.

osucascades.edu

NOT ON THE LIST?



Central Oregon's Most Effective B2B Marketing Tool

GET ON IT!

ads@cascadebusnews.com | 541-388-5665

Having Trouble Hiring?

Radio works for recruitment!

BendRadio.com







COMBINED COMMUNICATIONS

RADIO | DIGITAL MARKETING

Latino Community Association

Continued from page 1

Walters and the LCA offer in person classes in Bend, Redmond, Madras and Prineville. While the respective offices in each of these towns are service-based, some of them don't have the physical capacity for classes; Bend and Madras are the two locations with plenty of room to hold classes and tutoring sessions.

According to Walters, the classes held at the LCA serve a few unique purposes. First, lessons can be catered to the needs of the client. "It's essential for us to understand why the client is here in the first place," Walters said. "Our goal is to provide lessons that our clients can use tomorrow. Whether they work in an office, need some assistance communicating with their child's teacher, or just want to speak English at home, we can cater what we teach to meet those unique goals."

In addition to more personalized services, the LCA offers a level of comfort and safety that Latino community members don't always find in more traditional educational spaces, like college for example.

Walters spoke about how it can be



PHOTOS | COURTESY OF LCA



Walters also added that a college course, such as the ones at COCC, can be a big time commitment or create scheduling conflicts for many of their clients who work multiple jobs, have long hours and take care of kids or other family members. For clients in this category, classes at the LCA are ideal, and varying class times that go well outside of regular working hours allow clients to fit their education into their already busy day.

In addition, Walters said that the LCA provides childcare at much more affordable rates when compared to the average cost of childcare in Bend. He said that this is just another example of the dedication the LCA has to accommodating each of their clients' individual needs, in order to help that individual reach their educational goals.



To help folks adapt to a new age of internet and digital literacy, the LCA offers English language courses based around specific professional topics like HVAC language, computer literacy, GED specific language and more.

Walters said that the classes held at the LCA are very community focused, and students mostly hear about the classes through word of mouth. This can be expected from an organization that is so based in a community like the LCA, but Walters is still thankful that clients of the organization both want to come back for more, and recommend the LCA to their friends and family.

"We find that our students mostly want to keep this going, whether that be more classes with us or moving on to COCC or another higher-ed institution," Walters said. "We're just happy to be able to help our community take the first step and gain both language skills and confidence in a space that is familiar to them."

latinocommunityassociation.org

intimidating for people who have varying degrees of educational experience, English language proficiency, work load, family life and more to just walk into a college and sign up for a class. When taking a class at the LCA, all of these things are taken into account.

However, the efforts of local colleges like COCC should not be understated. Walters said that, "COCC has been a great partner. Many of our students who want to keep learning these skills end up going to COCC to gain more credit and take higher level courses. We acknowledge that beginners can come to our place, be comfortable and save some money, then move on to COCC later on to continue the educational journey that they started here with us."



Should Your Tech Support Company Be Audited? We Believe So

by **JAKE ORTMAN, Scapegoat — Weston Technology Solutions**
Less than five percent of MSPs worldwide have obtained an MSP Verify (or equivalent) certification or audit. Has Yours?

Weston Technology Solutions is a managed IT company, more specifically referred to as a Managed Service Provider (MSP). Managed Service Providers (MSPs) are IT companies that focus on keeping your business technology and systems operating and optimized as well as provide tech support and services to your company and its people.

At Weston, we believe that accountability and transparency are important and part of our “Integrity” core value (ask anybody on our team, and they’ll tell you the rest of our core values). We continuously push ourselves to make measurable improvements in our on-going effort to better the lives of others (our clients, co-workers, and community).

Giving the keys to your business’ technology over to another company is sometimes a scary proposition and you should have confidence in knowing that your MSP acts the way an MSP *should* be acting. As part of this, our latest effort was to achieve the MSP Verify & Cyber Verify certifications by MSPAlliance and have achieved this certification.

“The MSPV certification program strengthens our commitment to providing our clients with secure, consistent and well-documented managed IT services,” said Brock McFarlane, Weston’s CEO and founder. “Knowing that your IT partner is operating in a way that meets or exceeds industry standards is critical to business owners in today’s high-risk environment. This third-party audit showcases that we are doing things in a way that gives business owners peace of mind.”

What is MSP Verify & Cyber Verify?

Established in 2000, the International Association of Cloud & Managed Service Providers (MSPAlliance) is a globally recognized compliance association and accrediting body for the Cyber Security, Cloud Computing and Managed Services Provider (MSP) industry. The MSPV was the first certification created



specifically for the managed services and cloud industry.

The MSP Verify certification is for managed service providers, designed to provide assurance, generate trust, and communicate transparency to businesses shopping for managed IT services. Cyber Verify was specifically designed for outsourced service providers and the businesses they service. To give greater transparency and assurance when it comes to the cyber security practices of the service provider.



Every MSP Verify certification comes with a written report with the entire process documented, validated and signed by a third-party accounting firm (contact us if you’d like a copy of that report). The MSP Verify (MSPV) has been reviewed by governmental agencies and regulatory bodies across the globe and is used and accepted in five continents around the world.

As with any other substantive certification of this type, the MSPV certification must be renewed annually.

What Does the Audit Look For?

There are ten control objectives of the Unified Certification Standard and underlying controls that constitute crucial building blocks of a successful managed services (and cloud computing) practice. Once the provider’s

Continued on Page 19 ►



Are you building your cybersecurity culture?

Our goal is to provide clients with timely, comprehensive, and actionable information so you are prepared to address your cyber risk threats.

See how we can help your business visit PayneWest.com/Cyber

606 NW Arizona Ave, Ste 200 | Bend | (541) 306-2080

PayneWest. Insurance made for you.™



Computer Products & Services *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Aristocat Development Corp 423 NE Clay Ave. Bend, OR 97701	541-389-8145	N/A	www.aristocat.com aristocat@aristocat.com	Larry Hunt	1	1985	Specialized vertical marketing software development.
Black Crater Software Solutions LLC 3044 Lansing Ct. Bend, OR 97701	541-280-3145	N/A	www.blackcrater.com andy.gray@blackcrater.com	Andy Gray	2	2005	Custom web, mobile & desktop software development & technology consulting.
Cascade Chips Technical Services 19417 Seminole Cir. Bend, OR 97702	541-382-6650	N/A	www.cascadechips.com rick@cascadechips.com	Rick Olson	1	1992	Network design, installation & troubleshooting. Broadcast & studio engineering. Computer sales, service, upgrades, data recovery & virus/spyware removal. PC repair, upgrades, virus & spyware removal, data backup, wireless & wired networking.
Cascade Networking 14 NW Hawthorne Ave. Bend, OR 97701	541-617-0553	541-617-0580	www.cascadenetworking.com info@cascadenetworking.com	Lee Johnson	6	2005	IT Consulting, Office 365, LAN/WAN design & infrastructure, wireless network design, e-mail, remote access/VPN, virtualization, NAS & SAN storage, disaster recovery, licensing, server/PC sales & service, colocation, Cloud services, networking maintenance, security services & 24x7 support available.
Cascade Telecommunications / Cascade IT Services 220 SE Davis Ave. Bend, OR 97702	541-388-5158	541-382-9186	www.cascadetel.com helpdesk@cascadetel.com	Allan Clack	4	1990	Telecommunications, IT Networks, VOIP Networks, IT Managed services network, fiber optic, WAN, multi-site data cabling systems, pre-wire high speed data circuits.
Cash Register Systems 365 NE Greenwood Ave., Ste. 2 Bend, OR 97701	541-389-5797	N/A	www.bendpos.com sales@bendpos.com	Bruce Barnhart	3	1985	Point of Sale system sales, service & supplies, cash registers, BPA free thermal paper rolls, credit card processing services & equipment.
CLASSY KEYS Computer Services, Inc. 20149 Lora Ln. Bend, OR 97702	541-317-1242	541-312-5280	www.ClassyKeys.com evelyn@classykeys.com	Evelyn Whitaker	3	1987	Intuit advanced certified QuickBooks ProAdvisor providing QB consulting, bookkeeping & customization solutions.
CMIT Solutions of Central Oregon 129 SE Third St. Bend, OR 97702	541-330-0555	N/A	www.cmitsolutions.com/centralor mcapell@cmitsolutions.com	Mark Capell	6	2003	IT outsourcing for small businesses, training & mentoring, technical support & troubleshooting, networking & computer sales.
Copiers Northwest 20350 Empire Blvd., A-1 Bend, OR 97701	541-388-1797	206-282-2010	copiersnw.com/locations/bend-office/ contact@copiersnw.com	Bob Browning	6	1989	Canon & Samsung copiers, printers, faxes, scanners, sales, supplies & services. Digital filing systems to reduce paper & improve productivity.
Evolution Software Design, Inc. 64739 Alcor Place Bend, OR 97703	541-350-6408	N/A	www.evolutionsoftware.com design@evolutionsoftware.com	Michael Gerfen	3	2003	Technology partner for ecommerce, web, cross-platform mobile & enterprise software projects.
GreenLoop IT Solutions 61383 S Hwy. 97, Ste. C Bend, OR 97702	541-749-1105	480-968-5541	www.greenloopsolutions.com info@greenloopsolutions.com	Peter Wheary	12	2011	Provides IT support & consulting solutions to businesses between 3-100 users. From planning & budgeting to implementation & ongoing support we are your one stop Trusted IT Partner.
JF Possibilities, Inc. PO Box 1214 La Pine, OR 97739	541-410-2760	N/A	www.jfpossibilities.com info@jfpossibilities.com	Jon Foster	2	2003	Server Management, website & application development, consulting & computer security.
Lance Hardy PO Box 1041 Bend, OR 97709	541-390-2093	N/A	lancehardy.com lance@lancehardy.com	Lance Hardy	1	2001	AWS (Amazon Web Services) Certified Solutions Architect & AWS Certified Developer available for AWS consulting & implementation.
L.Boyd Consulting, LLC 19728 Sapphire Ln. Bend, OR 97702	541-383-4520	541-647-2269	www.LBoydConsulting.com Lori@LBoydConsulting.com	Lori R. Waterhouse	1	1991	Computerized accounting software sales & support, training, accounting process analysis & improvement, authorized resellers & trainers for Sage BusinessWorks accounting software, support Quicken & Quickbooks by Intuit & more. Contract CFO services on-site & remote access.
MicroSphere Computers, Inc. 635 SE Business Way, Ste. 200 Bend, OR 97702	541-388-1194	541-388-0091	www.microsphere.net inquiry@microsphere.net	Don Thompson	6	1983	Business network specialists - network certified since 1986. Sales & support for desktops, laptops, servers & gaming systems; extensive networking & connectivity experience. Computer repairs, upgrades & data recovery. Microsoft partner & Intel provider.
MPS Consulting 63025 OB Riley Rd., Ste. 7 Bend, OR 97703	541-389-9430	N/A	www.mpsconsulting.com michael@mpsconsulting.com	Michael P. Sullivan	3	1990	Family-owned Central Oregon tech company providing Apple technology services to businesses & individuals. Specializing in IT consultation, device setup & customization, network design & implementation, security issues & data recovery, data transfers, customized training, monthly scheduled IT services & managed off-site secure backups, offers fully customized solutions on-call, as needed & via service contracts.
Nine Peaks Solutions LLC 5 NW Hawthorne Ave., Ste. 100 Bend, OR 97703	541-797-7595	270-912-6554	NinePeaksSolutions.com EMailUs@NinePeaksSolutions.com	Eric D. Skidmore	8	2015	Technology consulting & services firm working with business solutions & Microsoft SQL Server software. Organization is an authorized platinum level solution provider of Laserfiche, an enterprise content management & paperless workflow system; also partner with Microsoft, Dell EMC, Epson, Dropbox, DocuSign & SIGNiX. Extensive payroll & human resources application consulting experience.

Weston Technology Solutions

Continued from page 17

organization has completed all MSPV documentation on all applicable control objectives, the results are then examined by an independent third-party accounting firm for verification and signing of a public facing report.

The Ten Control Objectives the Audit Covers for the MSP Verify Certification

Customers who select a company that is part of the MSPV can also rest assured that their IT solution provider has met and exceeded the following standards dealing with:

- Objective 1: Governance
- Objective 2: Policies and Procedures
- Objective 3: Confidentiality and Privacy
- Objective 4: Change Management
- Objective 5: Service Operations Management
- Objective 6: Information Security
- Objective 7: Data Management
- Objective 8: Physical Security
- Objective 9: Billing and Reporting,
- Objective 10: Corporate Health.

“The MSPV certification is a rigorous process that benchmarks and verifies the quality of the company providing cloud and/or managed services,” said Celia Weaver, MSPAlliance president. “We are very proud to have Weston Technology Solutions as a member of this elite community of MSPs and cloud providers.”

Ask Your IT Company if They Are Audited

Has the company you work with for IT support gone through a third-party audit? We believe that any business you give full access to (whether it's IT services or even janitorial) needs to be

fully vetted and checked before you give them keys to the kingdom. A third-party audit like this helps you sleep better at night.

Could Weston's managed IT services be right for your business? We focus on supporting businesses with 20 to 250 employees where we serve our clients as either their entire IT department or in a hybrid arrangement where we offset an internal IT staff with our team and extensive resources and experience.

Curious about the difference an audited IT company can make for your company? Let's discover how we can help your company with our CompleteCare IT services. Contact us today.

Jake Ortman is the communications manager and scapegoat for Weston Technology Solutions. Everything is Jake's fault. He drinks way too much soda and has a volume level that goes up to 11. Weston Technology Solutions has been serving the Pacific Northwest since 1994, providing people-friendly managed IT services to small and medium-sized businesses with offices in Bend and Anchorage. jortman@weston-tech.com.

weston-tech.com

“The MSPV certification program strengthens our commitment to providing our clients with secure, consistent and well-documented managed IT services. Knowing that your IT partner is operating in a way that meets or exceeds industry standards is critical to business owners in today's high-risk environment. This third-party audit showcases that we are doing things in a way that gives business owners peace of mind.”

~ Brock McFarlane, CEO & Founder
Weston Technology Solutions

FREE E-Headlines

Sent Directly
to Your Email

To Receive,
Send Your Email to:
CBN@CascadeBusNews.com





Can You Resist This Face?

**HUMANE SOCIETY
OF CENTRAL OREGON**



TO VOLUNTEER OR DONATE
CALL 541.382.3537 | WWW.HSCO.ORG



Ready for Unique IT Services?

There are loads of IT and tech support companies out there because there are no qualifications or certifications required to become one. **This makes Weston a bit different.**

Immediate, Friendly and SLA-Driven Help

Need help immediately? On average, we answer the phone and start working on issues in less than 18 seconds. We also have live chat and email support. And if we don't help you quickly enough, we'll give some cash to local charities in need.

Consistent, Audited and Well-Executed Service

You'll be hard pressed to find other MSPVerify-certified companies in Bend for a reason: We're very good at what we do. We have the industry certifications, best practices, documentation, metrics and processes and we double-check each other's work.

Not Happy With Our Service? We'll Pay You To Leave

We are so confident that you'll enjoy working with us so much that if you are unhappy at the end of your third month of CompleteCare, we'll help you find a new IT provider and even pay up to \$5000 to swap you back. Ask us for more details and restrictions.

Call Weston today to learn more about
WESTON COMPLETECARE

WESTON

TECHNOLOGY SOLUTIONS

weston-tech.com • (541) 383-2340 • sales@weston-tech.com

Since 1994, building value for organizations by empowering people through technology.

Computer Products & Services *(Listed Alphabetically)*

▶ CONTINUED FROM PAGE 18

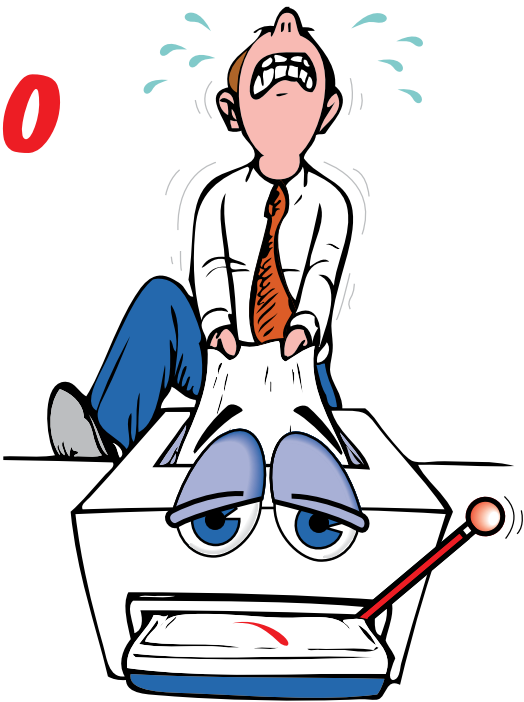
Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Paul the Computer Guy 354 NE Greenwood Ave., Ste. 103 Bend, OR 97701	541-330-0610	N/A	www.paulthecomputerguy.com support@paulthecomputerguy.com	Computer Service	3	2005	Computer service for business or home - by appointment only. PC & Mac, virus removal, tune-ups, networking, data recovery, backups & more.
Printer Resources & Recycling, LLC 2669 NE Twin Knolls Dr., Ste. 205 Bend, OR 97701	541-318-5211	N/A	www.MyPrinterResources.com frank@myprinterresources.com	Jennifer Clark, Mark Giltner, Frank Patka, Mickey Meszaro	6	2000	Printer, multifunction, copier, plotter service & supplies. Discounted quality toner & inks, E-waste recycling services - printers, faxes, desktop copiers, computers, monitors, toners, inks, cell phones, home batteries; IT services.
Solutions YES 888 NW Hill, Ste. 3 Bend, OR 97703	541-306-2222	N/A	www.solutionsyes.com sean.bell@solutionsyes.com	Dave Pfaff, Justin Davis, Sean Bell	30	2011	Supplier of Canon & Kyocera multifunction printers, desktop printers, scanners, wide format printers, fax servers, secure document portals, document management systems & AI as a service for process automation.
Steven Floyd Consulting, Inc. 20360 Empire Ave., Ste. B7 Bend, OR 97703	541-330-0930	541-330-0949	sfcband.com sfloyd@sfcband.com	Steven Floyd	4	1996	Networking, computer maintenance & repair, virus removal & data recovery for MAC & PC computers.
TEKsystems 900 NW Mt. Washington Dr., Ste. 205 Bend, OR 97701	458-206-2244	N/A	www.teksystems.com kdrake@teksystems.com	Kelly Ulinski	6	2001	IT staffing & services.
TKO Computers, Inc. PO Box 664 Bend, OR 97709	541-317-8484	N/A	www.tkocomputers.com todd@tkocomputers.com	Todd Konwinski	2	2003	Computer sales & service, business & network support, custom built laptops & desktops.
Weston Technology Solutions 2214 NE Division, Ste. 201 Bend, OR 97703	541-383-2340	541-383-2350	www.weston-tech.com sales@weston-tech.com	Jake Ortman, Brock McFarlane	21	2002	MSPVerify Audited & Approved, people-focused, SLA-driven, consistent & well-executed tech support & IT services. Provides proactive maintenance, VCIO, Office 365 & cloud solutions to reduce downtime & increase security & productivity.
William Sillas Computer Services Bend, OR 97701	541-350-4810	N/A	protechbend@live.com	William Sillas	1	1999	Upgrades, networking, repair, system diagnostics, system maintenance, virus & spyware removal, wireless support & setups, new system sales & service.

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.

PAYING **TOO MUCH** FOR YOUR PRINTER'S MAINTENANCE?

- ✓ Cleaning/Repair Labor Onsite in Bend
- ✓ 10% OFF "New Customer" First Toner Order *(Compatibles Only)*
- ✓ No Contract Necessary
- ✓ Mention **Cascade Business News** & Receive an Additional **5% Discount**
- ✓ Small Enough to Care; Big Enough to Take Care of You!
- ✓ Free Recycling of Printers, Toners & Ink Cartridges
- ✓  New Tree Planted with Every Service & Sale

\$59⁰⁰



If we cannot fix it,
No charge to you!



PRINTER RESOURCES AND RECYCLING
23 Years proudly serving Central & Eastern Oregon

2669 NE Twin Knolls Dr., Suite 205, Bend
(541) 318-5211

www.MyPrinterResources.com



Central Oregon-Based Internet Providers *(Listed Alphabetically)*

Company / Address	Phone	WebSite/Email	Contact	CO Year Est.	Dialup Service	DSL Service	Cable Service	Wireless Service	Residential Cost (monthly)	Business Cost (monthly)	Areas Covered	Services
BendTel 136 NW Greenwood Ave. Bend, OR 97703	541-389-4020	www.bendtel.com sales@bendtel.com	Doug Cox, Tom Barrett	2003	No	Yes	No	Yes	Competitively priced residential fiber internet available in select areas only. Proudly delivering residential fiber internet to MDUs such as Native Sun Apts, The Eddy Apts & The Rapids on Portland.	Competitively priced business phone & internet.	USA with a focus in Central Oregon & Portland.	Business high speed internet & hosted voice services. Built on the best technology available, BendTel's Metro Ethernet delivers guaranteed speeds up to 10 GBPs. Enjoy Low latency, Fast ping time, no data caps & symmetrical upload & download speeds with BendTel's dedicated & secure fiber optic internet. Engineered by local experts, supported 24/7 by local techs. BendTel provides fiber service, broadband service & high-speed internet service to local businesses in Central Oregon & beyond. Dual-stack IPv6 configurations available.
Blue Mountain Networks 212 SW Fourth St., Ste. 202 Madras, OR 97741	541-370-3000	www.bluemountainnet.com sales@bluemountainnet.com	Paul Ernst Brenna Vickrey	2013	No	No	No	Yes	Starting at \$35	Starting at \$70	Central Oregon & beyon	Home & business internet & phone, no data usage limit, no contract, 24/7 tech support, symmetrical speeds.
Central Oregon Internet 740 NE Third St., Ste. 3 Pmb 213 Bend, OR 97701	541-389-1303	www.coinet.com sales@coinet.com	Gary Mart	1997	Yes	Yes	No	No (only wireless router)	Starting at \$10	Starting at \$10	Central Oregon within calling area.	High-speed DSL, dial-up accounts, domain registration, website storage, website development & voice over IP, virus removal, spyware, spam services, upgrades, business phone systems.
Coinet	N/A	sales@coinet.com	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
InfoStructure PO Box 4665 Medford, OR 97501	541-773-5000	www.infostructure.net support@infostructure.net	Scott Hansen	1994	Yes	Yes	No	N/A	N/A	Call for rates	Oregon	Internet & voice services.
Kenekt'd Internet Service 596 SE Fourth St. Madras OR 97741	541-312-6227	www.kenektd.com customerservice@kenektd.com	Lamont Boileau	2013	Yes	No	No	Yes	N/A	\$24.99 & up	All Central Oregon & most of the Pacific Northwest.	Telecom Managed Services Provider specializing in Wireless Network Deployment to include Hotels, Apartment Complexes, RV Parks and other MDU's as well as comprehensive business phone solutions.
LS Networks (Subsidiary: Quantum Communications) 258 SE Salmon Dr. Redmond, OR 97756	541-923-5599	www.lsnetworks.net marketing@lsnetworks.net	LoriAnn Kuhn	2005	No	No	No	Yes	N/A	Call for pricing & availability.	Oregon, Southern Washington	Business network connectivity & communications services including: High-speed fiber internet, unified communications & Ethernet transport. Fully redundant network backbone with 24/7 proactive support & network monitoring.
Para-tech Satellite Systems 361 NE Franklin Ave., Bldg. E #15 Bend, OR 97701	541-389-1514	www.paratechsatellite.com paratechsat@gmail.com	Nancy Baker	1983	No	Century Link	TDS Internet	Yes	Century Link starts at \$45/mo	N/A	Central Oregon.	High Speed internet access & phone, satellite TV, local antenna TV

Continued on Page 22▶

Not listed?

Call 541-388-5665

& get your company on a list!

CAN YOU RESIST THIS FACE?



Humane Society of Central Oregon

To Volunteer or Donate
Call 541.382.3537
www.hSCO.org

NIGHTLY BUSINESS PATROLS

29 YEARS



OREGON DPSST # 858



Security PROS INCORPORATED
★Certified Security Professionals★
1994 Celebrating 29 Years 2023

541-330-0404
541-548-1992
securityprosbend.com

TIRED OF INTERNET OUTAGES?



GET REAL

BendTel
Locally Owned & Operated since 2003



GIG INTERNET



VoIP PHONES



REMOTE FEATURES

(541) 389 - 4020 | 130 NW GREENWOOD AVE | BENDTEL.COM

Central Oregon-Based Internet Providers *(Listed Alphabetically)*

▶ CONTINUED FROM PAGE 20

Company / Address	Phone	WebSite/Email	Contact	CO Year Est.	Dialup Service	DSL Service	Cable Service	Wireless Service	Residential Cost (monthly)	Business Cost (monthly)	Areas Covered	Services
PrineTime.net 976 NW Third St. Prineville, OR 97754	541-447-9840	www.Prinetime.net ptadmin@prinetime.net	Jason & Denise Wilkins	2001	No	No	No	Yes	\$39.95 4MB Connection	\$50 10MB Connection	Central Oregon, Heppner & Lone	High speed wireless service, virtual domain hosting. Including web hosting & design, point-to-point, line of sight wireless, phone service.
TDS (Previously BendBroadband) 63090 Sherman Rd. Bend, OR 97703	855-696-8368	www.HelloTDS.com	Customer Service	1969	No	No	Yes	No	Call for the latest rates & promotions.	Call for the latest rates & promotions.	Internet/Telecom: Bend, Crooked River Ranch, Culver, La Pine, Madras, Metolius, Prineville, Redmond, Sisters, Sunriver, Terrebonne, Tumalo.	Full-service telecommunications company providing internet, phone, TV, data backup & restore, T-1, PRI, fiber, cloud & colocation services.
Webformix 67 NW Hawthorne Ave. Bend, OR 97703	541-385-8532	www.webformix.com info@webformix.com	Eric Ozrelic	2004	No	No	No	Yes	\$57-\$148	\$57-\$148	Areas Covered Bend, Redmond, Madras, Prineville, Sisters, Culver, Three Rivers, Crooked River Ranch, Terrebonne, Alfalfa, Powell Butte, Grants Pass, Merlin, Rogue River & Hugo	Residential & apartment complex/hotel wireless highspeed internet.
Yellowknife Wireless Company, LLC 1259 NE Second St., Ste. 200 Bend, OR 97701	541-385-0111	www.ykwc.com info@ykwc.com	Chris Cappuccio	2005	No	No	No	Yes	Internet starting at \$49.95/month; unlimited local & long distance phone service starting at \$27.00/month.	Internet starting at \$59.95/month; unlimited local & long distance phone service starting at \$40.00/month.	From Bend to Tumalo, Sisters, Brothers, Eagle Crest, Redmond, Crooked River Ranch, Terrebonne, Powell Butte, Alfalfa, Sunriver, La Pine, Gilchrist, Crescent, Madras, Culver, Prineville, Millican,Crescent Lake, Chemult	Residential high-speed rural internet. 1 & 10 Gigabit speeds available for business. Phone lines, server co-location & other custom services available.

Web Designers & Digital Marketing *(Listed Alphabetically)*

See Advertising Agencies in the Book of Lists for more companies that include web design.

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Alpine Internet 838 NW Bond St., Ste. 2 PO Box 31 Bend, OR 97703	541-312-4704	N/A	www.alpineinternet.com hello@alpineinternet.com	Brian Cash	5	1999	Website & app development, hosting, cloud services, support & devops, data-drivenresults, WordPress development, email & social marketing, webmaster services, webdatabases, consulting services, Apple developer, certified Google Apps partner, certified Google AdWords partner.
Bend Web Design 63109 Turret Ct. Bend, OR 97701	541-678-3668	N/A	www.bendwebdesign.co info@bendwebdesign.co	Jason Morgan	1	2014	Web design, search engine optimization, social media marketing, graphic design, IT & more.
Binary Star Systems Bend, OR 97701	541-316-8027	N/A	www.BinaryStarSystems.com hello@binarystarsystems.com	Lisa Sipe, Jim Sipe	2	2003	Website design, software development, mobile app development, email marketing, branding & graphic design.
Camp Creative, Inc. 2900 NW Clearwater Dr., Ste. 200 Bend, OR 97703	541-622-3636	N/A	www.campcreative.net rcamp@campcreative.net	Steve Bredt, Richard Camp	10	2015	Full service UX design, customer journey development, web application design & development, interactive touch screens, content development, copywriting, SEO, social media strategy & management. Web application development.
Campbell Consulting Group, Inc. Bend, OR 97701	541-410-9113	N/A	www.campbellconsulting.com judy@campbellconsulting.com	Judy Campbell	5	1996	Serving tourism, craft beer, cannabis & software companies with strategic media relations, public relations, media training, social media, branding & website development.
Cight Solutions 920 SW Emkay Dr., Ste. 107 Bend, OR 97701	833-600-4007	N/A	cightsolutions.com info@cightsolutions.com	Ron Montgomery	15	2019	Digital marketing, website design, social media management, blogging, Google business profile management, reputation management, listing management, SEO, digital ads, branding, email marketing & graphic design.
Cross Dot Digital & Creative Agency LLC 1001 SW Emkay Dr., Ste. P Bend, OR 97702	541-977-7797	N/A	www.crossdotdigital.com michelle@crossdotdigital.com	Michelle Hart	10	2019	Graphic design, brand identity, website design, social media, copywriting & content marketing, digital marketing services, reputation management.
Effectual Inc. 320 SW Upper Terrace Dr. Bend, OR 97702	800-770-1868	N/A	www.Effectual.com info@Effectual.com	Robb Allen	350	2019	Build-to-suit custom applications such as enterprise web apps, mobile apps, IoT, AI/ML, & responsive websites; content strategy & digital marketing; strategic consulting for digital product/service strategies & amazon web services (AWS) Premier Partner.
Farewell Media 1404 NE Third St., Ste. 7 Bend, OR 97701	541-280-4647	N/A	www.farewellmedia.com creative@farewellmedia.com	Kevin Watkins	11	2016	Web design, webflow CMS, web development, SEO, copywriting, website maintenance, website hosting.
Inspired Melissa 1001 SW Disk Dr., Ste. 250 Bend, OR 97702	541-280-3642	N/A	www.inspiredmelissa.com info@inspiredmelissa.com	Melissa McGlenn	1	2012	WordPress website design & development, Search Engine Optimization (SEO), Weebly Squarespace websites, website hosting & maintenance, 1-page scrolling websites, business websites, e-commerce websites, social media strategy & marketing & so much more!
JF Possibilities, Inc. PO Box 1214 La Pine, OR 97739	541-410-2760	N/A	www.jfpossibilities.com info@jfpossibilities.com	Jon Foster	2	2003	Server Management, website & application development, consulting & computer security.

Ask SCORE: What Are the Best Ways to Build My Business Brand on Social Media?

by JIM DARCEY, Chapter Chair — SCORE Central Oregon

On the list of questions every business owner is asking these days is “How can I use social media to market my business and build my brand online?” Much has been written about this topic, but all advice is not created equal. Some tips rise to the top. Here are the best ways to build your business’ brand on social media.

Apply Your Branding Consistently

You’ve (hopefully) already put resources into creating a great brand for your company, with a logo, tagline, color-scheme and other elements. The first thing to do on social media is to apply your brand elements faithfully across each platform you join. Design the header of your account using your logo, company colors and images that match your branding.

Create a Brand Voice & Tone

Writing for social media is somewhat different than the writing you usually do. You’ll be writing short and you’ll be expected to have a personality. Bland corporate communications find little purchase on social. Think about how to adapt your brand approach to a voice and tone that will engage people on social platforms.

Choose Your Platforms Carefully

Trying to create content for accounts on every social platform will quickly become a full-time job — and then some! It’s a better strategy to focus your attention on a just a few platforms where your audience is most likely to be active. Figuring out which platforms are best might require some market research, including seeking feedback about social usage from your current customers.

Jump on Trending Topics

Social runs on trends, so you’ll be far more likely to get traction and attract attention if you stay abreast of the latest and find brand-appropriate ways to engage on those topics. Which trending topics you comment on and what you say will depend in large part on your brand tone and voice, but the goal is to make sure whatever you post is adding something fresh to an ongoing conversation.

Keep Posting Day In, Day Out

Social media is like a voracious beast that will keep on eating... and eating. The need to keep posting day in, day out is one of the biggest stumbling blocks for companies trying to build their brand on social. Anticipate this relentless need and put resources in place to ensure your company can meet it. That likely means

tasking a specific employee with creating social content and giving them enough time to generate it. Also build in time for them to actively engage your company’s audience on these platforms.

Engage with Your Followers

Social media is called “social” for a reason — it’s all about interacting with others. This gives you a golden opportunity to talk directly with your audience and build up their trust in you. Make sure you’re not thinking of your social accounts as bulletin boards where you post your messages and walk away. Think of them instead as dynamic portals into the world of your potential customers — the more you reach through that portal, the more interest you’ll draw in.

Work with Influencers

Influencers constitute a whole new niche in the marketing industry. They cultivate high levels of trust and hold a remarkable power of persuasion with their followers. By working with influencers, you can reach a highly invested audience in your niche and immediately grow your exposure exactly where you need to. The catch is that it is typically costly to work with these online professionals, so this option should be a carefully considered part of a larger social strategy that you’re investing in.

Know & Use Your Metrics

Before you start posting on social, make a plan that outlines what metrics you’ll be measuring to judge how your brand-building efforts are progressing. Learn how to track these metrics and then consistently assess how you’re doing so you can change your strategy to improve. Metrics can provide insight into areas where developing your social efforts are likely to be most effective.

Following these top tips will help you jump-start your progress in building your brand on social. Applying this advice consistently over time is guaranteed to help you make great use of this powerful digital marketing avenue.

Have More Questions?

Reach out to SCORE for free, expert mentoring and resources to guide you through your small business journey. In addition, if you have managerial and/or business ownership experience and would like to consider giving back to the community by being a business mentor, please visit centraloregon.score.org and click on the “volunteer” button.

score.org



Washington Trust Bank

Member FDIC

presents

- Impressive Careers?
- Successful Entrepreneur?
- Social & Philanthropic Commitment to your Community?
- Under 40?

**Nominate your
Accomplished Leader
@ CascadeBusNews.com**

**Nomination Deadline
September 1, 2023**

**Join us at a celebration to toast
the winners in October at**

the **OXFORD** hotel
Date TBD



541-388-5665 | CascadeBusNews.com

Accomplished
under 40



Web Designers & Digital Marketing *(Listed Alphabetically)*

See Advertising Agencies in the Book of Lists for more companies that include web design.

▶ CONTINUED FROM PAGE 22

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Kinetic Branding Bend, OR 97703	541-550-7272	N/A	www.kineticbranding.com paul@kineticbranding.com	Paul Ruettgers	2	2000	Brand strategy, graphic design, web design, SEO, CMS, E-Commerce, advertising, packaging design, print design.
Litehouse Technology, LLC 740 NE Third St., Ste. 3 Pmb 152 Bend, OR 97701	541-589-3362	N/A	www.litehousetech.com contact@litehousetech.com	Zack Jenks	1	2007	Web development & support.
LuLish Design 3720 NW 25th St. Redmond, OR 97756	541-350-0594	N/A	www.LuLish.com lynnette@lulish.com	Lynnette Brallard	2	2005	Full-service agency: web development + design, SEO/SEM, digital marketing, marketing plans & strategy, content marketing, PR, copy-writing, campaigns & more.
Mazama 404 SW Coubmia St., Ste. 150 Bend, OR 97702	541-728-0558	N/A	www.mazamamedia.com info@mazamamedia.com	Sarah Turner	25	2013	Result-driven bot software that converts conversations into customers.
OneScout 20572 Jacklight Lane Bend, OR 97702	503-577-3119	N/A	www.onescoutagency.com chris@onescoutagency.com	Chris Dittman	6	2022	Web development, website design & creation, SEO, paid ads, branding
Organic Webs 204 NW St. Helens Pl. Bend, OR 97701	541-617-8574	N/A	www.organicwebs.com	Michelle Sobala	3	2002	Custom Wordpress themes & websites, user conversion, user experience, search engine optimization, Facebook ads, YouTube optimization, APPS, graphic design & more.
Parallel Forty Four Bend & Redmond, OR	541-604-8484	N/A	www.parallelfortyfour.com alexandra@parallelfortyfour.com	Alexandra McCrea, Sean McCrea	2	2020	Full-service social media partner providing photography, web design, social media, reviews, & influencer management, content creation, logo & business card design, banner & signage design & consulting services.
Project 4 Home Office in Redmond, OR 97756	541-306-9979	N/A	www.project4marketing.com stephanie@project4marketing.com	Stephanie Shaver	1	2020	Website design & maintenance. SEO. Social media management & strategist.
SMARTZ 917 NW Harriman St., Ste. 101 Bend, OR 97701	541-388-4398	N/A	www.smartz.com sales@smartz.com	Mark Knowles	22	1987	Smartz can help your business with paid marketing, creative web design, development & disciplined web marketing principles to deliver bright, meaningful results & ROI. Certified Google Premier Partner.
Snyder & Sons Unlimited 521 NE Seward Ave. Bend, OR 97701	541-330-1803	541-382-6927	www.snyderandsons.com info@snyderandsons.com	Lori Pintok-Snyder	1	1996	Graphic design, website design & printing.
Spangler Creative 516 SE Gleneden Place Bend, OR 97702	541-799-9113	N/A	www.spanglercreative.com matt@spanglercreative.com	Matt Spangler	1	1993	Brand identity, graphic design, web design, web development, ad campaign design, print collateral from business cards to annual reports, outdoor billboards & signage, apparel imprint design. Over 25 years experience with global nonprofit organizations.
The Garage, Inc. PO Box 8531 Bend, OR 97708	541-330-5950	N/A	www.thegarageinc.com art@thegarageinc.com	Art Wirtz, Marie Wirtz	4	1996	Website design, web marketing, Wordpress CMS, custom CMS development, SEO/user experience.
Web Mentors 160 S Oak St., Ste. 414 PO Box 3500-414 Sisters, OR 97759	541-323-2932	N/A	www.webmentors.com michael@webmentors.com	Michael Curry	3	2002	eBusiness solutions for strategic direction, new websites, updated branding, logo & search engine optimization.
WebBlox Bend, OR 97703	541-848-7749	N/A	www.webblox.com paul@webblox.com	Paul Ruettgers	3	2012	Custom Web Design, Web Development, Content Management System, Search Engine Optimization, Social Media, E-Commerce.

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.

Not listed?
Call 541-388-5665 & get your company on a list!

Should My Partner & I Buy a House Together Even Though We’re Not Married?

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

Purchasing a home with someone can be a rewarding experience, but life is full of surprises. Before entering a binding contract, it's important to understand all the potential outcomes.

While it's not the most romantic notion, ultimately, marriage is a legal agreement. So, what happens if you want to buy a house and skip the ring? Let's discuss.



Whether you're divorced and repartnered, you dream of a Golden Girls arrangement, or marriage just doesn't align with your personal values, you're in good company with the increasing number of unmarried property owners. The traditional rules of home ownership are shifting.

So why are people willing to commit to buying a home together but not marriage? Well, if you want to buy a home with your partner, you may be able to afford a larger mortgage. In the current Bend housing market, having that kind of buying power can mean the difference between purchasing your dream home and settling for a condo next to a noisy highway.

However, be aware that unmarried partners have some unique considerations that married couples don't have. The laws dealing with the distribution of property when a couple splits up or a partner dies are few and vague when the couple isn't married.

So, it's important for unmarried partners to have a detailed written cohabitation agreement and a plan for the property if either partner dies or if the relationship ends. This agreement should cover sections like buyout terms in the case of a breakup, an exit strategy if one partner wants to sell, and a dispute resolution process. Both partners should also keep thorough and accurate records of their individual contributions.

You and your partner can own the property in a few ways:

- **Joint tenants with rights of survivorship** — When one partner dies, the surviving partner automatically owns the entire property, bypassing the probate process. This way of owning property may make it more difficult to sell your share of the property without your partner's consent. However, it may also offer creditor protection because neither partner owns a separate share; instead, both own equal rights in the entire property.
- **Tenants in common** — You and your partner each can leave your portion of the property to whomever you choose in your wills. Creditors of tenants in common may have an easier time attaching the property than if it were owned jointly with rights of survivorship.
- **Individually in one of your names** — You and your partner may decide that only one of you will own the property. However, if you choose individual ownership, beware. The person named on the deed will be able to sell the property without the consent or even the knowledge of the other partner.
- **In a trust** — You can also choose to own the property in trust, with the trust agreement spelling out the rights and obligations of each partner. You'll want to get advice from an experienced attorney on all of the ownership

options available to you and your partner.

Buying a home isn't a one size fits all process. Your relationship dynamic is unique and your journey to homeownership doesn't have to look like anyone else's.

Financial decisions like this are complex enough as it is. So, if you're contemplating a big purchase with your partner and are unsure how to proceed, take the time to talk with a trusted professional. If both you and your partner's priorities align and you have a solid understanding of the possible outcomes, then come up with a plan and start house hunting. And if you hesitate over the potential risks, then listen to your gut and hold off until your circumstances change.

Part of our role as financial planners is to ask our clients the right questions so they can identify their true goals and priorities. We help our clients make smart financial decisions and tailor advice to their unique circumstances.

Send me a note at stu@bendwealth.com if you have a question for a future column, and if you're looking for a financial team that you can rely on, let's talk.

Investment advisory services offered through Raymond James Financial Services Advisors, Inc. Bend Wealth Advisors is not a registered broker/dealer and is independent of Raymond James Financial Services.

Securities offered through Raymond James Financial Services, Inc., member FINRA / SIPC. Investment advisory services offered through Raymond James Financial Services Advisors, Inc. Bend Wealth Advisors is not a registered broker/dealer and is independent of Raymond James Financial Services. Any opinions are those of Stuart Malakoff and not necessarily those of RJFS or Raymond James. Any information is not a complete summary or statement of all available data necessary for making an investment decision and does not constitute a recommendation. Investing involves risk and you may incur a profit or loss regardless of strategy selected. You should discuss any tax or legal matters with the appropriate professional.

BendWealth.com • Info@bendwealth.com

CascadeBusNews.com

FREE E-Headlines

Sent Directly to Your Email

To Receive,
Send Your Email to:
CBN@CascadeBusNews.com



Michael Sipe, President
CrossPointe, Inc.



How to Increase the Value & Marketability of Your Business

Take Advantage of Our Free Online Business Analysis
and Get an Assessment of the Marketability
of Your Business Based on Eight Key Value Drivers

As a mergers and acquisitions advisor for 31 years, I've evaluated over 5,000 companies and provided advisory services on hundreds of transactions worth about a half-billion dollars. I've learned what makes a business sellable, and how to position a business so you get the best deal when it's time to sell. Eight key factors make that possible.

To see how these factors influence the value of your business, call or send an email and request our free, confidential, no-obligation 10x Value Catalyst Assessment. Or simply go to the business growth link below.

541-390-8610 | Mike@CrossPointeCapital.com | www.CrossPointeCapital.com/business-growth.html

Entrepreneurs Thrive in Bend — Planning Ahead for Business Sale

Unraveling Bend’s Charms for Entrepreneurs & Avoiding Tax Dilemmas

by DAVID ROSELL — Rosell Wealth Management

When it comes to entrepreneurship, there’s no place quite like Bend, Oregon. Surrounded by breathtaking landscapes and a vibrant community, our charming city has become a hotbed for ambitious individuals looking to turn their dreams into profitable ventures. Perhaps it’s the blend of outdoor adventure and artistic flair that provides the perfect breeding ground for startups. As they say, “When in Bend, do as the entrepreneurs do!”



While Bend may be a paradise for startups, the journey doesn’t end there. Business owners must also navigate the labyrinth of capital gains and estate taxes when the time comes to pass the baton. Entrepreneurs in Bend have a unique way of tackling challenges. Many believe in karma, especially when it comes to business. You might hear them say, “Don’t worry, I’m just investing in good karma by supporting the local brewery!” Well, karma might not directly boost profits, but it’s an essential part of the community spirit that thrives here. Another humorous quirk of Bend’s entrepreneurs is their obsession with naming their businesses after local landmarks. You can’t go a block without stumbling upon a “Ponderosa Pizzeria,” “Smith Rock Software,” or “Cascade Climbing Gear.” The city’s natural wonders are so ingrained in the entrepreneurial mindset that even the business world bows to the majesty of the mountains and rivers. Economic Development for Central Oregon (EDCO) has a powerful mission to create a diversified local economy and a strong base of jobs in Central Oregon. They are responsible for bringing many of these creative companies to our region. Their events are an excellent way to get involved with the local entrepreneurial spirit. Rosell Wealth Management is proud to be this year’s title sponsor of their monthly PubTalk. Please join us on September 28 at Worthy Brewing to meet many successful business owners; some who are starting to think of their future exit strategy.

After years of hard work and dedication, *selling your company can be a momentous occasion and a realization of your hard work and entrepreneurial dreams. However, as you embark on this new chapter, the looming reality of taxes can quickly dampen the celebration.* Picture this: your business has been taking off, and you’re ready to cash out, but Uncle Sam wants a big slice of the pie. How can entrepreneurs mitigate this tax burden while sipping craft beer at Crux Fermentation Project? *Fear not, for in the realm of finance, there are strategic paths to mitigate tax burdens and keep more of your well-earned proceeds.* While entrepreneurs revel in the present, it’s equally important to plan for the future. Here are just a few strategies that can potentially help you mitigate capital gains and estate taxes to help protect your hard-earned wealth for generations to come.

1. Transferring Non-Voting Shares: Unlocking Discounts and Preserving Wealth

Before we delve into the intricacies of this strategy, imagine your company’s voting and non-voting shares as characters in a grand financial play. Voting shares, being the decision-makers, typically carry higher value due to their power in company affairs. On the other hand, non-voting shares, often less sought-after, can be surprisingly versatile in tax planning. When planning for the sale of your company, consider making a significant portion of the shares non-voting shares and then transfer them out of your estate. This transfer can result in a “lack of control” or “minority interest” discount. In the eyes of the IRS, a minority interest in a company is generally less valuable than a controlling interest. This means you can reduce the overall value of the shares subject to taxation, ultimately preserving more of your wealth.

2. Charitable Giving with Donor-Advised Funds (DAFs): Donate with Purpose

Philanthropy is a noble endeavor, and it can also be a tax-smart move. By leveraging Donor-Advised Funds (DAFs), you can combine your desire to give back with the opportunity to reduce your taxable income in the year of the sale. Here’s how it works: Before the sale of your company is finalized, set up a DAF and contribute a portion of the shares to the fund. While the funds will be distributed to charities over time, you receive an immediate tax deduction for the full amount contributed to the DAF. This deduction can help offset

the taxable gain from the sale, easing the financial burden while supporting causes close to your heart.

3. Charitable Remainder Trusts (CRTs): A Win-Win for You and Your Favorite Causes

The Charitable Remainder Trust (CRT) is another powerful tool in the tax mitigation arsenal. Picture this: you create a CRT, transfer appreciated assets (such as shares of your company) into the irrevocable trust, and designate yourself or a loved one as the income beneficiary. The magic of a CRT lies in its dual-purpose nature. Firstly, you or your beneficiary receive income from the trust for a predetermined period or life. Secondly, the remainder of the trust’s assets goes to the charities of your choosing after the trust term ends or upon your passing. By contributing appreciated company shares to a CRT, you can bypass immediate capital gains tax on the sale. Plus, you get to support charitable causes that matter to you, leaving a lasting legacy beyond financial gains.

4. Structuring an Installment Sale: Time is Money

In the world of tax planning, timing can indeed be everything. If your company sale allows for flexibility in payment terms, consider structuring it as an installment sale. In this arrangement, the buyer pays for the company over an extended period, and you receive payments and recognition of gain over time. By spreading the gain over several years, you can potentially reduce the overall tax bite, ensuring that your income remains at a more manageable tax bracket. This approach can be particularly beneficial if your sale involves a significant sum and you wish to preserve a steady cash flow.

In Conclusion: Mastering the Tax Jigsaw for a Rewarding Sale

Selling your company is a major financial milestone, and tax planning should be an integral part of this journey. By employing strategies such as transferring non-voting shares, utilizing Donor-Advised Funds (DAFs), and exploring Charitable Remainder Trusts (CRTs), you can achieve a win-win situation — preserving your wealth, supporting charitable causes, and reducing your tax burden.

Just like the steady flow of the Deschutes River, local wisdom is abundant in Bend. However, tax laws are complex, and it’s essential to work closely with financial advisors, tax professionals and estate planning attorneys to navigate this intricate landscape successfully. With their expertise and your entrepreneurial spirit, you can confidently step into the next chapter of your life, knowing that you’ve made the most of your company’s sale. If you’re looking to sell your business over the next one to five years, feel free to give my office a call at 541 385-8831 and we’d be happy to discuss the possibilities.

Remember, in the world of finance and taxation, knowledge is power—empower yourself for a rewarding and tax-efficient future! So, my fellow entrepreneurs, embrace the Bend buzz, relish the laughter, and plan wisely for a future as bright as the August Oregon sunsets. Remember, in this magical city of opportunity, the only limits are the ones you set yourself. Now, go forth and conquer Bend’s entrepreneurial kingdom!

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- Turning 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.

RosellWealthManagement.com

Free E-Headlines
Sent Directly to Your Email
541-388-5665 • CBN@CascadeBusNews.com

who's who who's who who's who who's who who's who who's who



Deschutes County has hired **Elizabeth Pape** to serve as its new County internal auditor. Pape will succeed the County's prior internal auditor, David Givans, who retired in June after starting the County's Internal Audit program and serving for more than 20 years in the role.

In her role, Pape will lead the day-to-day operations of the County's Internal Audit program. Internal Audit independently reviews, evaluates and reports on the accuracy of financial record keeping, compliance with applicable laws, policies, guidelines and procedures and efficiency and effectiveness of operations.

Pape has worked as a performance auditor for the City of Portland since 2016. She previously worked as an inspector and evaluator for the City of New Orleans' Office of Inspector General, among other experiences.

She is a Certified Internal Auditor and a Certified Fraud Examiner. Pape earned a master's degree in urban and regional planning from Portland State University and a bachelor's degree in anthropology from American University.

Barrett Business Services, Inc. (BBSI) (NASDAQ: BBSI) announced the appointment of **Chris Piper** as the new area manager for the Central Oregon branch. In this role, Piper will be responsible for leveraging BBSI's unique business management expertise and employee related service in support of the growth of the greater Central Oregon business community.

Piper has a proven track record of success with business development and is invested in Central Oregon's community as a board member on the Central Oregon Intergovernmental Council, Stroke Awareness Oregon and a former Bend City Councilor. He believes the best way to help businesses grow is to partner with them as a trusted advisor. He and his local team take time to understand their clients' business goals and challenges, and then develop a customized growth strategy tailored to their specific needs.



Cascade Surgicenter announces its achievement as the fourth highest-performing Ambulatory Surgery Center (ASC) in the nation for total knee replacements in 2022. This recognition comes from a recent report by Definitive Healthcare.

Accounting for an impressive 1.1 percent of all total knee replacements performed in the United States last year, Cascade Surgicenter solidifies its position as a premier destination for joint replacement surgeries. This outstanding accomplishment showcases the Surgicenter's commitment to exceptional patient care.

ASCs continue to gain prominence as settings for high-quality, cost-effective and

convenient outpatient care. Data from Atlas All-Payor Claims reveals a substantial 304 percent increase in knee replacement claims performed at ASCs between 2018 and 2022. Choosing a facility with a high volume of joint replacements brings advantages such as specialized expertise, streamlined processes, optimized surgical and anesthesia techniques and an emphasis on quality outcomes.

Cascade Surgicenter, a joint venture ambulatory surgery center, was established in 2005 through collaboration between The Center Orthopedic & Neurosurgical Care and St. Charles Health System. The Surgicenter specializes in various surgical areas, including orthopedics, neurosurgery, injection therapy, ear nose throat, general surgery, plastic surgery and podiatry.

BendFilm has hired **RJ Quiris**, as their new development and operations director. Quiris states that with his love for the arts and serving his community, he can't wait to see how BendFilm enriches his life, while he gets to share his skills to help continue to strengthen and grow the organization.



LRS Architects has hired **Mark Luke** as the firm's new marketing manager. In his new role, Luke will focus his work on client proposals, pitches and internal and external communication, bringing his significant background and expertise in marketing and business growth to LRS.

Prior to joining LRS, Luke served as business development manager and partner for White Rabbit Group, a web and mobile app development firm. At White Rabbit, Luke worked on fostering thriving business-to-business relationships with major brands including Spotify, Instacart and Carl's Jr. Mark's initiative and hard work helped White Rabbit scale from just three employees in 2017 to a team of over 100 professionals in just six years. His experience also includes a stint as marketing manager for Eagle Security Systems of Chico, California, a family-owned company dedicated to commercial and residential security.

Luke graduated from CSU Chico with a bachelor's in business administration and marketing. He holds several certifications from HubSpot and is a member of Bend Chamber of Commerce, Bend Young Professionals and the Central Oregon Trail Alliance (COTA).

The Council on Aging of Central Oregon (CoA) announced that its Caring Connections program received a 2023 Aging Innovations Award from USAging. Caring Connections is designed to combat social isolation by offering older adults throughout Central Oregon an opportunity to receive weekly phone calls from a volunteer match. The program was one of sixteen local aging programs across the country to receive Innovations honors during USAging's 48th Annual Conference and Tradeshow.

The 2023 USAging Aging Innovations & Achievement Awards, supported by Caregiving.com and Cumulus, recognizes USAging's Area Agency on Aging and Title VI Native American Aging Program members that have found new and innovative ways to support older adults, people with disabilities and caregivers as they live in their homes



More Who's Who Page 28 ►

who's who who's who who's who who's who who's who who's who

New hires, promotions, accolades,
awards, retiring? Send us your

Who's Who!

Send a high resolution head shot and a short, 100- to 150-word writeup
to CBN@CascadeBusNews.com to be seen in the next edition of *Cascade Business News*.

who's who who's who who's who who's who who's who who's who

who's who who's who who's who who's who who's who who's who

Who's Who
Continued from page 27

and communities. The awards honored traditional and new strategies in a range of categories, including Caregiving, Diversity, Equity and Inclusion, Nutrition, Public Health and Vaccinations, Social Engagement and more.

The Caring Connections program started in 2020 in response to increasing isolation during the pandemic. Social isolation and loneliness are so prevalent now that on a national level, U.S. Surgeon General Dr. Vivek Murthy declared, "Our epidemic of loneliness and isolation has been an underappreciated public health crisis that has harmed individual and societal health." In order to combat isolation, the Caring Connections program matches seniors with a volunteer to receive regular telephone calls to create meaningful connections, provide safety checks and support family caregivers. The program will be expanding over the next year to in-person visits and events to facilitate deeper friendships between the volunteers and their participant match.

High Desert Chamber Music announces the addition of **Leslie Barbour** as the newest member of the Board of Directors. Previously she was a partner in Barbour & Associates, a premier government affairs consulting firm in Washington, D.C., after retiring from the Nuclear Energy Institute (NEI) in 2014.



(L-R) TOP: LESLIE BARBOUR, DAVID GILMORE, ETHAN GRAY; MIDDLE: DURLIN HICKOK, PHIL MACHONIS, PATRICIA ROGERS; BOTTOM: RICHARD SAMCO, BETSY WARRINER, CHARLIE WINTCH | PHOTO COURTESY OF HIGH DESERT CHAMBER MUSIC

She graduated from the School for International Training in Brattleboro, Vermont, with a bachelor's degree in international security affairs and worked as an analyst on arms trade issues. She subsequently worked in the U.S. Senate and at a well-known public relations firm on energy issues before joining NEI.

After moving to Bend, she served on the Board of Directors of Heart of Oregon Corps and is currently an advisor to All Out For Change, a youth-serving nonprofit in Washington, D.C.

She joins current members **Ethan Gray** (president), **David Gilmore** (secretary), **Rick Samco** (treasurer), **Durlin Hickok**, **Phil Machonis**, **Pat Rogers**, **Betsy Warriner** and **Charlie Wintch**.



NewsChannel 21 is proud to introduce the two newest members of our NewsChannel 21 weather team: **John Carroll** and **Eric Oren**.

Carroll comes to Central Oregon with over 30 years of experience as a broadcast meteorologist. He has worked with news stations from California to Connecticut, Bozeman to Birmingham, and has first-hand knowledge of almost every weather phenomenon. Carroll is a certified Wildfire Weather Forecaster, maintains the Seal of Approval from the National Weather Association and is a member of the American Meteorological Society.

Carroll has a strong history of volunteering in the community and looks forward to getting involved with nonprofits in Central Oregon. Previously he has been on the Board of Directors with his local American Red Cross and with New Freedom Farm, a horse therapy program.

Carroll will be developing NewsChannel 21 forecasts with Oren. Oren is a Central Oregon native, and a 2006 graduate of Bend Senior High School. He's an honors graduate of the University of Denver and studied filmmaking at NYU. Oren has spent over a decade as a professional entertainer and media professional across the country, his career took him to Chicago and New York City. He returned to Bend in 2019 and most recently hosted a morning radio show in Central Oregon.

BrightSide Animal Center introduces **Taylor Campbell** as its new executive director. After an extensive nationwide search, the perfect candidate to take on the leadership of Central Oregon's beloved animal shelter was found right here in Redmond.

Formerly the development manager for BrightSide, Campbell brings over nine years of experience in community engagement, development, event planning and fundraising. In her former role with the Arizona Coyotes (part of the National Hockey League), Campbell spearheaded numerous community programs and volunteer initiatives for the organization. Since joining BrightSide in 2022, she has a demonstrated track record with fundraising, increasing community awareness and expanding local partnerships to better support homeless animals in Central Oregon.



Campbell is a native Oregonian, who enjoyed taking family vacations to the Redmond area and is excited to now call Central Oregon her home. In addition to playing recreational volleyball and hiking, she enjoys spending time with her husband and two dogs.

Think Wild Hawk Ambassador Name Announced

by **SALLY COMPTON, Executive Director — Think Wild**

Over the past two weeks, we've received a number of very creative, funny, and thoughtful name ideas for our new ambassador bird, a Red-Tailed Hawk who arrived at Think Wild earlier this month. Although we were planning to host a public vote based on these name submissions, we have decided to forgo this process due to some news that we learned this week.

One of our long-time volunteers, John Serres, who you might know as the guy that is *always* at Think Wild - fixing enclosures, delivering gravel, prepping wildlife diets, organizing cans — submitted the name "Shar," short for "Sharman."

Sharman is the name of John's wife of 25 years, who has been battling her second round of cancer for the last year. She is the main reason why John first started volunteering for Think Wild years ago and is his biggest supporter in encouraging him to continue helping out at our facility in between visits to Seattle for her chemotherapy treatments.

John shared that he "told [Shar] once, as she was counting hawks on a long drive over a decade ago, that [he] would always think of her and her spirit in hawks. This was years before her first battle with cancer."

This week, a DNA test confirmed that the hawk is female. And just like this hawk is a fighter and a survivor, we can't think of a better way to honor the shared spirit of another fighter and survivor, John's wife, Sharman.

We hope you'll join us in celebrating the name of our first ambassador animal, Shar the Red-Tailed Hawk, and stay tuned for more news on when we'll first be introducing her to our programs.

I want to offer sincere thanks to everyone in our community who submitted name ideas — you warmed our hearts, made us laugh a lot, and as always, truly appreciate the wildlife supporters in Central Oregon. Thank you!

thinkwildco.org



SHAR | PHOTO COURTESY OF THINK WILD

Businesses Serving Community

THE 1017 PROJECT

The 1017 Project and Harris Ranch Beef Co. are announcing that they have donated a total of 70,000 pounds of ground beef to food banks in Oregon, Texas and Arizona over the last six months. This milestone is a testament to their commitment to fighting hunger and making a difference in their communities.

The 1017 Project is a nonprofit organization based in Powell Butte, dedicated to providing high-quality protein to those in need, while Harris Ranch Beef Co. is a leading producer of high-quality beef products. Together, they have worked tirelessly to donate nutrient-dense ground beef to food banks across Oregon, Texas, Arizona and Montana where the need is greatest.

The 1017 Project and Harris Ranch Beef Co. have been able to achieve this significant milestone through their commitment to sustainability, community engagement and collaboration. They have partnered with local food banks, volunteers and other organizations to ensure that their donations reach those who need them most.

The 1017 Project and Harris Ranch Beef Co. remain committed to their mission of helping those in need and will continue to work together to make a difference in their communities. Their hope is to inspire others to join in their efforts and help provide much-needed assistance to families struggling with hunger.

NeighborImpact Offers Grants to Expand Child Care in Central Oregon

by RACHEL HAAKENSON — NeighborImpact

In an effort to address the child care crisis in Central Oregon, NeighborImpact is supporting the expansion of child care services by providing funding and educational opportunities to child care providers and persons wanting to become child care providers in Crook, Deschutes and Jefferson Counties, and the Confederated Tribes of Warm Springs. Funding for the program comes from an \$8.2 million grant from the State of Oregon. Grants for child care providers, which include financial and programmatic support, are available to center-based and home-based providers, and to persons wanting to start a child care business. Award amounts range from \$5,000 to \$300,000, depending on the type of care provided, the number of children served and successful startup of a child care program.

The Child Care Expansion Project has awards available for child care center providers and family child care providers at varying stages of their business. The intent is to help providers address their most pressing needs and learn how to get started in the industry. Funding opportunities include an educational component and direct business coaching, provided through a partnership with NeighborImpact Child Care Resources and the Small Business Development Center at Central Oregon Community College. Programs focus on best business practices to achieve and maintain financial success and strategy for creating child care businesses that encompass quality early childhood education.

The program for family child care providers is ongoing; the next session starts in September 2023 and is offered in English and Spanish. The program for persons

who will open a child care center or who will expand their current child care center starts in September 2023. Persons interested in this opportunity must have experience and/or education in Early Childhood Education and in management roles related to this field. This is the second session of this program; it starts in September 2023 and funding is limited. Consideration for funding includes regional need and prior awarded grants. Funding also prioritizes programs who will serve the most pressing need in our community- infants and toddlers.

The lack of child care services in the Central Oregon region has affected many community members and working families. A way in which the community can support this initiative and help address the need is by sharing this information with persons who are interested in opening, or who currently have, a child care business. One of the biggest hurdles to opening or expanding programs is the lack of available commercial and residential space. For persons who know of facilities that may be available to child care providers, please contact Hannah Kuehl at ccep@neighborimpact.org.

A job opportunity is available for persons who want to support these exciting programs. For more information about this position, requirements for eligibility and how to apply, please visit Child Care Resources Quality Improvement Educator — NeighborImpact at neighborimpact.org/employment/child-care-resources-quality-improvement-educator.

neighborimpact.org • neighborimpact.org/child-care-expansion-project

Central Oregon Veterans Ranch Receives Grant Award from Disabled Veterans National Foundation

by LAUREN GRIGSBY, Development Director — Central Oregon Veterans Ranch

The Central Oregon Veterans Ranch is honored to announce it has received a grant from the Disabled Veterans National Foundation (DVNF) for \$25,000, which will fund continued Agri-therapy programs to support rural veterans.

The Central Oregon Veterans Ranch is a sanctuary and community hub reconnecting veterans of all eras of service to purpose and meaning in their lives. In partnership with the Disabled Veterans National Foundation, the Veterans Ranch will continue supporting disabled and at-risk rural veterans by applying this grant funding to its existing Agri-therapy Program.

During the grant period, the Veterans Ranch plans to engage 1,800 veterans, family members, and civilian supporters through a range of activities to include: weekly greenhouse classes and hands-on experience growing produce hydroponically; summer community garden plots for veterans and families; agricultural vocation training with exposure to a range of farming & ranching techniques; a summer picnic at the ranch in August for veterans and their families; regenerative forestry/agriculture weekend in September; and the annual Harvest Festival in October.

“Agri-therapy is at the heart of our peer support programs,” said Adrian De La Rosa, co-executive director of the Veterans Ranch. “What do we accomplish with agri-therapy? Digging in the dirt makes people happier! From beneficial microbes in the soil that stimulate the release of serotonin, to the increased release of dopamine, getting your hands in the dirt helps the body’s nervous system find equilibrium. We appreciate the partnership with DVNF for this important mission.”

“DVNF is proud to fund Central Oregon Veterans Ranch and the unique way they serve veterans,” said Joseph VanFonda (USMC Sgt.Maj. Ret.), CEO of the Disabled Veterans National Foundation. “Creating a place for veterans and their families to learn new skills in such a vital vocation gives new life and promotes healing. This innovative agri-therapy is essential to the veterans in numerous ways.”

unique needs of veterans, and whose missions align with that of DVNF.

- Providing supplemental assistance to homeless and low-income veterans through the Health & Comfort program and various empowerment resources.
- Providing an online resource database that allows veterans to navigate the complex process of seeking benefits that they are entitled to as a result of their military service, as well as additional resources they need.
- Serving as a thought leader on critical policy issues within the veteran community and educating the public accordingly.

65920 61st Street, Bend • 541-706-9062 • info@covranch.org
covranch.org

Treat your employees
to FREE lunch &
chair massages



We'll come to YOU!

ELK
RIDGE

(541)
388-3588

Chiropractic & Wellness Center

elkridgechiropractic@gmail.com | thebendchiropractor.com

FREE
E-Headlines

Sent Directly to Your Email
To Receive, Send Your Email to:
CBN@CascadeBusNews.com

CASCADE
BUSINESS NEWS

NIGHTLY BUSINESS PATROLS

29
YEARS

OREGON DPSST # 858

Security PROS
INCORPORATED
Certified Security Professionals
1994 Celebrating 29 Years 2023

541-330-0404
541-548-1992
securityprosbend.com

EP Climbing

Continued from page 3

this collaboration with BEA allows us to be a part of empowering the next generation of climbers through state-of-the-art infrastructure and cutting-edge design.” Since its founding in 2009, BEA has played a crucial role in promoting healthy living and outdoor experiences for youth through programs in Nordic skiing, mountain biking, and climbing. Recognizing the growing popularity of climbing, BEA identified the need for a specialized training facility to support their climbing programs. The new location in Bend

will be the first of its kind in the Pacific Northwest, adding another milestone to the region’s storied climbing legacy. Mike Rougeux, executive director and longtime Bend climbing coach, expressed his excitement about the partnership, saying, “EP has long played a role in the climbing gym and climbing competition scene here in the U...S and their commitment to creating a quality product and to furthering the arena of competition climbing helped make me confident that our project was in the best hands.” Cate Beebe, BEA’s climbing director, emphasized the importance of a dedicated training space for the youth climbers. “I hope that by having a permanent location, the team members get to feel a sense of ownership

over the space, the team, and their training.” Leveraging EP Climbing’s expertise in designing and constructing state-of-the-art climbing walls, BEA’s youth climbers can expect an elevated training experience. With our experience in providing competition climbing walls for esteemed organizations like USA Climbing and the International Federation of Sport Climbing, we are well-equipped to create an extraordinary climbing environment for BEA. To support the development of the new youth training facility, Bend Endurance Academy will be launching a fundraising campaign, seeking donations, sponsorships, and hosting a forthcoming fundraising event. bendenduranceacademy.org/club/facilities-campaign
bendenduranceacademy.org • epclimbing.com

Tetherow

Continued from page 3

produces the most respected rankings in the industry. Tetherow was built to stand the test of time. And this list shows we are still on the right track.” Golf Digest has biannually published its list of America’s 100 Greatest Public Golf Courses since 2003. For this year’s rankings, Golf Digest used hundreds of panelists who submitted thousands of evaluations over ten years. Golf Digest’s experts play and evaluate candidate courses on six criteria, each on a scale of one to ten, including: shot options, challenge, layout variety, aesthetics, conditioning, and character. Tetherow debuted on Golf Digest’s list in 2011, ranking No. 67. The course climbed to as high as No. 54 on the 2015-16 list. Golf Digest also recently ranked Tetherow No. 10 on its 2023-24 rankings of the best private and public courses in Oregon, moving up from No. 14. Golf Course Superintendent Ryan Barker, who has overseen Tetherow’s course since 2020, credits its rise to a compounding of multiple small, yet meaningful, agronomy practices that produce big impacts over time. Tetherow has also earned several other lofty rankings since its opening in July

2008. Golf Magazine named Tetherow the Best New Course You Can Play in the Country and named Kidd the Architect of the Year in 2008. “Tetherow is a golf course that, like wine, needed time to mature,” said Kidd, who designed three courses on Golf Digest’s list of America’s 100 Greatest Public Golf Courses. “We needed the rough edges of construction to mellow, we needed nature to adopt what we created, we needed the players to accept the ground game this course demands, and most of all we needed Heathland golf to be understood the way links golf has post-Bandon Dunes. As my home club, I love the challenge it presents day in and day out, it’s certainly a course where local knowledge helps greatly!”

Tetherow Golf Club • tetherow.com

Opened: 2008
Architect: David McLay Kidd
Par: 36-36—72
Current ranking: No. 57, Golf Digest’s America’s 100 Greatest Public Courses

Tees	Yardage	Rating	Slope
Kidd	7,293	74.9	141
Black	6,950	73.4	138
Tan	6,490	70.9	132
Sage (men)	6,106	69.6	127
Sage (ladies)	6,106	75.3	147
Red (ladies)	5,337	70.9	133

RECENT TRANSACTIONS

Continued from Page 3
tenant, **Matt Davis Enterprises Inc.**, in the lease of a 3,236 SF retail suite located at 1180 SE 3rd Street in Bend.
Compass Commercial Real Estate Services brokers **Robert Raimondi, CCIM** and **Peter May, CCIM** represented both the landlord, **Deschutes Center, Bend OR, LLC**, and the tenant, **DCH Empire, LLC**, in the lease of a 2,223 SF office suite located in the Deschutes Business Center at 20360 Empire Avenue in Bend.

Community News & Small Business Support Act

Continued from page 3
• To receive the full \$5,000 in the first year, a business will have spent at least \$6,250 on advertising in local newspapers and local media.
• To receive the full \$2,500 in the next four years, a business will have spent at least \$5,000 on advertising in local newspapers and local media.
Payroll Credit for Compensation of Journalists
• This five-year refundable tax credit provides local newspapers and local news organizations a credit to use for the compensation of journalists. The credit may be used on compensation up to \$50,000 a year.
• The credit covers 50% of compensation (up to \$50,000) in the first year and 30% of compensation (up to \$50,000) in the subsequent four years.
• For example: For journalists who earn \$50,000 per year, a local newspaper may claim up to \$25,000 per journalist in the first year and up to \$15,000 per journalist in the next four years — totaling up to \$85,000 over the five-year period for each journalist.
The Community News & Small Business Support Act is a win-win for local communities. More local reporting means more access to hometown news citizens rely on. And stronger newspapers mean stronger advertising vehicles for local businesses. The credit will encourage all publishers to invest in their newsroom. If they don’t have the newsroom investment, they don’t get the credits.
For more information about the Community News & Small Business Support Act, including the full description of the bill, visit www.supportcommunitynews.com.


Connecting our clients to innovative real estate solutions

NAICascade.com/Recent-Transactions

NAI Cascade


COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

+1 541 706 9370 | 243 SW Scalehouse LP Suite 1B, Bend, OR | www.NAICascade.com



CASCADE
BUSINESS NEWS

CascadeBusNews.com



SUBSCRIBE TO CASCADE BUSINESS NEWS

RECEIVE A FREE COPY OF OUR 2023 BOOK OF LISTS

— **Book of List Online Combo: \$200**
(Out of Area \$250 | Nonprofit \$150)
1 Year of Cascade Business News
1 Year Online Book of Lists
1 Hard Copy of Book of List
Annual Savings of \$58
(\$6 mailing fee or available at the office for pickup)

— **Cascade Business News: \$40** (Out of Area \$50)
(includes online subscription)

— **Cascade A&E: \$30** (Out of Area \$40)

— **Get ALL print pubs for \$60** (Out of Area \$75)

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ EMAIL for E-News: _____

☐ CHECK ENCLOSED PLEASE BILL MY: ☐ VISA ☐ MC

VISA/MC #: _____ EXP. DATE: _____

SIGNATURE: _____ CVV: _____

Published Twice Monthly Since 1994 • CascadeBusinessNews.com

Send completed form to: Cascade Publications Inc. 404 NE Norton, Bend, OR 97701 • ph: 541-388-5665

Central Oregon Business Calendar

Email Your Upcoming Business Events to CBN@CascadeBusNews.com

Event Details at CascadeBusNews.com/Business-Events

BUSINESS EVENTS



- July 27**
4-6pm City of Bend Virtual and In-Person Tree Regulation Update Advisory Committee Meeting at Bend City Hall Council Chambers.
- July 27**
4:30-7:30pm EDCO’s Central Oregon PubTalk at Three Creeks Brewing Facility, Sisters.
- July 28**
8:30-9:30am Redmond Chamber Coffee Clatter at U.S. Cellular.
- 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 8**
5:30-7:30pm Bend Chamber What’s Brewing at Tetherow Pavilion.
- August 8**
6pm City of Redmond City Council Meeting.
- August 10**
4-6pm Bend Chamber Ribbon Cutting at Insurance Fitz Agency.

- August 16**
5pm City of Redmond Urban Area Planning Commission Meeting.
- August 17**
11:30am-12:30pm First Interstate Financial Education Seminar at La Pine Activity Center.
- August 17**
11:30am-1pm City Club August Forum — (Mis)Behavior in the Classroom: Carrot, Stick or . . . ?, at Riverhouse on the Deschutes.
- August 17**
4:30-6pm Bend Chamber Biz & Bevs at N The Zone Ink & Threads.
- August 22**
6pm City of Redmond City Council Meeting.
- September 12**
10-11am Bend Chamber Membership 101 | Maximizing Your Membership at Bend Chamber Conference Room.
- September 13**
5:30-6:30pm COCC Free Project Management Info Meeting at COCC Bend Campus CAS 118.
- September 16**
3-6:30pm Heart of Oregon Corps Endless Summer Nights at Bend Park & Float.

WORKSHOPS & TRAINING



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

Building Permits

COMMERCIAL PERMITS WEEK ENDING 6-30-23

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
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
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

COMMERCIAL PERMITS WEEK ENDING 7-7-23

City of Bend	
\$5,100,000.00	- Commercial (New) 61,406 sf. at 21000 Cooley Rd. Bend 97701 OR Owner: Pacificcorp Permit # PRNC202301377
\$105,318.00	- Commercial (Alteration) 26 sf. at 63110 Nels Anderson Rd. Bend 97701 OR Owner: 63120 Nels Anderson, LLC Permit # PRRE202208909
\$18,000.00	- Commercial (Alteration) 24 sf. at 105 SE Bridgeford Blvd Bend 97702 OR Owner: Upshift, LLC Permit # PRRE202301487
\$18,000.00	- Commercial (Alteration) 24 sf. at 2500 NE Neff Rd. Bend 97701 OR Owner: St. Charles Medical Center Builder: Tool Tech, LLC 503-453-7624 Permit # PRRE202301488
\$18,000.00	- Commercial (Alteration) 24 sf. at 61045 Country Club Dr. Bend 97702 OR Owner: Bend Golf and Country Club Builder: Tool Tech, LLC 503-453-7624 Permit # PRRE202301489
\$18,000.00	- Commercial (Alteration) 24 sf. at 2500 NE Neff Rd. Bend 97701 OR Owner: Cascade Medical Building, LLC Builder: Tool Tech, LLC 503-453-7624 Permit # PRRE202301488
\$18,000.00	- Commercial (Alteration) 24 sf. at 61045 Country Club Dr. Bend 97702 OR Owner: United States Cellular Operating Builder: Tool Tech, LLC 503-453-7624 Permit # PRRE202301489
Deschutes County	
\$9,931,183.00	- Commercial (Addition) 14,721 sf. at 57380 Sun Eagle Ln. Sunriver 97707 OR Owner: Sunriver Owner’s Association PO Box 3278 Sunriver, OR 97707 Permit # 247-23-001539

COMMERCIAL PERMITS WEEK ENDING 7-14-23 & 7-21-23

City of Bend	
\$1,250,000.00	- Commercial (Alteration) 6,491 sf. at 1291 NE 5th St. Bend 97701 OR Owner: School Dist # 1 520 NW Wall Bend, OR 97703 Builder: Bremik Construction, Inc. 503-688-1000 Permit # PRRE202301967
\$75,000.00	- Commercial (Alteration) 1,113 sf. at 1900 NE 3rd St. Bend 97701 OR Owner: BDC Wagner, LLC Permit # PRRE202302139
City of Redmond	
\$4,900,000.00	- Commercial (New) 24,868 sf. at 2445 SW Canal Blvd Redmond 97756 OR Owner: Families Forward, Inc. 405 SW 6th Redmond, OR 97756 Builder: R & H Residential Construction 503-228-7177 Permit # 711-23-000566
\$182,400.00	- Commercial (New) 1,216 sf. at 2445 SW Canal Blvd Redmond 97756 OR Owner: Families Forward, Inc. 405 SW 6th Redmond, OR 97756 Builder: R & H Residential Construction 503-228-7177 Permit # 711-23-000565
\$25,000.00	- Commercial (Addition) at 559 SW 7th St. Redmond 97756 OR Owner: Nancy Doty, Inc. 3835 NE Hancock St. #GL-A Portland, OR 97212 Builder: Keeton King Contracting, LLC 541-923-0704 Permit # 711-23-001592
\$25,000.00	- Commercial (New) 231 sf. at 2445 SW Canal Blvd Redmond 97756 OR Owner: Families Forward, Inc. 405 SW 6th Redmond, OR 97756 Permit # 711-23-001100
Klamath Falls	
\$16,000.00	- Commercial (Alteration) at 603 S 6th St. Klamath Falls 97601 OR Owner: Stanley and Jennifer Langdon 1941 Manzanita St. Klamath Falls, OR 97601 Permit # 483-23-001359

Sunriver Utilities Completes Treatment Plant Upgrade

Sunriver Utilities held a ribbon-cutting ceremony on July 19 to celebrate completion of a four-year, \$18.5 million upgrade to the Sunriver Wastewater Treatment Plant (57850 W Cascade Rd., Sunriver). The upgraded facility can now process 1.5 million gallons of water daily. Treated water from the plant provides irrigation to an 18-hole golf course on the north end of Sunriver, while other byproducts are used to create compost for sale to the community.

This project is the largest single infrastructure investment by Sunriver

Utilities and addressed key community concerns such as noise and odor reduction, and aesthetic improvements. Partners in the project included Sunriver management, Parametrix/HDR (engineering/design) and Slayden Construction (general contractor).

Sunriver Utilities, a NW Natural Water company, has been in the water and wastewater business since 1969 and serves Sunriver, one of the largest resort communities in the Pacific Northwest.

sunriverwater.com

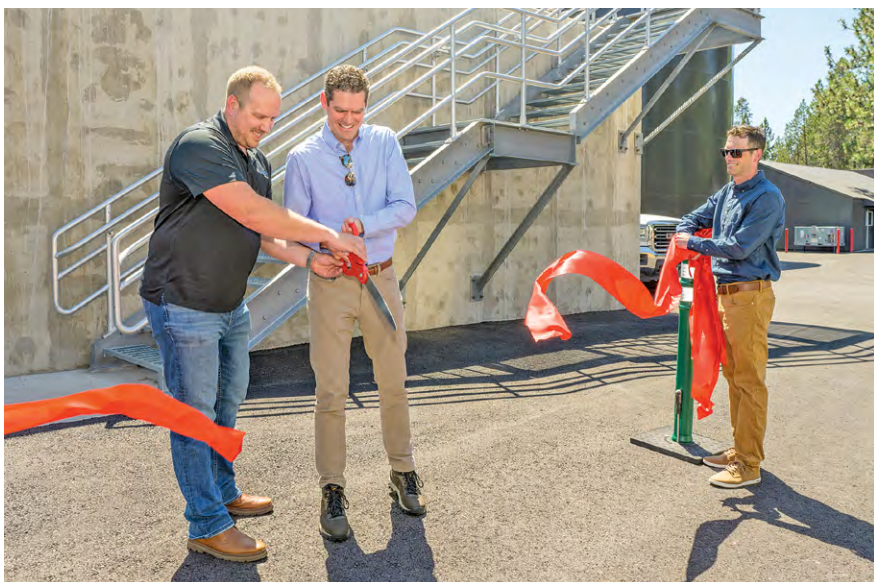
PHOTOS | COURTESY OF SUNRIVER UTILITIES



Justin Palfreyman



Sunriver Wastewater Treatment Plant



Ribbon Cutting



Sunriver Wastewater Treatment Plant Tour



Wastewater Treatment Plant Tank



Wastewater Treatment Plant Equipment