SCP Hotel Redmond
Hailed as ‘Cornerstone’ of Downtown Revitalization Efforts
by ANDREA HINE — CBN Feature Writer

Admitting that “the City of Redmond had the New Redmond Hotel in its downtown redevelopment plans for close to a decade,” previous mayor George Endicott called the historic property’s revival by SCP “the cornerstone of that effort.”

SCP, which now has eight properties, had previously renovated its Colorado Springs outmoded but well-located 176-room hotel as a “sandbox to try out some things and start building our brand,” according to Tobias Colvin, general manager of SCP Hotel Redmond. “But Redmond had the advantage of a full retrofit,” he said.

The two-year, $7 million project was made possible by a public-private partnership between the developer and the City of Redmond that, through its Redmond Urban Renewal Agency, provided a $3.53 million investment in the cornerstone project.

It involved “transforming an historic gem into a stylish, modern vision of the Central Oregon aesthetic and lifestyle,” in the words of SCP co-founder and CEO Ken Cruise, who said that without this “exceptional partnership, the project would not have been viable.”

From a business perspective, noted Colvin, SCP “didn’t want to buy high,” as would have been the case in the Bend market, and “saw the writing on the wall” in terms of Redmond’s future growth. This consideration is also integral to SCP’s expansion plans overall. “We’re always looking, but the overall market is currently very high, so we’re going to be picking and choosing with intentionality,” he said.

Going back to 2017, “when we began renovating the convalescing New Redmond Hotel, downtown Redmond was characterized by boarded-up windows, a Farmers Market, and “saw the writing on the wall” in the words of another speaker, Oasis Village is open to adult men and women who will be able to stay anywhere from six months to two years as long as they are working toward their needs — as opposed to a more rigid ‘that’s not the correct form, move along’ mentality. Together we’ll figure out how to accommodate our mutual goals. We believe in the importance of face-to-face interactions to make things work, efficiently and with minimal controversy.”

Drawing a comparison to brands known for customer service such as Les Schwab or Nordstrom, “that’s our emphasis as well,” he said, “and we’ll bend over backwards, with the proviso that it has to be done right. We respect the independent, creative, colorful spirit for which Redmond is becoming known. This extends to our city council, which is extraordinarily invested in making good decisions about the growth and development it wants to see.”

I’m really optimistic about Redmond,” said City Manager Keith Witcosky. “Not only do local businesses work with each other, but they always know they can have a dialogue with city officials, and that we’ll try to take time to understand their needs — as opposed to a more rigid ‘that’s not the correct form, move along’ mentality. Together we’ll figure out how to accommodate our mutual goals. We believe in the importance of face-to-face interactions to make things work, efficiently and with minimal controversy.”

“Partnerships are how we get things done in our community,” she said Bessonette, while recognizing key project partners including the City of Redmond; Deschutes County Commissioners (who made about 12 acres of land available); Hayden Homes and Simplicity by Hayden Homes; H.A. McCoy Engineering and Survey; Heart of Oregon Corps; Redmond High School CTE students; and the Rotary Club of Redmond.

“A path from houseless camps to stable housing,” in the words of another speaker, Oasis Village is open to adult men and women who will be able to stay anywhere from six months to two years as long as they are working toward mutual goals. We believe in the importance of face-to-face interactions to make things work, efficiently and with minimal controversy. Together we’ll figure out how to accommodate our mutual goals. We believe in the importance of face-to-face interactions to make things work, efficiently and with minimal controversy.”
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Schnitzer Steel Industries, Inc. (NASDAQ: SCHN) recently unveiled its new corporate name and identity, Radius Recycling, as part of a rebranding initiative to reflect the Company's vision, purpose, and impact on the global economy.

For more than a century, the Company has developed robust networks to collect, process, and deliver recycled metals to customers around the world. As the global economy accelerates its shift toward low carbon technologies, the demand for these metals has grown significantly. Electric vehicles and renewable energy systems, widely acknowledged as crucial components of a sustainable future, require more metals compared to the technologies they are replacing.

As Radius Recycling, the Company’s new identity will better align with its role as one of the largest metal recyclers, more closely reflect its position in the circular economy, and further its commitment to advance the recovery, reuse, and recycling of the essential metals required to support global carbon reduction.

“While metals recycling and steel manufacturing have been the foundation of our global business for many decades, our Company’s reach now extends far beyond what the name Schnitzer Steel implies,” explained Chairman and CEO, Tamara Lundgren. “Our growth has been marked by expansion in both scope and scale, and we now operate in over 100 communities across North America. Our work and our purpose have never been more relevant than they are today,” she continued.

Through its integrated operating model, the Company annually diverts millions of tons of materials from landfills, delivers recycled metals to domestic and international customers, and produces some of the lowest carbon emissions finished steel products. In addition, the Company’s 3PR Third Party Recycling services increase recycling rates and support the sustainability efforts of hundreds of domestic retailers and manufacturers.

“Our new identity clearly affirms our vision for a sustainable future,” Lundgren remarked. “Radius Recycling is a name that represents our 3,500 employees, thousands of stakeholders, and a future in which recycled metals sit at the center of progress, seamlessly connecting all points within the circular economy.”

“This is an exciting next step in our Company’s history, with an identity that reflects the essential services we provide to the communities in which we operate and the positive global impact of our products,” said Eric Potashner, chief public affairs and communications officer. “While our name will be changing, our Core Values of Safety, Sustainability, and Integrity will continue to serve as the foundation of our culture and will guide us for the next hundred years.”

The Company was listed as one of TIME’s 100 Most Influential Companies of 2023, recognized as the Most Sustainable Company in the World by Corporate Knights in 2023, and has been honored by Ethisphere as one of the World’s Most Ethical Companies® for nine consecutive years.

The Company will change its NASDAQ ticker symbol to RDUS at the start of its next fiscal year in September 2023.

radiusrecycling.com

Schnitzer Steel Rebrands as Radius Recycling
Personnel Record Requests Under ORS 652.750: What Are They & How Do I Respond?

by CHRIS MORGAN, Partner & JOSHUA WAUGH, Attorney — Barran Liebman LLP

With the rise in employment-related claims brought by current and former employees, human resource personnel are fielding an increased number of personnel file requests under ORS 652.750. While most employers maintain an “employee file” for each respective employee, ORS 652.750(2) requires that very specific types of information be included. The disconnect between what many employers traditionally think of as an “employee file” and what must actually be produced under state law, often leads to confusion and the potential exclusion of information that is otherwise legally required for production.

What is included in a personnel file under Oregon law? ORS 652.750(2) defines personnel records as “records of the employee that are used or have been used to determine the employee’s qualification for employment, promotion, additional compensation, employment termination or other disciplinary action and time and pay records of the employee for the period required by the Fair Labor Standards Act, 29 U.S.C. 211(c).”

Typically, that will include traditional “employee file” documents such as: application, work authorization paperwork, and documents which describe the employee’s compensation (such as a job offer which outlines pay, health insurance, and other benefits). However, it should also include documents used to determine a raise in compensation (for example, a positive performance review), as well as documents that were used to initiate disciplinary action (such as a written employee complaint, or negative performance review).

Also required to be included are the employee’s “time and pay records” for the period required by the Fair Labor Standards Act. Employers should work either internally or with their outside payroll processors to timely procure and produce the records, which should ideally cover all of the items required under OAR 839-020-0012, including dates of payment, dates of work covered by the payment, the name of the employee, the name of the employer, the employer’s business registry number or business identification number, the address and telephone number of the employer, the rate or rates of pay, the amount of gross wages, the amount of net wages, and the amount and purpose of any other paycheck deduction that was made during a particular pay period.

How much time do I have to produce the records? Employees often demand their personnel records immediately. However, under Oregon law, employers have 45 days after receipt of an employee’s request to furnish a certified copy of the records to the employee. Within 45 days, the employer must also “provide reasonable opportunity for the employee to inspect” the records at either the place of employment or place of work assignment.

Who should I produce the records to? This depends entirely on who sent the request, and whether they are represented by an attorney. After determining which documents are non-privileged and should be included in response to a request under ORS 652.750, the records will be sent either to the employee directly, or to their attorney. If the attorney was the one who sent the request, communication should be directed through the attorney, and the records should be sent to them as opposed to directly to the employee or ex-employee.

What happens if I ignore the request for records? If an employer fails to timely produce a certified copy of the personnel file, they could be subject to monetary penalties in an amount up to $1,000.00.

What should I do if I get a request? Employers should be careful and diligent in identifying and compiling the records that are specifically called for under ORS 652.750. Determining what documents were actually used in a decision to terminate an employee (for example) requires careful thought, and often also requires discretion. Note that not all documents that might otherwise be discoverable in a legal proceeding are going to be required for production in response to a request for the personnel file. Employers should develop internal protocols for who will respond to these requests — and work with employment counsel where necessary to determine that the correct and complete file is being produced.

Chris Morgan is a partner at Barran Liebman LLP. For questions about how to handle an employee’s personnel records request, contact him at 503-276-2144 or cmorgan@barran.com.

Joshua Waugh is an attorney at Barran Liebman LLP. For questions about how to handle an employee’s personnel records request, contact him at 503-276-2138 or jwaugh@barran.com.
A: You’re right to worry about ensuring your business is a safe, secure, and resilient work environment — no matter your size! Here’s how you can be proactive:

• **Daily Safety Focus:** Regularly train employees about key safety processes, protective gear, and equipment protocols, including vehicles if applicable. Maintain cleanliness to minimize hazards. Implement a daily safety checklist. Conduct frequent site visits and drills to reinforce and incentivize safe practices.

• **Employee Well-being:** Encourage regular breaks for hydration and mental reset to sustain energy levels. Foster a professional and supportive atmosphere to manage stress.

• **Enhance Security Measures:** Limit access by issuing passwords, keys, and codes only to those who require them. Change all passwords and codes regularly. At day’s end, ensure doors are locked, valuables are secured, and alarms/cameras are operational.

• **Business Continuity Plans:** Anticipate risks like strikes, natural disasters, and system disruptions. Develop and maintain continuity plans with pre-assigned roles and strategies for response. This includes identifying assembly points, emergency contacts, backup power and tech systems, and remote or alternate work locations.

• **Emergency Kit Preparation:** Create or purchase a grab-and-go kit for emergencies. Ensure all staff know where the kit is stored.

Incorporating robust safety and security practices not only mitigates risks but can also lead to cost savings on insurance premiums and claims. Most importantly, you’ll ensure safeguard lives and ensure uninterrupted operations. By empowering your team with knowledge and preparation, you pave the way for a resilient and secure small business environment.

**Meet the Expert:**
Sue Meyer is a professional consultant specializing in business start-up, strategies, and planning. Her first firm was built in 1994 when finances and opportunities for entrepreneurs were varied and abundant. She and her husband, Steve, have two successful local businesses and continue to help businesses grow in today’s challenging economic and customer-driven environment. After 30 years in the Phoenix metro area and traveling nationwide, Sue and Steve are proud to call Central Oregon home.

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**Q:** I run a business with ten employees, and one of the things that keeps me up at night is planning for emergencies. How do I even begin to prepare for major disruptions when we lack the continuity resources of a large corporation?

**A:**

How to Prioritize Emergency Preparedness for Your Small Business

by Expert SUE MEYER
Navigating AI in Commercial Real Estate

C

ommercial real estate has always been a relationship-driven profession. Relationships form between the broker and the client to open and close commercial transactions. But what happens when Artificial Intelligence (AI) propels itself into this relationship-centered ethos?

You’ve likely used AI without even realizing it. Automation exists in everyday programs, chatbots have been around for years, and virtual assistants such as Siri, Alexa and Google are a part of our day-to-day lives. It made headlines with generative AI programs like OpenAI’s ChatGPT and imagery generators like DALL-E. It can streamline various processes, decrease human error, automate tasks, and increase efficiency.

How is AI Used in the CRE World?

The analytical side of AI and property technology (proptech) are the leading forces in the commercial real estate world. PropTech is redefining how brokers conduct transactions and manage properties, and automation is at its core. CRM forces in the commercial real estate world. Proptech is redefining how brokers increase efficiency. It can streamline various processes, decrease human error, automate tasks, and generate AI programs like OpenAI’s ChatGPT and imagery generators like DALL-E. Siri, Alexa and Google are a part of our day-to-day lives. It made headlines with generative AI programs like OpenAI’s ChatGPT and imagery generators like DALL-E.

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mains the highest vacancy rate in Bend, although it experienced a decrease in vacancy from 7.10% to 6.19% in Q3 of 2023.

RENTS: The asking rental rates for Bend retail space continue to hold steady between $1.30 and $4.00/SF/Mo. NNN with the highest rates associated with drive-thru sites and new construction.

CONSTRUCTION: Vertical construction has begun for Killian Pacific’s new multifamily complex, The Jackstraw, across from the Box Factory on the west side of Bend. The new project will feature 313 high-end residential units and 16,976 SF of ground-floor retail space, with the shell scheduled for completion in the fall of 2025. The new 129-unit multifamily complex, The Jackstraw, has begun for Killian Pacific’s new development at 515 SW Century Drive and the adjacent 1,625 SF retail building are on track with construction. The brothers will be opening their new concept called Hawkeye and Huckleberry Lounge around Q1 2024.

cool during the third quarter, even among the smaller bay industrial units which are typically the most sought after in the Bend industrial market. Tenants have more options than they did just six months ago. There are currently 20 available industrial units between 1,500 SF and 3,000 SF. Increasing supply and slowing demand will begin to have an impact on asking lease rates as landlords begin to compete for fewer tenants.

RENTS: Despite the increase in vacancy and slowing demand, the average asking lease rates remained largely unchanged at the end of the third quarter down just $0.03 from $1.12/SF/Mo. NNN to $1.09/SF/Mo. NNN. There are a handful of highly specialized industrial/flex spaces commanding between $1.25 and $1.40/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: One notable sale occurred during the quarter. The property located at 63033 Sherman Road sold to an owner/user for $1,650,000 or $210/SF. The increasing cost of financing has made it difficult for investors and owner/users to make new purchases pencil. Softening leasing fundamentals combined with maturing debt over the next 12 months might spur additional sales activity.

REDMOND INDUSTRIAL MARKET
by PAT KESGARD, CCIM, Partner & Broker

RENTS: The Redmond industrial market continues to show movement with a demand for industrial space that includes yard space. The market remains tight with very limited spaces available between 1,500 SF and 5,000 SF. This quarter, we added two industrial buildings to the survey increasing our surveyed footage to 1,746,335 SF from 1,722,495 SF in Q2.

RENTS: The Redmond industrial market continues to be strong with a slight increase at the top of the market. Average asking rates in the Redmond industrial market are between $0.90 and $1.25/SF/Mo. NNN depending on the condition and size of the space. Asking rates for new projects under construction are between $0.95 and $1.25/SF/Mo. NNN.

CONSTRUCTION: There is currently 30,000 SF to 50,000 SF of industrial space available between 1,500 SF and 5,000 SF. This quarter, we added two industrial buildings to the survey increasing our surveyed footage to 1,746,335 SF from 1,722,495 SF in Q2.

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Significant SBA Loan Updates for Business Buyers & Sellers

by MICHAEL SIPE, President — CrossPointe Capital

With its legislative roots going back to the Great Depression and WWII, the U.S. Small Business Administration was formed in 1953 and signed into law by President Eisenhower. The agency was formed to “aid, counsel, assist and protect, insofar as is possible, the interests of small business concerns.”

Although the SBA performs a number of functions in support of small businesses, arguably the most directly beneficial for small business buyers, sellers and operators is the SBA Loan Program, which was launched in 1954. The SBA provides loan guarantees that reduce risk for commercial lenders by providing loan guarantees for small business buyers (who otherwise would not be sufficiently creditworthy), thus making it possible for entrepreneurs to acquire and fund business-related real estate, equipment, and business purchases. The two key SBA loans are 504 loans and 7(a) loans.

504 loans provide long term fixed rate financing for major fixed asset purchases by existing businesses that promote business growth and job creation. The 7(a) Loan Program is the SBA’s primary business loan program for providing financial assistance to small business. 7(a) loans can be used for a number of purposes, but for those of us involved in business acquisition and sale transactions, the 7(a) Loan Program is a powerful tool to fund business acquisitions. The maximum 7(a) loan amount is $5,000,000, which, given a strong business and a strong buyer can fund transactions encompassing some or all of the valuation of most small businesses.

For business buyers, the 7(a) program offers several benefits. First, for many buyers, it makes borrowing for a business acquisition possible. Second, the down payment requirements (while dependent on each situation) are modest. Third, the loans are fully amortized over a ten-year term, which makes a material difference in monthly and annual business cash flow. Finally, the interest rates are a negotiated premium over Prime Rate — typically less than 3 points above Prime, dependent on the business and buyer qualifications.

The variable rate is a two-edged sword. When interest rates are low, as they were until the last couple years, the relatively low monthly loan payments eased cash flow. In addition, since the amount by which business cash flow exceeds debt service drives lender consideration of loan size, low interest rates support higher business valuations.

Because SBA loan interest rates are variable, the recent increase in interest rates has increased loan payments on existing SBA loans substantially. For example, the loan payment on a $2mm 10-year loan at 5% is $212,123 per month. That same loan at a newly revised rate of 10% requires a monthly payment of $26,430, about $5,000 per month more than the business was previously paying. This should be a wakeup call to business operators. Variable interest rates do vary. They don’t always stay low. The good news, of course is that rates could go down to previous low levels again. Don’t bet on it.

In summary, we have a classic bad news-good news situation. The economic environment for business buyers and sellers is tougher than it was a couple years ago. However, the new SBA rules may open fresh paths for achieving transactional success. To navigate the financing of a business purchase and sale effectively and to successfully complete transactions prudently and sustainably requires skilled professional advice. A seasoned mergers and acquisitions advisor, an excellent transactional attorney, a capable CPA and selection of the right lender (not all SBA lenders no longer need to consider the personal resources and liquidity of borrowers when they apply for SBA loans. This may be especially beneficial for affluent buyers looking to conserve cash and “keep their powder dry.”

In summary, we have a classic bad news-good news situation. The economic environment for business buyers and sellers is tougher than it was a couple years ago. However, the new SBA rules may open fresh paths for achieving transactional success. To navigate the financing of a business purchase and sale effectively and to successfully complete transactions prudently and sustainably requires skilled professional advice. A seasoned mergers and acquisitions advisor, an excellent transactional attorney, a capable CPA and selection of the right lender (not all SBA lenders are the same) can make the difference between celebration and consolation…or desolation.

Michael Sipe is a local mergers and acquisitions advisor and business coach. CrossPointeCapital.com • 103Groups.com

GOT TOP PROJECTS?

Along with providing a comprehensive list of Central Oregon Commercial Contractors, Cascade Business News will feature TOP PROJECTS COMPLETED in 2023 in our December 20 issue!

DEADLINE TO SUBMIT TOP PROJECTS IS DECEMBER 13

Contact Jeff Martin at 541-388-5665 or jeff@cascadebusnews.com
Redmond Spotlight

REDI’s Steve Curley Details Redmond’s Advanced Manufacturing Successes

by ANDREA HINE — CBN Feature Writer

It’s interesting and a lot of fun to see diverse industries and companies — with the fascinating people who run them — choosing Central Oregon to make their home,” said Steve Curley, director of Redmond Economic Development Inc. (REDI).

“Each community has a different culture, its own flavor, and I would characterize Redmond’s as ‘get it done,’” he continued. “For example, people in the Community Development Department here are always very willing to roll up their sleeves and solve any issues that arise. In Redmond, we try to be as flexible as possible with projects that will benefit the community.”

Curley added that “it’s a huge benefit to have EDCO lead a company to the right place, help them with obstacles and challenges (such as facilitating the permit process), and connect with local, state, and federal resources.”

As he explained, “my focus is on the traded sector: industries that sell their goods and services to customers outside the region where they are located. In Redmond, we have 700 acres purposed for large-lot industrial properties, and over time have developed a reputation as an advanced manufacturing community.”

Examples include:

• BASX, Inc., a manufacturer of precision engineered HVAC products for data center and cleanroom industries, is (with 600 employees) the largest traded sector manufacturer in Central Oregon.
• Composite Approach specializes in composite-related projects — “which is an art as much as a science,” in Curley’s words — from jogging strollers to aircraft, unmanned marine vehicles, and RVs.
• RDD Enterprises is an aviation research, design and development group serving the experimental aircraft community.
• Lancair International, which specializes in “ultimate performance aircraft,” was an early aviation company here, said Curley, serving as “the first stake in the ground that sprung other aviation and composite businesses.”
• Oregon’s Wild Harvest, which grows and manufactures organic herbal supplements, relocated from Sandy, Oregon to Redmond.
• Aircraft Rubber Manufacturing makes steel-pressure bladder tanks (steel-pressure vessels fitted with an internal bladder that stores foam concentrate) for the Department of Defense. (For example, Curley said, “If a bullet goes through a piece of heavy equipment such as a tank, the bladder keeps it from exploding.”
• Seneca Holdings is the world’s oldest and largest manufacturer of made-to-order traffic and specialty doors (as seen in grocery stores and commercial kitchens) with a national client base.
• Nosler, which previously purchased 60 acres near the Redmond Municipal Airport, plans to build a new 85,000-square-foot facility for its ammunition and high-end rifle operations “designed for hunting enthusiasts,” in Curley’s words.

Looking to the future, Curley sees potential for beginning to grow the area’s high-tech sector — particularly with semi-conductor-related supply chain companies — through federal and state funding designed to spur innovation and create jobs outside existing tech centers like San Francisco and Seattle. “It could be the tip of the spear,” he predicted.

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Redmond Spotlight

Plans Underway for ‘Massive Expansion’ to Make RDM ‘Bigger & Better’

by ANDREA HINE — CBN Feature Writer

Rejoice, those who depend on the Redmond Municipal Airport (RDM) for flights in and out of Central Oregon, as plans are underway for a ‘massive expansion,’ in the words of Zachary Bass, director, to double the size of the terminal, and “expand and update basically everything to make it bigger and better.”

Currently ranking #100 in size among U.S. airports, RDM has handled increasing numbers of passengers since the first commercial flight by United took off back in 1946. Passenger count totaled 208k annually in 1997, and 460k by 2009 — resulting in a major airport expansion. When Bass started at RDM eight years ago, the number of annual passengers had gone up to 700,000, and now stands at 1.25 million — “which is way ahead of growth projections,” he said.

As a result, there simply isn’t enough space — with congestion affecting everything from security lines to seating at the gates, baggage claim, bathrooms, and food and retail concessions. The major “pain point,” according to Bass, is the holding (or waiting) area — most dramatically during the airport’s busiest 6-8am period when 11 flights arrive and depart. “At some point, we can’t put more people in a building,” Bass has said.

The first phase of the expansion will get underway this fall and take two years to complete at a cost of $100M. It includes completely redesigning the second floor, adding 50,000 square feet, and constructing six or seven jet bridges to reduce the number of flights boarded outdoors on the tarmac. Funding will come from airport savings and federal grants; no city taxes are involved, said Bass.

Phases two through five will expand and reconfigure the ticket and baggage claim areas, control tower, east side departure lounge, and administration offices. Completion of all five phases is contingent on acquisition of funding, including the airport’s own revenue, a variety of state and federal grants (for which, Bass admitted, there is “intense competition”), the 2022 Bipartisan Infrastructure Law that set aside airport’s own revenue, a variety of state and federal grants; no city taxes are involved, said Bass.

Also envisioned upon completion of all five phases are roughly 12 additional gates that will, Bass hopes, motivate airlines to augment their schedules with more connections. (He characterized the most recent example, Alaska Airlines’ new direct flight to Las Vegas, as “doing gangbusters.”)

Local officials are unanimous in crediting RDM’s major role in the area’s economic development. Redmond City Manager Keith Witcosky compared its importance to “the Deschutes River or the Cascade Mountains when it comes to determining the success of Central Oregon,” while Jon Stark, EDCO’s chief executive officer, has been quoted as saying “without it, we’re an island.”

These sentiments are buttressed by a State of Oregon economic impact report that projects the full expansion at RDM will add 207 jobs and bring in $39 million a year to the area.

Calling himself “a cheerleader for the airport,” Bass — who has “always been around aviation” and admits that “I don’t do well standing still” — is well equipped to face the challenges that lie ahead for his 40-employee team. And given “great support from the city council and the region” for the ambitious expansion plans, one of the busiest commercial airports in the entire Northwest is well on its way to become “bigger and better.”

flyrdm.com

City Manager

Continued from page 1

change the city faces.”

Using the term “rising tide” to describe the influx of businesses starting up or relocating to Redmond’s downtown area, Witcosky cited the SCP Redmond Hotel, calling it “one of the most successful jewels in their chain. The renovation of this historic property tipped the dominos for investment in the town, and created more energy than we ever could have expected.”

Other examples, said Witcosky, include Grace and Hammer Pizzeria, housed in a renovated historic church, “whose owners felt that Redmond was in harmony with what they wanted to do.” Local Paws pet store, which “succeeded beyond their expectations;” and General Duffy’s, which “turned around a really blighted area of downtown, attracts musicians from all over the world, and is already packed.”

The list goes on with Arome kitchen supply store and Sisters Meat and Smokehouse, both of which chose Redmond for their second location; and First National Bank, home to Desert Prairie clothing and a variety of independently owned retail shops. “In Redmond, there is enough room for every business to succeed,” said Witcosky.

Just as businesses attract other businesses, “the City has also attracted some incredibly talented folks for important positions, and talent follows them,” Witcosky said, naming Chuck Arnold ("a legend, one of the best of the best," previously executive director of the Downtown Bend Business Association, who has led Redmond’s downtown revitalization efforts for almost nine years); Chief of Police Devin Lewis, who was selected following a national search; and Public Works Director Jessica MacClanahan, who leads a team of 87 people (almost 40 percent of all city employees), and oversees a $75 million budget.

“At this point, Redmond’s biggest barrier to further economic investment is transportation and transportation funding,” said Witcosky, “specifically capacity. We need to figure out more opportunities to move vehicles across U.S. 97, and develop routes that alleviate further congestion without cutting through the heart of the city. Plans currently include connecting Veterans Way to 126E, as well as eventually implementing an arterial road system on Redmond’s east and west sides.”

With decades of government experience (including 20 years in Portland, Witcosky’s enthusiasm remains undimmed. “In my job, in day in and day out, I never know what’s going to happen,” he said. “That’s what makes working in government so fun — the excitement of pivoting from issue to issue and harnessing change.”

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Are High Interest Rates Crushing Commercial Real Estate?

by BRUCE BARRETT, Broker — Windermere Commercial RE

We know the story of the small snowball at the top of the hill that begins to roll, gathers momentum and size crushing all in its path. This short but dramatic illustration represents the US economy when after the Great Recession in 2008 interest rates were reduced and held artificially low. This overheated the economy. Monetary intervention for primarily political reasons created a gigantic cash “snowball” when it was injected with even more government monies during the pandemic.

Too much easy money, consumer spending, and the resultant runaway inflation resulted in the Federal Reserve’s intervention through rapid escalation of the Fed Lending Rate.

Local commercial real estate transactions are one of the casualties in the path of this “economic snowball” and it has dramatically impacted investors, owner/users and tenants. Three years ago, commercial property was sold and leased as fast as it hit the market. Those transactions now look dramatically different as interest rates “snowballled” their profitability.

**Impact on Investors**

As the Fed increased interest rates, riskier investments, particularly those financed with variable loans that increase with the interest rate, became unappealing. “The Fed’s strength and continued tight labor markets could require still tougher borrowing conditions to control inflation,” Fed Chair Jerome Powell said recently. Already a wave of corporate bankruptcies are washing through the economy.

Scott Jewell has investment properties in Central Oregon. He says, “With the current interest rate we have now after the 11th rate hike, investors are nervous and proceed cautiously. Higher rates translate into higher lease rates. Generally, this is not the right time to be buying investment property. I can get 5.25% in a CD with no risk.”

Commercial real estate loans for the purpose of buying investment property have a shorter term that those for residential. Unlike residential loans, the terms of commercial loans typically range from five years (or less) to 20 years, and the amortization period is often a benefit to the loan term. A lender might make a commercial loan for a term of seven years with an amortization period of 25 years.

Jewell says, “Many loans that were written 2 to 4 years ago have 5-year terms. Those loans will go from 4% to a new refinance rate close to 8%. The payment will increase significantly. This will spell disaster for many investors.”

John Gittelsohn of Bluestone says, “About $1.2 trillion of debt on U.S. commercial real estate is ‘potentially troubled’ because it’s highly leveraged and property values are falling. Office values have tumbled 31% from a peak in March 2022.”

Defaults are likely to increase as property values fall and costs rise for landlords who need to refinance at higher interest rates.

**Impact on Owner/Users**

Owner/Users may pick a better position than pure investors to buy commercial real estate. A Central Oregon banker recently shared that the impact of high interest rates on owner/users is situational. Lenders still make loans but the borrower can expect much higher payments.

The banker points out however, it might still be a benefit to the owner/user if the real estate purchase creates a better business environment that overcomes the higher loan interest and favors the bottom line. If the loan makes financial sense, the rate should not stop the borrower from making an otherwise sound decision. He says, “You marry the loan but date the rate.”

He also suggests a short term lease with option to buy that locks in a purchase value now rather than an inflated value in the future. Most regional lenders have strong liquidity with money to loan. Some creative options for structuring a loan include support from Business Oregon and SBA.

**Impact on Tenants**

Central Oregon commercial brokers report there have been national tenants walking away from properties. The Bank of America’s Redmond branch has this website posting: “Drive up is closed but the lobby is open for clients. This location will permanently close 08/06/2024.”

Office space is particularly hard hit throughout the US and more recently in Central Oregon. Compass Commercial Real Estate Services report in Compass Points, “The Bend office market experienced 12,125 SF of negative absorption in Q3 2023 with an increase in vacancy rate from 4.29% in Q2 2023 to 4.88% in Q3. This is the third consecutive quarter with negative absorption and an increase in vacancy. This inventory, added to the 136,027 SF of vacant office space, results in an availability rate of 8.70%.”

Tenants are experiencing sticker shock for office, industrial and retail space because of the increase in landlord costs. Inflation has seriously increased the costs of building operations. These costs include taxes, maintenance and insurance. These costs are usually charged directly back to the tenant along with 3% annual rent increase. At the end of the lease term, most leases call for an adjustment in the lease to market rate. Market rates have spiked in the last three years.

Steve Curley, executive director of Redmond Economic Development Inc. works daily with “traded sector” businesses wishing to locate or expand their business in Redmond.

“Everyone is holding their breath when it comes to the current interest rate situation,” says Curley. Businesses are “still in touch” with REDI. He continues: “One company with money to expand is cautious in the current monetary environment. Desire to be in Redmond is still there, but it’s a matter of timing for them to take the next steps.”

The Central Oregon commercial real estate market has been significantly impacted by the snowball of high interest rates impacting investors, owner/users and tenants but there is still hope for a soft landing in 2024. Windermere.com

**AFFORDABLE HOUSING**

Continued from page 1

more permanent housing.

Fundraising for the construction of Oasis Village began in 2020, and received a major boost from a $975,000 grant allocated by Gov. Tina Kotek to help tackle the state’s homelessness crisis. Additional funding includes a $967,500 grant from the county’s American Rescue Plan Act, the state of Oregon and the Central Oregon Health Council. Support has also come from community organizations, churches and private individuals.

“We see housing as a whole continuum. It is not going to solve all of our problems, but it is a piece along the way to help those that are homeless in our area,” Besonnette said. “Oasis Village embodies the spirit of our community — where hope takes root and lives are transformed. It is a testament to what we can do as a community to work together.”

**Spencer Court**

The month’s second groundbreaking, hosted by Housing Works, the regional housing authority for Central Oregon, celebrated the start of construction on a 60-unit modern affordable housing community. It is located on a 3.43-acre site that was previously underutilized with 16 obsolete units built in the early 1980s.

Keeping the previous property name of Spencer Court, named after a long-time resident who passed a few years ago, the new development will include four new three-story buildings, a community building for residents to gather with a dog washing station, a playground, a dog run, and abundant bike storage. The mixture of unit types — ranging in size from duplexes to quadplexes, and from two to three bedrooms — will support and encourage various household compositions and multi-generational interactions.

The Spencer Court development is supported by funds from Deschutes County, Oregon Housing and Community Services, the City of Redmond, Washington Federal Bank, and PNC Bank.
Transforming Lives
The New Shepherd’s House Redmond Center

by EMILY FREED, LEED AP, Project Manager — Pinnacle Architecture

The 2023 Human Right to Housing Report Card released by the National Homelessness Law Center gave the United States a failing grade. This does not come as a surprise to Central Oregonians, who have seen a 28 percent spike in homelessness in just one year. In response to this pressing issue, Shepherd’s House took a proactive step by opening another much-needed low-barrier houseless shelter in Redmond. For nearly a decade the organization has been operating a seasonal cold-weather shelter, each year searching for a new location to set up shop. This permanent year-round location is a game-changer, allowing the organization to provide consistent services and focus more on day-to-day programming.

When an opportunity arose in the form of a former restaurant and then church, the Pinnacle team swiftly assessed the space, diligently examined zoning and building codes, and enthusiastically embarked on the design process. The result is the Redmond Center, a building codes, and enthusiastically embarked on the design process. The Redmond Center, a place where 48 individuals, including men, women, and children, can find shelter every night and where over 800 meals are provided on a weekly basis. This facility goes beyond the basics, offering a range of on-site wrap-around services, including case management, counseling, healthcare support, and assistance with housing resources through partnerships within the community.

The architectural design strikes a delicate balance between comfort and resilience. The primary aim is to ensure that visitors not only feel safe but are also inspired to undertake long-lasting, positive transformations. Space has been thoughtfully optimized to include a versatile multi-purpose room, a professional-grade kitchen, three dedicated sleeping areas, and private accommodations for families, alongside essential support spaces. The high ceiling in the common area creates an open and welcoming atmosphere, even when the facility is bustling with activity. In the sleeping areas, lowered ceilings contribute to a cozy ambiance.

Security was a central concern during the project’s development. A meticulous approach to design has resulted in unobstructed sightlines throughout the building, reducing the reliance on security cameras. The generous use of doors and windows with substantial glazing fosters a sense of connection within the facility. The color palette, drawn from the Shepherd House logo, combines soothing blues and warm wood tones, enveloping the environment with a welcoming and safe atmosphere that is uniquely branded. The ultimate aspiration of this new facility is for residents to regain their footing by participating in the long-term program where they live onsite for one year, but volunteer at the facility for two years, embodying the ethos of community and reciprocity.

Staying true to our mission to enhance lives and communities, the Pinnacle Architecture team volunteered at the new shelter to build an exterior dog run, with materials generously donated by Mike’s Fence Center, and install a felt wall mural alongside our team. The New Shepherd’s House Redmond Center embodies the ethos of community and reciprocity. One year, two years, the long-term program where they live onsite for one year, but volunteer at the facility for two years, embodying the ethos of community and reciprocity.

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‘Encapsulates the Spirit of Central Oregon’

We’re hitting on all cylinders,” said Geoff Hinds, director, looking back on the 2023 Deschutes County Fair & Rodeo, which attracted 840,000 total visitors, and “exceeded expectations in its economic impact, generating millions in revenue for both local and traveling small businesses.”

According to Hinds, the current 320-acre DCFE facility is the largest in the northwest, and one of the largest of its type in the U.S. — with 300,000 square feet of indoor space. The multipurpose fair and event venue is owned and operated by Deschutes County, with almost 400 annual events including the fair itself. Local economic impact generated by events at DCFE so far in 2023 totals $94,999,100 — with $25 M coming from the fair alone.

While we were thrilled with the incredible success of the 103rd Deschutes County Fair & Rodeo,” said Hinds, “we watched through the lens of planning for 2024. We’re always trying to find creative ways to focus on history and tradition, while adjusting and building on our scope. One example was this year’s drone show, the first of its kind in Central Oregon. And I can promise more new surprises in 2024.”

“Our bottom-line goal, in addition to being financially successful and contributing to the economic growth of the region, is to continue to produce a good product that people can enjoy — one that truly encapsulates the spirit of Central Oregon.

expa.deschutes.org

SCP Hotel Redmond

Continued from page 1

ton of antique stores, and a tea shop with erratic hours,” said Colvin. “After 6 or 7pm, it became a ghost town, with nothing to bring people into the area.”

However, he said, “as soon as construction began, it spurred other investment and redevelopment projects as more and more businesses began locating downtown, a trend that continued as SCP Hotel Redmond has become established. In just the four years since we opened, downtown’s previous 60-70 percent occupancy rate has jumped to 90-95 percent — there’s a lot going on now.”

Colvin provided examples of other businesses that followed the hotel’s lead: Ida’s Cupcake Café, Diego’s Spirited Kitchen, various breweries and brew pubs (Wild Ride Brewing being one example), General Duffy’s Waterhole and Annex (a taphouse and live music venue with five on-site food trucks), Cascade Hasson Sotheby’s International Realty (which expanded into the historic Mayfair Theater/Atkinson Building on Sixth Street), food events, and a new co-working space.

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With a 20-year career in managing fairs, festivals, concerts, and special events, Hinds was exposed to the field through his grandfather, who served as chief executive officer of the Los Angeles County Fair, one of the nation’s largest with 1.3 million annual visitors, “I was probably introduced to that world at one or two years old,” he recalled.

Jumping ahead to June 2019, when Hinds started as director of the Deschutes County Fair & Expo (DCFE), “I was just in time for the 100th annual fair, and the Covid shutdown.” Taking that in stride, Hinds said that “in the last few years, we’ve experienced the highest profitability and revenue in history — along with record-setting growth in gate revenue.”

According to Hinds, the current 320-acre DCFE facility is the largest in the northwest, and one of the largest of its type in the U.S. — with 300,000 square feet of indoor space. The multipurpose fair and event venue is owned and operated by Deschutes County, with almost 400 annual events including the fair itself. Local economic impact generated by events at DCFE so far in 2023 totals $94,999,100 — with $25 M coming from the fair alone.

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SCP Hotel Redmond

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Colvin — who moved from Atlanta with his wife after they both quit their jobs, traveled across the U.S. in an RV in search of a place to put down roots, and decided that Redmond was “exactly what we’re looking for” — said that “business is constant” at the SCP Hotel Redmond. “Our occupancy rate in 2022 was 83 percent, which is pretty awesome.”
Red Barn Spotlight

Red Barn Echoes Redmond Roots
Real Estate Brokers Reflect on Market Dynamics for Fast-Growing Community

by SIMON MATHER — CBN Feature Writer

The latest phase of a multi-faceted 42,000-square-foot project with a design nod to Redmond’s historical agricultural roots and targeting a broad range of tenants is coming on stream to help meet strong demand for quality flex space.

The successes of Bend’s commercial real estate market over the last decade are well documented but latterly available land has been in short supply, and barriers to entry for developers looking to add needed inventory have become prohibitively costly.

As a result, developers and businesses have increasingly looked north to Redmond, where land has been in greater supply, and the cost of housing is generally more affordable than in Bend.

The Red Barn Industrial Center project off NE Jackpine Avenue and 11th, is one such example, with the finishing touches being put to building #3, offering over 13,000 sq. ft. of new construction industrial flex space, zoned M2/Heavy Industrial.

The property consisting of a trio of matching buildings on 3.26 acres has been developed by Lawnae Hunter, owner/broker of Central Oregon-based PLUS Property Management, who has a wealth of experience including projects spanning office, custom home, and land development over the course of her more than 40 years in the real estate industry.

She acquired the property in the pre-Great Recession days and weathered the ensuing economic fluctuations waiting for the market to be ready for such a project, with much thought being put in to offering many features that industrial tenants would like to see.

The aim was to create something of a “recession-proof” concept that would be an asset to the community and be in demand no matter what the state of the economy, and that has proven to be the case for the initial stages of the campus.

The latest phase includes one of a pair of 13,000-square-foot buildings flanking a slightly larger central building at 16,000 sq ft with drive-through capability and overhead doors on either side of suites.

As much flexibility as possible has been incorporated into the project, with energy efficiency optimized to deliver cost savings to tenants and a design, by Redmond-based Tekneek Architecture, that aims to echo the area’s lumber and agricultural background while embodying a contemporary feel.

The towers containing mechanical components are evocative of grain silos, and the architectural style is somewhat consistent with that of the nearby fairgrounds Expo Center.

Features include the ability for circulation of large trucks, including 53-foot trailers, able to turn around on site, as well as grade levels loading docks for shipping and receiving.

The buildings are constructed of prefabricated steel featuring generous ceiling heights and roll-up doors, with the potential to demise #3 into three suites, and there is up to 9,000 SF of yard space east of the building.

The location also enjoys easy access to Highways 97 and 126, the primary north-south and east-west transport routes in Central Oregon and lies in the Redmond Enterprise Zone — offering potential tax benefits.

In regards to market dynamics, Bruce Barrett, a Commercial Broker at the Windermere Commercial — Redmond office, paid tribute to the work of the Redmond Development Inc. (REDI) office of Economic Development for Central Oregon (EDCO), supported by the city, in attracting traded sector businesses to the area and praised community leaders for a business-friendly approach to go along with great fundamentals.

On the residential front, colleague Kris Rees of the Windemere Redmond office said homebuyers were encouraged by a more attractive, vibrant downtown, urban renewal, and economic development opportunities in the community. “I moved to Redmond 23 years ago to work as one of developers of the 80-acre Canyon Rim
## Utility Companies

### Utility Companies (Listed Alphabetically)

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<td>541-382-5390</td>
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<td>Jan Wink, Jason M. Wink</td>
<td>34</td>
<td>1969</td>
<td>15,000</td>
<td>From Bend to Powell Butte, north of Redmond &amp; south to WLD River.</td>
<td>Domestic water, deep well water.</td>
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<td>Cascade Natural Gas</td>
<td>888-522-1130</td>
<td>888-649-9912</td>
<td><a href="http://www.cnng.com">www.cnng.com</a></td>
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<td>541-548-6487</td>
<td>541-548-0243</td>
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<td>Craig Horrell</td>
<td>30</td>
<td>1918</td>
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<td>Delivery of irrigation water, maintenance of district easements &amp; canal systems.</td>
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*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.*
Pacific Power Announces New Grants

provided by PACIFIC POWER

Nonprofit organizations in Central Oregon transform hopes into action every day by showing up to care for their neighbors and the environment. The Pacific Power Foundation is supporting this important work with a new round of grants to local organizations that are committed to fostering resilient cities, towns and natural areas in our region.

The foundation is donating a total of $112,000 in grants across the three states it serves to underwrite a diverse range of programs and projects, from affordable housing access, job training and rural economic development to ecosystem preservation, trail restoration and nature-based education.

“These organizations lift up our communities and protect our natural surroundings for future generations,” said Matt Chancellor, Pacific Power regional business manager. “It is an honor to support their inspiring work and help build communities where everyone can flourish.”

This round of grants, focused on community enhancement and environmental respect, is one of the four grant cycles offered by the foundation annually. The following seven grants totaling $10,000 were given to local Central Oregon organizations:

- **Deschutes Children’s Foundation** for facilities management of four campuses where the foundation provides space at reduced rent for nonprofit community partners serving children and families.
- **BendNEXT** to support the construction of a new facility to accommodate the addition of seventh- and eighth-grade classes and increase support services staff, including in special education.

About the Pacific Power Foundation:

The Pacific Power Foundation is part of the PacifiCorp Foundation, one of the largest utility-endowed foundations in the United States. The foundation was created by PacifiCorp, an energy company that serves over two million customers across a diverse six-state region in the West as Rocky Mountain Power (Utah, Wyoming and Idaho) and Pacific Power (Oregon, Washington and California). The foundation’s mission, through charitable investments, is to support the growth and vitality of the communities served by Rocky Mountain Power and Pacific Power. Since it started in 1988, the PacifiCorp Foundation has awarded more than $560 million to nonprofit organizations.

To learn more about the grants and how to apply, visit the Pacific Power Foundation website at pacificpower.net/foundation.

**Applications Now Being Accepted for 2024 Washington, D.C. Youth Tour**

by COURTNEY COBB, Communications Coordinator — Central Electric Cooperative, Inc.

Central Electric Cooperative is accepting applications for its 2024 Washington, D.C. Youth Tour program. Central Electric will select two high school juniors to visit the nation’s capital for one week in June.

Participants will join hundreds of student leaders from electric cooperatives nationwide to learn about cooperatives’ contributions to rural America, leadership, the political process and interact with elected officials. The trip also includes seeing the nation’s capital and other sites, including the Arlington National Cemetery, the Vietnam Veteran’s Wall, the Washington Monument, Mount Vernon, and the Smithsonian.

High school juniors interested in applying can find the application here.

Applications will be accepted through Friday, January 5, at 5pm and can be mailed or dropped off at any Central Electric office. To be eligible, students’ families must be CEC members. Applications must include information about their interests and a 500 to 1,000 word essay on the following topic: Describe your view of the major challenges facing our nation and what solutions you envision. Applicants also will be interviewed by a selection team of CEC staff.

The Youth Tour is an all-expense paid trip for those students selected. The co-op will pay for transportation, lodging, meals, and one checked bag.

The selected students will share their trip experience with CEC’s membership at the co-op’s annual meeting in April 2024. For more information, go to cec.coop/community/youth-tour or call 541-548-2144.

cec.coop

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November 1, 2023 • Cascade Business News • 17
High Tech Companies (Listed Alphabetically)

<table>
<thead>
<tr>
<th>Company / Address</th>
<th>Phone</th>
<th>Fax</th>
<th>WebSite/Email</th>
<th>Contact</th>
<th>Staff</th>
<th>CO Year Est.</th>
<th>Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shielding International</td>
<td>541-728-0632</td>
<td>N/A</td>
<td><a href="http://www.shieldingintl.com">www.shieldingintl.com</a></td>
<td>N/A</td>
<td>1</td>
<td>1958</td>
<td>Supplies of advanced technology to the aviation industry including lighting, oxygen &amp; electromechnical technologies.</td>
</tr>
<tr>
<td>Smartwaiver Inc.</td>
<td>541-475-7211</td>
<td>541-475-9146</td>
<td><a href="mailto:info@smartwaiver.com">info@smartwaiver.com</a></td>
<td>Daryl McCarl</td>
<td>10</td>
<td>2012</td>
<td>Online waiver solution for businesses large &amp; small.</td>
</tr>
<tr>
<td>Tele-Electric, Inc.</td>
<td>541-923-0467</td>
<td>N/A</td>
<td><a href="http://www.telelectric.com">www.telelectric.com</a></td>
<td>Al Ushar</td>
<td>6</td>
<td>2013</td>
<td>Warranty repair, hashbase diagnostic, data recovery, software installation, server backup, online services, business solutions, onsite training.</td>
</tr>
<tr>
<td>Vranalytical, Inc.</td>
<td>541-923-0467</td>
<td>541-925-9223</td>
<td><a href="http://www.vranalytical.com">www.vranalytical.com</a></td>
<td>Bill Pak</td>
<td>25</td>
<td>2010</td>
<td>Supplies of precision shapes of sizes, boxes, dress, aluminum &amp; micrometers safe, free of the chemical bisphenol. Made from the same 100 percent food grade silicon that make baby bottle nipples, containing no BPA toxins or off-gassing &amp; more.</td>
</tr>
<tr>
<td>Westen Technology Solutions</td>
<td>541-303-2584</td>
<td>541-303-2584</td>
<td><a href="http://www.westentechnology.com">www.westentechnology.com</a></td>
<td>John Overman, Bob McFarlane</td>
<td>23</td>
<td>2002</td>
<td>MEPCertified audit &amp; approval, people-focused, SLA-driven, customer-focused with support for IT services. Provides project management, IT, Office 365 &amp; cloud solutions to reduce downtime &amp; increase security &amp; productivity.</td>
</tr>
</tbody>
</table>

Call 541-388-5665 & get your company on a list!
### Telecommunication Companies (Listed Alphabetically)

<table>
<thead>
<tr>
<th>Company / Address</th>
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<th>Contact</th>
<th>Staff</th>
<th>CO Year Est.</th>
<th>Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>BendTel Inc.</td>
<td>541-389-0200</td>
<td>N/A</td>
<td><a href="http://www.bendtel.com">www.bendtel.com</a></td>
<td>Tom Barrett, Doug Cox</td>
<td>26</td>
<td>2003</td>
<td>Gets Real Fiber Fast Internet with BendTel. BendTel is Central Oregon’s longest locally-owned business telephone &amp; Internet service providers. BendTel provides Gigabit fiber bandwidth with guaranteed speeds &amp; uptime. (E) Hosted &amp; traditional telephone solutions, servicing all major phone systems, 24/7 local support, with &amp; email hosting &amp; more.</td>
</tr>
<tr>
<td>Cascade Tel</td>
<td>541-388-5158</td>
<td>541-382-9186</td>
<td><a href="http://www.cascadetel.com">www.cascadetel.com</a></td>
<td>Allen Clack</td>
<td>5</td>
<td>1990</td>
<td>Telecommunications, IT Networks, VOIP Networks, IT Managed services, fiber optic, WAN &amp; multi-site data cabling systems, pre-wire high speed data circuits.</td>
</tr>
<tr>
<td>Central Oregon Communications</td>
<td>541-382-5563</td>
<td>N/A</td>
<td><a href="mailto:Brittingham3773@jim.com">Brittingham3773@jim.com</a></td>
<td>Eric Brittingham</td>
<td>2</td>
<td>1990</td>
<td>Telephone equipment sales &amp; service, voice &amp; data cabling, wireless. VoIP solutions &amp; integrated voicemail/phone systems, authorized dealer for ESII products.</td>
</tr>
<tr>
<td>InfoStructure</td>
<td>541-773-3000</td>
<td>541-858-4477</td>
<td><a href="http://www.infostucture.netsupport">www.infostucture.netsupport</a></td>
<td>Scott Hansen</td>
<td>23</td>
<td>1994</td>
<td>Provides telemarketing, customer care &amp; technical support services to FORTUNE 500 companies.</td>
</tr>
<tr>
<td>InfoTechnology</td>
<td>541-647-6670</td>
<td>N/A</td>
<td><a href="http://www.infotronicservices.com">www.infotronicservices.com</a></td>
<td>David Redell</td>
<td>365</td>
<td>1984</td>
<td>Provides telemarketing, customer care &amp; technical support services to FORTUNE 500 companies.</td>
</tr>
</tbody>
</table>

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**www.MyPrinterResources.com**
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</thead>
<tbody>
<tr>
<td>Reynolds Technical Services</td>
<td>541-389-9190</td>
<td>N/A</td>
<td>N/A</td>
<td>Mark Reynolds</td>
<td>1</td>
<td>1993</td>
<td>Electrical, high-voltage power systems, wire systems control design, telecommunications &amp; repair.</td>
</tr>
<tr>
<td>TDS (Previously BendBroadband)</td>
<td>541-923-4560</td>
<td>N/A</td>
<td><a href="http://www.HelloTDS.com">www.HelloTDS.com</a></td>
<td>Customer Service</td>
<td>150</td>
<td>1969</td>
<td>High-speed internet, TV entertainment &amp; phone services to both residential &amp; business locations. TDS also offers businesses VoIP advanced communications solutions, dedicated internet service, data networking &amp; hosted-managed services.</td>
</tr>
<tr>
<td>TechLink Services</td>
<td>541-385-0238</td>
<td>828-398-0428</td>
<td><a href="http://www.techlinksvc.net">www.techlinksvc.net</a></td>
<td>Mike Mahd</td>
<td>20</td>
<td>2007</td>
<td>Provides nationwide field service work for the installation of telecom, digital signage, cabling, electrical for the hospitality, retail &amp; enterprise markets. Other services include RF engineering &amp; VSAT installations.</td>
</tr>
</tbody>
</table>

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.
## Heating & Cooling Companies (Listed Alphabetically)

<table>
<thead>
<tr>
<th>Company / Address</th>
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<th>WebSite/Email</th>
<th>Contact</th>
<th>Staff</th>
<th>CO Year Est.</th>
<th>Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Refrigeration &amp; Heating 0177 Crandy St, Bend, OR 97703</td>
<td>541-382-2598</td>
<td>N/A</td>
<td>N/A</td>
<td>Dave Talbott</td>
<td>1</td>
<td>N/A</td>
<td>Heating &amp; cooling.</td>
</tr>
<tr>
<td>Air-Tech HVAC (OR) Inc 9221 Old Elk Dr, La Pine, OR 97739</td>
<td>541-376-2563</td>
<td>541-356-6685</td>
<td><a href="mailto:paco@rmbarac.com">paco@rmbarac.com</a></td>
<td>Rocky Clevering</td>
<td>8</td>
<td>2008</td>
<td>Heating &amp; cooling, geothermal heat pumps, ductless &amp; indoor air quality.</td>
</tr>
<tr>
<td>Air-Tech Heating &amp; Cooling 229 NE Hawkin Ave, Bend, OR 97703</td>
<td>541-798-5948</td>
<td>N/A</td>
<td>playgroundjosh.com</td>
<td>Scott Buchler</td>
<td>2</td>
<td>2009</td>
<td>Air conditioning, heating &amp; maintenance, heat pump, refrigeration.</td>
</tr>
<tr>
<td>Boiler &amp; Sun-Air 3555 NE St B, Bend, OR 97701</td>
<td>541-388-7728</td>
<td>N/A</td>
<td><a href="http://www.bolarheating.com">www.bolarheating.com</a></td>
<td>Bob</td>
<td>1</td>
<td>1977</td>
<td>Infloor heating, solar heat, renewable systems.</td>
</tr>
<tr>
<td>Cascade Heating &amp; Specialties, Inc 950 NE 5th St, Bend, OR 97701</td>
<td>541-382-8644</td>
<td>541-382-8134</td>
<td><a href="http://www.rakovichheating.com">www.rakovichheating.com</a></td>
<td>Bill Rakovich</td>
<td>40</td>
<td>1979</td>
<td>Commercial &amp; residential heating &amp; cooling, gas &amp; wood fireplaces, heating &amp; air conditioning.</td>
</tr>
<tr>
<td>Central Oregon Heating, Cooling &amp; Plumbing 3254 SE Gilpin Place, Bend, OR 97702</td>
<td>541-388-7777</td>
<td>N/A</td>
<td><a href="http://www.centraloregonheating.com">www.centraloregonheating.com</a></td>
<td>Larry Genet</td>
<td>1</td>
<td>1995</td>
<td>Servicing all makes &amp; models of furnaces, air conditioners, water heaters &amp; gas &amp; oil pipes.</td>
</tr>
<tr>
<td>Commercial Refrigeration Services 0177 Crandy St, Bend, OR 97703</td>
<td>541-388-3055</td>
<td>541-389-8935</td>
<td><a href="http://www.commercialrefrigeration.org">www.commercialrefrigeration.org</a></td>
<td>Tim Berry</td>
<td>1</td>
<td>2001</td>
<td>Heating &amp; air conditioning, refrigeration.</td>
</tr>
<tr>
<td>Crown Heating LLC 130 NE Division St, Ste B, Bend, OR 97702</td>
<td>541-420-1057</td>
<td>N/A</td>
<td>N/A</td>
<td>Steve Giesen</td>
<td>3</td>
<td>2007</td>
<td>Heating &amp; cooling, air conditioning, installations &amp; service. Fire, gas, wood &amp; bi- fuel systems.</td>
</tr>
<tr>
<td>Crown Plus Heating &amp; Air Inc 950 SE Evangelion, Sec. 3, Bend, OR 97701</td>
<td>541-790-6655</td>
<td>N/A</td>
<td>N/A</td>
<td>Richard Wright</td>
<td>7</td>
<td>2007</td>
<td>Commercial, residential full service HVAC company.</td>
</tr>
<tr>
<td>Florida 424 NE Third St, Bend, OR 97701</td>
<td>541-382-2527</td>
<td>541-382-3047</td>
<td><a href="http://www.floridainc.com">www.floridainc.com</a></td>
<td>Roger &amp; Mary Sandford</td>
<td>2</td>
<td>1979</td>
<td>Sales &amp; service of appliances &amp; service, also bar, BBQ &amp; patio furniture.</td>
</tr>
<tr>
<td>Griffin Heating &amp; Cooling 1221 SW Oregon St, Bend, OR 97702</td>
<td>541-378-1472</td>
<td>N/A</td>
<td><a href="http://www.griffinheatingandcooling.com">www.griffinheatingandcooling.com</a></td>
<td>Zoll Griffith</td>
<td>14</td>
<td>1993</td>
<td>Service, repair &amp; retrofit company specializing in commercial &amp; residential HVAC.</td>
</tr>
<tr>
<td>Home Heating &amp; Cooling 311 SW Piano Way, Ste. 102, Bend, OR 97702</td>
<td>541-389-4685</td>
<td>541-362-8097</td>
<td><a href="http://www.mLoanheatingandcooling.com">www.mLoanheatingandcooling.com</a></td>
<td>Rick &amp; Colie Scott</td>
<td>12</td>
<td>2010</td>
<td>Existing residential heating &amp; cooling maintenance, repair &amp; replacement, air duct cleaning, air purification.</td>
</tr>
<tr>
<td>Joe Lee Heating &amp; Air Inc 3906 NE 7th St, Bend, OR 97701</td>
<td>541-370-0435</td>
<td>N/A</td>
<td>changingwinds.com</td>
<td>Chad Pearson</td>
<td>1</td>
<td>2006</td>
<td>Residential &amp; commercial HVAC products &amp; services.</td>
</tr>
<tr>
<td>Joe Lee Heating &amp; Air Inc 2510 NE Byrd Street Bend, OR 97701</td>
<td>541-370-0778</td>
<td>N/A</td>
<td>N/A</td>
<td>Kent Loa</td>
<td>1</td>
<td>2002</td>
<td>Heating, cooling, ventilation installations.</td>
</tr>
<tr>
<td>Larson Mechanical 3908 NE College Pk Bend, OR 97701</td>
<td>541-388-4244</td>
<td>N/A</td>
<td><a href="http://www.larsonmechanical.com">www.larsonmechanical.com</a></td>
<td>Brian Larson</td>
<td>3</td>
<td>1987</td>
<td>Residential heating &amp; cooling, commercial refrigeration.</td>
</tr>
<tr>
<td>Oliver Heating &amp; Air Service 290 NE 12th St, Ste 2 Bend, OR 97701</td>
<td>541-753-9592</td>
<td>N/A</td>
<td><a href="http://www.oliverheating.com">www.oliverheating.com</a></td>
<td>Cameron Service</td>
<td>1</td>
<td>N/A</td>
<td>Heating &amp; air conditioning, installation &amp; repair, commercial HVAC services.</td>
</tr>
<tr>
<td>Precision Heating &amp; Cooling 6611 NE Arbor Lane Bend, OR 97701</td>
<td>541-204-2775</td>
<td>N/A</td>
<td><a href="http://www.precisionheatingco.com">www.precisionheatingco.com</a></td>
<td>Bill Spezza</td>
<td>11</td>
<td>1988</td>
<td>Full service residential &amp; commercial heating &amp; cooling.</td>
</tr>
<tr>
<td>Professional Heating &amp; Cooling Inc 6010 NE Red Barn Bend, Bend, OR 97701</td>
<td>541-525-1036</td>
<td>541-525-5100</td>
<td><a href="http://www.pureheating.org">www.pureheating.org</a></td>
<td>Cameron Service</td>
<td>1</td>
<td>N/A</td>
<td>Services &amp; maintenance of heating systems &amp; parts.</td>
</tr>
<tr>
<td>Redmond Heating &amp; Air LLC PO Box 1833 Redmond, OR 97756</td>
<td>541-525-9884</td>
<td>541-316-1440</td>
<td><a href="http://www.redmondheatingandair.com">www.redmondheatingandair.com</a></td>
<td>Joe Craft</td>
<td>5</td>
<td>2000</td>
<td>Heating &amp; cooling, HVAC products &amp; services.</td>
</tr>
<tr>
<td>Superior Service Heating 627 NE Business Dr, Bend, OR 97701</td>
<td>541-538-8819</td>
<td>541-546-9335</td>
<td><a href="http://www.superheating.com">www.superheating.com</a></td>
<td>Cameron Service</td>
<td>1</td>
<td>N/A</td>
<td>Residential &amp; commercial heating &amp; air conditioning products &amp; services.</td>
</tr>
<tr>
<td>Team Air LLC 4250 NE 3rd Ave, Ste B, Bend, OR 97701</td>
<td>541-586-0199</td>
<td>541-362-5461</td>
<td><a href="http://www.teamair.com">www.teamair.com</a></td>
<td>Kate Wallis</td>
<td>2</td>
<td>1999</td>
<td>Residential &amp; commercial heating &amp; cooling products &amp; services, HVAC.</td>
</tr>
<tr>
<td>Total Heating &amp; Cooling LLC PO Box 2874 Bend, OR 97702</td>
<td>541-948-2846</td>
<td>541-948-2849</td>
<td><a href="http://www.myair.com">www.myair.com</a></td>
<td>Rick Hosler</td>
<td>2</td>
<td>2005</td>
<td>Residential &amp; light commercial.</td>
</tr>
<tr>
<td>The City of Oregon City 337 NE Franklin Ave, Bend, OR 97701</td>
<td>541-325-2645</td>
<td>541-325-3465</td>
<td><a href="http://www.oregoncitylinus.com">www.oregoncitylinus.com</a></td>
<td>Bradley Sanchez</td>
<td>8</td>
<td>2015</td>
<td>Residential &amp; commercial heating &amp; cooling.</td>
</tr>
</tbody>
</table>

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We are experiencing both the pain of global climate change and increasing costs for energy. If you have a heating and cooling system over 10 years old, it may be time to consider a newer, more efficient unit. There are three types of systems that may be better for the environment, less expensive to use (in one case far less expensive to use), and potentially more reliable long-term.

The three types of systems are central heat pumps, mini splits (which are also generally heat pumps), and geo-thermal heating and cooling systems. Let's look at the advantages and disadvantages of each.

**Heat pumps**

Heat pumps are currently the most popular way to both save energy and more efficiently use electricity to heat and cool your home or business. They work by using a compressible medium to move heat from one place to another. They have also become popular in electric cars for both heating and cooling the cabins and the battery packs which like the same temperatures we do for extended life and reliability. Their big advantage in terms of global warming is that they don't use natural gas to heat and are entirely electrical.

Their downside is that they lose efficiency and may not work at all in extreme cold, but newer, premium units have the range to handle typical Central Oregon winters. They tend to be relatively simple and reliable as a result and come in two forms: central and mini-split.

You want to avoid the need for emergency heat which uses a very inefficient form of heating, which is why you need to make sure the unit you select will handle the typical cold of Central Oregon.

**Mini-split vs. central**

The central heat pump system's advantage is that it is easy to retrofit and tends to be less complex than a mini-split. The disadvantage is that it tends to heat and cool the entire structure, even parts where there are no people, meaning you are paying to condition areas that aren't in use. You can go with a zoned system, but your upper limit is typically four zones, and this option does increase the cost of the installation significantly. Emme makes a system that will handle more zones, but the only provider in Central Oregon that once carried it has stopped, which makes getting the unit serviced problematic (it is what I have in my home).

Mini-splits come in a variety of sizes, and you can have as many as you want in your home. Only using the units in the rooms or areas you are occupying can reduce your energy consumption significantly. These are best for new structures as retrofitting them can require opening ceilings and walls, increasing not only the installation cost but potentially damaging any unique wall or ceiling treatments you have.

My advice is, if you can, to go the mini-split route, but if you don't want to risk the painful retrofit, then go with a central heat pump and zone the system.

**Geothermal**

Geothermal heating and cooling systems can save significantly over regular heat pumps. They circulate heat by exchanging liquid underground or in water and are far more efficient given ground temperatures are more stable than temperatures and are more efficient at moving heat in and out of the building. I've only seen central units that are more expensive to install. These typically require you to dig up a large area or drill a deep hole (problematic if you, like me, are on volcanic rock) and are easier to do with new construction or where you have a large area that can be easily disturbed to bury the pipe. While they are potentially more reliable than your typical heat-pump, they tend to be built by off-brands and in smaller numbers, which means there isn't a lot of information about their reliability or many installers who know how to make them work.

In my case, the bid just to dig the hole I needed for the pipe was $85K making it extremely prohibitive to use and I didn't want to destroy my expensive yard landscaping to install the pipes horizontally. So, for me at least, this was too expensive of an option. But, if you can use it and you are a bit technical, this is an option and maybe a requirement for an off-grid home where extreme savings is more of a requirement than a nice-to-have option.

**Wrapping up**

As we approach winter, you can save a lot of money and help the environment if you replace your aging and inefficient heating and cooling system with one that is far more efficient. Geo-thermal systems will provide the greatest savings but cost the most to put in, and their unique nature does introduce some risk to the approach if only by limiting your ability to choose between vendors (I only found one Central Oregon company that would do this, and they were not excited about the opportunity). Mini-splits are your next best choice, but they can be ugly to retrofit, so they are usually preferred for new installations. Central heat pump solutions may be the easiest way to get something more efficient and likely cheaper to install for retrofit, but assure their operating range covers the likely range for temperatures in Central Oregon so they don't have to use emergency heat which is expensive, wasteful, and goes against your desire to lower your energy cost and fight global climate change.

Be aware that most cooling systems, and these are no exception, tend to remove moisture from the air which can be helpful in humid climates but can be too dry in areas like ours where the air is already dry. You may want to consider a humidifier and well for comfort.

Good luck, and I hope you have a comfortable, relatively inexpensive green winter!

enderlegroup.com
by EMMA JAMES — Rosell Wealth Management

There's no doubt that Bend is beloved for its stunning landscapes and allure of outdoor adventure, especially during autumn. However, my favorite thing about our city are the numerous surprises that lay beneath the surface of the usual outdoor activities, like Argentine Tango. Yes, you read that right - tango. I’ve been teaching lessons in our community for over eight years now and I can’t help but find the parallels between the work that I do as a financial planner and as a dancer. Tango, with its sultry moves and passionate embrace, can teach us a thing or two about the importance of confidence, especially when it comes to navigating the complex dance of retirement.

Navigating the Dance Floor — The 8 Risks in Retirement

Imagine stepping onto the dance floor for the first time. Your heart races, your palms sweat, and you’re filled with doubt. Will you stumble, miss a beat, or lose your partner’s trust? Similarly, the journey into retirement may seem daunting at the beginning. Both share a common truth: the importance of taking that initial step with confidence.

1. Inflation: Although inflation has decreased to 3.7% (at the time of this article) from the high of 8.7% we saw last year; it doesn’t mean that it’s less of a risk. Inflation averages around 3% each year, which adds up if you’re planning on being retired for 20-30 years. It’s essential to ensure your purchasing power remains strong, especially when considering the increasing costs of living in Central Oregon.

2. Interest Rate: When interest rates rise, the value of existing bonds or fixed investments tends to decrease, as newer bonds with higher yields become more attractive. This is particularly an issue in retirement planning when you consider that bonds historically offered safety to folks who are risk adverse.

3. Sequence of Returns: Ever heard the phrase “timing is everything”? In retirement, that couldn’t be truer. The order in which you receive your investment returns can make or break your dreams. While there’s no predicting the markets, you do have control over the strategies you put in place to mitigate the impact of this risk.

4. Market Volatility: Markets are unpredictable, and they can feel like dancing with a partner who changes the steps on the fly. However, with a well-diversified portfolio and a trusted financial advisor, you can maintain the confidence to dance through market turbulence.

5. Allocation: Allocation risk refers to the danger of making incorrect decisions when it comes to how you distribute your investments among different asset classes, such as stocks, bonds, and cash. It’s a bit like creating a dance — if you put too much of one move and too little of another, you don’t end up with the results you’re looking for.

6. Long-Term Care: 70% of American adults 65 years and older will require long-term care at some point. If not accounted for, long-term care needs can devastate the assets of a family or individual. Unfortunately, most people avoid talking about this topic until it’s too late.

7. Taxes: Prove me wrong, but no one has ever said to me “I love paying taxes.” There are strategies that you can do now to minimize how much dough you’re putting in Uncle Sam’s pocket as well as in the future when you’re no longer around. If your primary residence is in Oregon, you have an extra layer of risk to navigate since estates over $1 million are subject to estate tax.

8. Longevity: Congratulations! You’re expected to live longer. The good news: more time to explore Central Oregon’s beauty. The bad news: more time to worry about your financial responsibilities. Much like dancing the tango, the longer you stay in the game, the more confidence you need. A well-planned retirement accounts for the long haul, ensuring your resources can endure as you do.

Just as mastering the Tango takes practice, prudent retirement planning requires addressing each of these 8 risks. So, whether you’re dancing the night away or preparing for the best years of your life, remember that confidence is key. With the right partner, the right moves, and a little passion, you can glide through the uncertainties and find joy in every step of your retirement journey.

Rosell Wealth Management offers a complimentary R.I.S.K. AUDIT for people who have worked hard to save funds for retirement but don’t have a clear idea of what their money can do for them. If you’d like to learn more about the 8 risks in retirement and how to address them, please call us at 541-385-8831 to schedule a meeting with our team or visit our website at rosellwealthmanagement.com — begin-a-dialogue.

Emma James is a financial planner at Rosell Wealth Management in Bend. She also teaches Argentine Tango lessons with her partner, Tyler Haas, every Wednesday at the Sons of Norway Hall. If you’re interested in more about what their money can do for them, please call us at 541-385-8831 to schedule a meeting with our team or visit our website at rosellwealthmanagement.com. If you’d like to learn more about the 8 risks in retirement and how to address them, please call us at 541-385-8831 to schedule a meeting with our team or visit our website at rosellwealthmanagement.com.

EMMA JONES AND TYLER HAAS DANCING ARGENTINE TANGO IN THE ALVORD DESERT IN SOUTHEAST OREGON | PHOTO COURTESY OF EMMA JAMES

Money & Investment

Lessons from the Dance Floor

Navigating 8 Key Risks in Retirement
Is Security Fatigue Making You Financially Vulnerable?

by STU MALAKOFF, CFP, CDFA, CPFA, CRPC, President — Bend Wealth Advisors

How often do you read warnings about cybersecurity, scams, or identity theft? Between news reports, your computer security alerts, or company emails, it’s possible to get several alerts daily. Dealing with security questions and multifactor authentication can feel burdensome, especially when they make simple tasks harder.

Have you ever ignored a prompt to reset a login to make it more secure? Changing your password into a cryptic code can be a real headache when you want to log into your bank account. However, finding out that hackers have compromised your information can cause a full-on migraine.

A new study by the National Institute of Standards and Technology (NIST) found that most computer users feel overwhelmed by security warnings and rules. They get tired of being on constant alert, and they begin to make risky decisions, like using weak passwords or clicking on suspicious links. The researchers call this “security fatigue.” It’s a state of mind where people are so tired of security that they start to let their guard down.

In the early days of identity theft, there were concerns about scam artists running up your credit cards. But lately, that’s the least of your worries. Cybercrime tactics are more sophisticated than ever and designed to trick victims as opposed to hacking systems.

Financial fraud often involves credit cards opened without permission or extravagant purchases in different states. We often consider the tangible money that could be lost, but your time is equally precious. If someone steals your account information, you may have to spend hours on the phone with your bank and credit card companies. But lately, that’s the least of your worries. Cybercrime tactics are more sophisticated than ever and designed to trick victims as opposed to hacking systems.

Here are some financial costs that could sneak up on you.

Financial fraud often involves credit cards opened without permission or extravagant purchases in different states. We often consider the tangible money that could be lost, but your time is equally precious. If someone steals your account information, you may have to spend hours on the phone with your bank and credit card companies.

Or, you might have to hire an expert to clean up the mess if your computer is infected with malware. And if the attack prevents you from working, you could lose income.

But the financial consequences aren’t the only thing to worry about. Cyberattacks can also damage your reputation and cause a lot of stress and anxiety. As frustrating as the security precautions are, it’s important to take steps to protect yourself.

So, what can you do right now?

Here are a few low-effort, high-impact ways to boost your personal cybersecurity:

• Open your mail and carefully read it (even the junk mail). Run your credit report annually, or even better yet, freeze your credit. Although it may seem overwhelming, you can request this for free from Equifax, Experian, and TransUnion either online or over the phone.
• Get skeptical. Be wary of unexpected voice calls or messages and always verify the identity of callers before sharing any sensitive information.
• Commit to using a password manager. Hackers have advanced tools, so it’s important to use strong passwords to protect your financial data. Avoid using the same password and consider using a reputable password manager as well as two-factor authentication as extra security.

For a lot of people, it’s not if but when they’ll be victims of some sort of online fraud. Having a financial team in your corner can make a real difference. When you have a clear picture of what you have, it can be easier to spot suspicious activity. Also, be mindful of how you share your personal information with other professionals. Make sure they also have systems in place, like encrypted email or secure file sharing.

It’s normal to become desensitized to cybersecurity warnings. Unfortunately, hackers are benefiting from the collective fatigue. That’s why having these conversations can keep you engaged. If you’re looking for a financial advocate to help you navigate these complexities in your financial life, let’s talk.


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Forbes has noticed Michael Bishop

Forbes has named Michael among its 2023 “Best-in-State Wealth Advisors.” He helps clients feel confident in their financial decisions and secure about the future.

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Kirby Nagelhou Constrcution Company (KNCC) announced that Jason Terry, LEED AP has become the company’s third president. Terry joined KNCC in 2012 as a project manager, then opened the Pendleton office in 2014 as the region’s division manager. Terry and his wife moved back to Bend in 2019 and began to prepare for this transition. With continued growth in mind, KNCC announced the promotion of additional key team members to the role of vice president. Alex Hansen, most recently a general superintendent with a 25-year tenure, will lead project execution and operations. Chris Prah, who joined the team 17 years ago, is shifting from managing the Portland office operations to oversee business development and marketing. Formerly a senior project manager, Mike Laurence has taken on leadership of the finance department. Additionally, Mike Taylor, longtime vice president and business leader with Jeff Deswert, will maintain his role focusing on preconstruction and risk management. As a key part of KNCC’s planned succession efforts, former president Deswert will operate as Chairman of the Board of Directors. After starting his career working at Mt. Bachelor, Deswert began his commercial construction career in 1986 as one of the first employees of KNCC working out of founder Kirby Nagelhou’s house in Bend. He advanced within the company through the operations ranks before taking on the role as the company’s second president in 2010, following 25 years of leadership from Kirby Nagelhou. During Deswert’s tenure as president, he expanded KNCC’s footprint by opening a Portland regional office in Portland and Pendleton and grew the operations into Washington. This new leadership team will open the doors to KNCC’s newly built Bend office next year and will continue KNCC’s growth and service to our communities for many years to come.

The Center welcomes Dr. Grant Branam, a fellowship-trained foot and ankle surgeon, to its esteemed orthopedic team. Dr. Branam brings with him a wealth of experience and expertise in diagnosing and treating a wide array of foot and ankle conditions, making him a leading authority in the field. Specializing in lower extremity trauma, reconstruction, and ankle replacement, Dr. Branam’s proficiency encompasses an extensive range of conditions, including foot and ankle deformities, sports-related injuries, post-traumatic conditions, and general orthopedic fracture care. His advanced training and hands-on experience uniquely position him to offer comprehensive, cutting-edge solutions to patients seeking relief and restoration.

Driven by a profound passion for hands-on problem-solving, Dr. Branam found his calling in orthopedic surgery, where his adeptly combines his mechanical aptitude with an unwavering commitment to helping individuals get back to their favorite activities. His patient-centered approach places a strong emphasis on comprehensive, understandable, and even empathetic feelings at ease asking questions and comprehending their treatment options fully. Throughout each patient’s care journey, Dr. Branam ensures a tailored, informed experience, recognizing that every individual’s needs are unique. His patient-centered approach aligns with their goals and aspirations.

Christine Pollard, a professor of kinesiology and the founding director of the Doctor of Physical Therapy program at Oregon State University – Cascades, has been named senior associate dean. Pollard will serve as chief academic officer and second-in-command for the campus. As senior associate dean, Pollard will serve on OSU-Cascades’ leadership team and work with OSU academic and research leaders in Corvallis to support the growing Bend campus. She will also work with OSU-Cascades’ campus planning group to strengthen academic and research space needs for future buildings.

A licensed physical therapist with a doctorate in physical therapy, Pollard joined OSU-Cascades in 2011 to develop and lead the undergraduate kinesiology program. She oversaw the creation of the OSU-Cascades FORCE biomechanics lab in 2013. The lab provides learning opportunities for students and is dedicated to advancing injury-prevention and rehabilitation through biomechanical analysis. Pollard also led the development of the Doctor of Physical Therapy program. Designed to address the shortage of physical therapists around the U.S. and Oregon, it was the first such program to be offered by a public university in Oregon when it launched in 2021. The first students to complete the program will graduate in 2024. Pollard received a master’s degree in physical therapy from Pacific University and a doctorate from University of Massachusetts. She served on the faculty in physical therapy programs at the University of Southern California and California State University Long Beach before joining OSU-Cascades, where she was promoted to full professor in 2021.

She received the Beaver Champion Award in 2022. The award was presented by OSU President Jayathali Murthy for outstanding effort and achievement of excellence, extra effort beyond that requested and performance of the highest quality. Pollard begins her new role on November 1. She will continue to oversee the Department of Physical Therapy program until the program director position is filled.

Hawthorn Healing Arts welcomes Dr. Jim Thornburg to the practice. Dr. Thornburg received his doctorate of chiropractic degree (D.C.) from the University of Western States in 2012. Dr. Thornburg received the University of Western States President’s Award for academic excellence and a Doctor of Chiropractic (D.C.) for his advanced training and hands-on diversified method to “adjust” his patients. He also utilizes a highly effective and valuable system known as McKenzie Method or MDT, which can alleviate symptoms originating from disc injuries to teach and empower patients to maintain their own progress. He is also skilled in a variety of soft tissue treatments. Dr. Thornburg is an innovator and inventor of a tool used to perform Instrument Assisted Soft Tissue Mobilization (IASTM) known as the T Tool. He strongly believes that an emphasis on corrective exercise and strengthening the body to be paramount to the process of healing and encourages all of his patients to adopt this habit.

A native Oregonian, Dr. Thornburg loves spending time outdoors, paddle boarding, snowboarding, walking the river trail, listening to podcasts, reading, cooking and his soulmate, Cady. He is very laid back and personable, while also being able to maintain a high level of critical thinking, case management and care for his patients.

On October 4, the Oregon Association of Public-Safety Communications Officials hosted awards in recognition of first responders who answered the calls during the Safeway shooting in September of 2022 in Bend. From left to right, Michael Ashley, Sara A., Tina, Krista, and Jenny, who answered the calls during the SAFETY SHOOTING in SEPTEMBER of 2022 by INFORMING THE VICTIM about THE SAFETY NUMBER and PHONING THE POLICE, who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s who’s
biking, community gardens, and open green space featuring tree-lined walking and bike paths that lead to an improved sidewalk system from 19755 Simpson Ave. With construction started, road and sidewalk anticipates selecting homeowners in Summer 2024 through a housing lottery. Homes are estimated to be available for purchase starting January 2025 through May 2025. Interested homebuyers are encouraged to work towards mortgage readiness now.


**Winter Wonderland: Bend, Mt. Bachelor & MBSEF**

Nominated for USA Today 10Best Readers’ Choice Awards

by ZACK HALL — DYA Advertising

Visit Central Oregon, Visit Bend, and Mt. Bachelor are urging Central Oregon’s snow enthusiasts to go online and vote for both Bend and Mt. Bachelor after being named in a slew of categories in the 2023 USA Today 10Best Readers’ Choice Awards.

Bend was one of 20 cities in North America, and the only one in the U.S. Pacific Northwest, to be nominated in the Best Ski Town category. Three other categories in the annual USA Today competition help illustrate why Bend is so highly thought of as a winter sports destination. Mt. Bachelor — North America’s largest-ski and snowboard resort — was picked as a finalist in both the Best Ski Resort and Best for Family Skiing categories. And Mt. Bachelor Sports Education Fund (MBSEF), a Bend nonprofit that runs a wide range of programs, was nominated for the Winner’s Circle. Ten finalists in each category were chosen by a panel of experts before voting was turned over to the public on Monday, October 23, which will decide the winner. The public is invited to vote daily by visiting the Best Ski Town, Best Ski Resort, and Best for Family Skiing pages on usatoday10best.com. The top 10 sites in each category, Voting closes at 9am PDT on Monday, November 20, and the winners will be announced on Friday, December 1.

**High Desert Food & Farm Alliance**

Awards Nine 2023 On-Farm Efficiency Grants

by MARIAH STONE, Marketing & Event Assistant — High Desert Food & Farm Alliance

High Desert Food & Farm Alliance (HDFFA) announced nine microgrants awarded to small farms and ranches in Central Oregon through this competitive grant program. HDFFA’s mission is to improve the lives of Central Oregonians through the power of philanthropy. Foundation (OCF) for contributing $5,000 to this project. The OCF mission is to improve lives for all Oregonians through the power of philanthropy.

Businesses Serving Community

**Bend Fire and Rescue**

Bend Fire and Rescue Annual Coat Drive is underway and continuing until November 17. This year we are focusing on the need for children’s coats due to the increased demand within our community. Last year’s coat drive brought to light the overwhelming need that children are experiencing during the colder weather season. This year, as you transition to warmer clothing, consider decluttering those bulky winter coats your children no longer wear, and help the community keep underprivileged children warm as the temps continue to decline.

We are accepting new or slightly used jackets, hats, and gloves. If you are donating a slightly used item, please make sure it is recently washed. Large blue bins will be outside the front door at all six of our Fire Stations, including our Westside Admin Building. For contactless drop-off, donations can be dropped off at your nearest Bend Fire Station and placed inside the labeled bin outside anytime between now and November 17.

**Bend Fire Stations:**
- West Fire Station — 1212 SW Simpson Ave., East Fire Station — 62420 Hamby Rd., North Fire Station — 63377 Jamison St., South Fire Station — 61080 Country Club Dr., Tumalo Fire Station — 64725 Cook Ave. and Pilot Butte Station — 425 NE 15th St.
Healthy Communities

**Bend-Redmond Habitat Completes Net Zero, Workforce Home**

by SCOTT NORDQUIST, Director of Grants Management — Bend-Redmond Habitat

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d-Rentwood Habitat for Humanity recently celebrated the completion of a net zero, workforce home in NE Bend. The net zero home is able to produce all of its energy needs through solar power, and serves buyers with higher incomes than most Habitat homes.

“We know that there is an acute need for homes in Bend that are affordable to workers, or middle-income earners,” said Carly Colgan, CEO of Bend-Redmond Habitat. “We are excited to provide a unique homeownership opportunity for locals who are priced out of the market, yet wouldn’t qualify for traditional Affordable housing.”

Affordable homeownership projects nationwide are typically restricted to buyers earning under 80% of the Area Median Income ($76,150 for a family of four in 2023). For this project, Habitat leveraged the City of Bend’s Affordable Housing Fund, which can be utilized for buyers up to 100% AMI ($95,200 for a family of four).

Total monthly energy costs for this net zero home are estimated at $12/month, or the cost of hooking up to the grid. This is particularly important considering that low- and moderate-income households are disproportionately affected by energy insecurity. Prices often necessitate renting older or under-maintained homes, causing higher energy consumption and potentially unhealthy living conditions.

“We’re proud to go beyond an affordable mortgage and also ensure low-cost utilities for our homeowners,” Colgan said. “By building energy efficient, affordable homes, we are reducing cost of living expenses, improving overall health, and ensuring families have every opportunity to thrive and grow.”

Habitat’s sustainable building practices reduce mold, rot, and pest issues, while xeriscaping with native plants decreases water consumption, improves drought tolerance, and ensures fire resistance. To mitigate the effects of wildfire smoke and other pollutants, energy recovery ventilation (ERV) filters the outside air supply and improves indoor air quality.

Bend-Redmond Habitat for Humanity has already selected a buyer for this home. But, the organization is in the planning phase for another single-family, workforce home after being awarded funds from the City of Bend’s Middle-Income Housing Pilot Program. This home marks another milestone for Habitat as it is the 40th home built since 2021, a primary goal of its Humanity In Action Capital Campaign. Bend-Redmond Habitat is celebrating the success of its landmark Capital Campaign with a Fall Celebration on November 2.

**About Bend-Redmond Habitat for Humanity:**

Bend-Redmond Habitat builds strength, stability, and self-reliance through affordable homeownership for families and individuals in Bend and Redmond. We are dedicated to changing lives by bringing people together to help make a difference in our communities through affordable housing. Since 1989, Bend-Redmond Habitat has served 221 families with affordable homeownership and repaired 145 homes, providing more than 1,100 children and adults with a safe, secure, and healthy home. Bend-Redmond Habitat for Humanity’s homes are possible through the support of thousands of individuals. Habitat relies on individual donors, foundations, city, state & federal funding, local businesses, volunteers, and its ReStore.

bendredmondhabitat.org

541-385-5387

MountainStar Family Relief Nursery Unveils New La Pine Site

by KARA ROATCH, Events & Marketing Manager — MountainStar Family Relief Nursery

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ountainStar Family Relief Nursery (MountainStar), a place of hope and support for vulnerable children and families across Central Oregon, is thrilled to announce the arrival of its new facility in La Pine. This site is MountainStar’s fifth location and marks a momentous step forward in fulfilling its mission to prevent child abuse and neglect in our community.

The building, composed of three modular units, arrived in La Pine on September 12, and installation is currently underway. While MountainStar’s dedicated team works on the final project pieces, they are planning a grand opening and ribbon cutting at 16623 Box Way on November 9 at 12pm. MountainStar is thrilled to invite the community to celebrate this new location serving children and their families in La Pine. After more than six years of outreach services, this permanent location fulfills MountainStar’s long-standing goal to provide more direct support to La Pine families. MountainStar gives special thanks to the Deschutes County Board of Commissioners who demonstrated their commitment to South Deschutes County children by allocating funds from the American Rescue Plan Act for this project. This initial funding was critical for this new site and will have a lasting impact on the community.

As MountainStar prepares to open its doors, they are excited to announce that they are hiring for multiple positions. “If you are passionate about making a positive impact on the lives of children and can get involved in the community, we encourage you to explore employment opportunities with us,” Tobiah Brown, MountainStar’s program director shares. “And part of what makes our organization so special is our volunteers. We will be inviting community members to get involved in our programs to help nurture children’s emotional, physical, and intellectual development in a safe environment.”

Kara Tachikawa, MountainStar’s executive director, expresses her enthusiasm: “We’ve been working on this project for over a year and are really excited to be opening our doors to the community. Everything we do is connected to child abuse and neglect prevention. Our services are customized to meet the unique needs of each child and their family in our program. Keeping children safe and parents successful is the work we have done in Central Oregon for the past 22 years and work we will continue to do for many years to come.”

For more information about our new La Pine facility, job opportunities, or how you can get involved as a volunteer, please visit our website. mtstar.org

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**MountainStar Family Relief Nursery**

**La Pine Site Opening**

**New Site**

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**New Site**

**MountainStar Family Relief Nursery**

**La Pine Site Opening**

**New Site**
MountainStar Family Relief Nursery (MountainStar), a Central Oregon nonprofit dedicated to the prevention of child abuse and neglect in Central Oregon, is thrilled to introduce its new initiative — Partners for Kids. MountainStar invites local businesses to join them in strengthening our community's families and keeping kids safe.

In the spirit of collaboration to create a healthy community where families and children thrive, MountainStar is launching a new annual partnership program that will capitalize on its increased marketing efforts over the last few years. Staley Micken, MountainStar development director, shares “It’s hard out there for both not-for-profits and for-profits. We have a lot of people we want to reach to engage in our services. And for-profits have a lot of competition as well. It makes sense to combine our efforts. When businesses partner with us, we want them to feel like they are receiving an equal value in partnership. So, we are stepping things up and excited to roll out an annual program that reflects our intent to highlight your community investment and help us both expand our reach.”

Helping to kick off this new initiative is a longtime supporter and well-known community advocate for kids and families — Webfoot Painting Co. Webfoot, led by Gavin Hepp and Travis Ulrich, has partnered with MountainStar for 16 years, raising awareness and funds for child abuse prevention. Their commitment to MountainStar and our community is an example of how local businesses can be agents of change. “I really encourage businesses to look around our community and see where they can make a difference. Early intervention programs, like MountainStar, are there to help families before something really bad happens. The more we invest in them, the healthier our community is for everyone. We hope folks will check out their new initiative and get involved. We certainly are!” says Gavin.

A business that becomes a Partner for Kids not only invests in the well-being of Central Oregon’s children and families but also gains recognition, community engagement opportunities, and increased reach for potential customers. MountainStar’s most recent campaign — Birdies 4 Babies — was run through two local media groups. Those combined efforts resulted in over 300,000 impressions and 300+ commercial spots with a value of $5,500. “In years past, we might have looked for one sponsor for this campaign to cover those costs. Our new initiative instead will reward a $5,000 contribution with annual benefits that highlight your business in every campaign throughout the year. We are excited to pivot our traditional sponsorship program to annual partnerships that capitalize on MountainStar’s efforts while increasing the frequency in which we honor your partnership and commitment to children and families in our community,” says Staley.

- Investment Levels: The initiative offers five levels, between $500 to $5,000, with increased exposure and opportunities coinciding.
- Impact: Business partners increase their own marketing efforts while providing critical funds for MountainStar’s child abuse prevention services.
- Benefits: Business partners receive co-branded recognition across all MountainStar’s regional platforms. With increased support, businesses are included in MountainStar’s paid advertising efforts, including commercials, websites, and digital marketing campaigns.

Join MountainStar’s commitment to build communities of hope. To become a Partner for Kids, please contact Elaine Klautzch at elainek@mtstar.org.

MountainStar is excited to invite local businesses to create a safer, more nurturing environment for Central Oregon’s children and families. When children thrive, our community thrives — building a brighter future for everyone.

About MountainStar Family Relief Nursery: MountainStar Family Relief Nursery (mtstar.org) is a local nonprofit that provides child abuse and neglect prevention services for vulnerable families in Central Oregon. We are the only program in Deschutes, Jefferson, and Crook Counties providing therapeutic classrooms, parenting education, and family support targeted at protecting babies and toddlers who are at significant risk for abuse and neglect. We envision communities that support each parent’s effort to nurture their children’s emotional, physical, and intellectual development in a safe environment.

Now in its 22nd year, MountainStar has served 5,500 children and their families. We provide over 300 hours of direct family support each year and 99 percent of children enrolled in our program remain safe from abuse and neglect.

mtstar.org

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**PARTNERS IN CARE PRESENTS**

**Light Up a Life**

**NOVEMBER 2, 2023 | 6:00 PM**

Honoring, remembering, and sharing the light together.

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Bend, OR 97701

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Learn more at: PartnersBend.org/light

Made possible by support from:
in the pipeline for Q4 2023 and Q1 2024 which should be available to lease. Most of these new units have brought modern amenities and lifestyle changes, but there’s also raised questions about the sustainability of this building boom and the impacts of a potential economic downturn.

It’s estimated that over 1,000 units could come online in the next 18-20 months. Many units located in the Bend/Redmond market is 8.7% (the highest in the county). Population growth is almost in the 17% range but it’s not evenly distributed. These factors and higher operating costs will put downward pressure on property values. Sales and values will likely stagnate through 2024. A recession looms. Sellers continue to wait yesterday’s prices, remaining at odds with Buyers over property values. Expect a reset in 2025 with a recovering economy and a resurgence in multifamily investors.

If you are a buyer, look for opportunities that have not been available for a long time. More properties are on the market, buying or selling, positioning for sale. As always, talk to us anytime about the market, buying or selling, positioning for sale, and how to maximize your property benefits. compasscommercial.com
November 2  
5-7pm The Environmental Center Eighth Annual Sustainability Awards at High Desert Music Hall, Redmond.

November 7  
8-9:30am Bend Chamber Commerce & Coffee at Realty One Group Discovery, Bend.

November 7  
3:30pm Deschutes County Public Safety Coordinating Council Meeting.

November 7  
6pm Deschutes County Hearings Officer Hearing - Land Use: Redmond Airport Master Plan (RAMP) Updates (247-23-000252-TA).

November 8  
9am Deschutes County Board of County Commissioners Meeting.

November 8  
5:30pm Deschutes County Joint BOCC and the City of La Pine Meeting.

November 9  
Noon MountainStar Family Relief Nursery Grand Opening and Ribbon Cutting at 16623 Box Way, La Pine.

November 9  
5:30pm Deschutes County Planning Commission Meeting.

COMMERCIAL PERMITS WEEK ENDING 10-13-23

Deschutes County  
$528,318.00 - Commercial (Addition) 189 sf. at 56805 Venture Ln. Sunriver 97707 OR Owner: Henalz Properties, LLC 35 SW Century Dr. #1 Bend, OR 97702  
Builder: Kelkon, LLC 541-312-4034 Permit # 247-23-001501

City of Redmond  
$800,000.00 - Commercial (New) 5,000 sf. at 1015 NE 17th St. Redmond 97756 OR Owner: Colvin OIL LLC 2520 Foothill Blvd Grants Pass, OR 97526  
Builder: Kirby Nagelhout Construction Company 541-389-7119 Permit # 711-23-001867

$1,158,768.00 - Commercial (New) 14,570 sf. at 1776 S Hwy 97 Redmond 97756 OR Owner: Platt Properties, LLC 3555 NW Ivanovich Redmond, OR 97756  
Builder: Colorado Structures, Inc. 503-907-0070 Permit # 711-23-001276

$125,000.00 - Commercial (Tenant Improvement) 1,403 sf. at 413 NE Larch Ave. Redmond 97756-OR  
Owner: Redmond RX, LLC 1679 Alta Mura Rd. Pacific Palisades, CA 90272 Permit # 711-23-002050

City of Bend  
$250,000.00 - Commercial (Alteration) 5,819 sf. at 63455 N Hwy 97 Ste. 17 Bend 97703 OR Owner: CVSC, LLC  
Builder: De Jager Construction, Inc. 541-530-0060 Permit # PRRE202304663

$250,000.00 - Commercial (Alteration) 5,819 sf. at 63455 N Hwy 97 Ste. 17 Bend 97703 OR Owner: CVSC, LLC  
Builder: De Jager Construction, Inc. 541-530-0060 Permit # PRRE202304663

$250,000.00 - Commercial (Alteration) 5,819 sf. at 63455 N Hwy 97 Ste. 17 Bend 97703 OR Owner: CVSC, LLC  
Builder: De Jager Construction, Inc. 541-530-0060 Permit # PRRE202304663

$250,000.00 - Commercial (Alteration) 5,819 sf. at 63455 N Hwy 97 Ste. 17 Bend 97703 OR Owner: CVSC, LLC  
Builder: De Jager Construction, Inc. 541-530-0060 Permit # PRRE202304663

COMMERCIAL PERMITS WEEK ENDING 10-20-23

City of Bend  
$50,000.00 - Commercial (Addition) 3,789 sf. at 2724 SW Timber Ave. Redmond 97756 OR Owner: Mountainstar Family Relief Nursery 2125 NE Daggett Ln. Bend, OR 97701  
Builder: Kelkon, LLC 541-312-4034 Permit # 711-23-002221

City of Bend  
$30,000.00 - Commercial (New) 438 sf. at 1024 SE 4th St. Bend 97702 OR Owner: Neighbor Impact Builder: R & H Construction, Co. 503-228-7177 Permit # PRNC202302286

$15,000.00 - Commercial (Addition) at 300 NE Bend River Mall Ave. Bend 97703 OR Owner: Sun Mountain Holdings, LLC Permit # PRAD202303995

City of Prineville and Crook County  
$75,000.00 - Commercial (New) 2,980 sf. at 948 N Main St Bldg E 101 Prineville 97754 OR Owner: W Scott, LLC 3277 E Warm Springs Ste. 200 Las Vegas, NV 89120  
Builder: Christiansen Contracting Company, LLC 541-526-0195 Permit # 217-23-00173

Red Barn  
Continued from page 15

Village project on land acquired by Mike Tennant, to help create an old-fashioned Craftsman-style neighborhood, like West Bend Village,” she said. “We are just finishing the last phase of development. There are 267 lots. It is really the hub at the center of Central Oregon. I am proud to be part of its continuing evolution and thankfully the city has had great developers along the way.

“We don’t necessarily want to develop like other areas — outlying communities need to have their own identities rather than mimic something else. There is a different attitude here and a livable community is a priority.

Also, it is important to save what we can from a historical perspective if we can, and efforts like the reinvention of the old Evergreen School for the new City Hall speaks volumes about Redmond. Once historic features are gone, they are gone forever.”

For more information on Red Barn Industrial Park leasing opportunities, contact Christine J Hunter, principal broker with Duke Warner Realty. dukewarner.com • 541-382-8262 christine@dukewarner.com

Ed Barn  
Continued from page 15

The future and Redmond has worked hard to make growth occur more slowly and put things in place to stay under control.

“I say to younger people do whatever you can to get on the ladder of home ownership and enter the market as first timers and don’t sell for, say, five to seven years. It may not be the forever home, but it gets you in the right direction.”

“Redmond planned carefully for more growth, including acquiring additional commercial land. With more land, it can expand more than Bend, which has some geographic limitations like BLM boundaries.

“It really is the hub at the center of Central Oregon. I am proud to be part of its continuing evolution and thankfully the city has had great developers along the way.

“We don’t necessarily want to develop like other areas — outlying communities need to have their own identities rather than mimic something else. There is a different attitude here and a livable community is a priority.

“Also, it is important to save what we can from a historical perspective if we can, and efforts like the reinvention of the old Evergreen School for the new City Hall speaks volumes about Redmond. Once historic features are gone, they are gone forever.”

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Comedy For Kids' Sake

PHOTOS COURTESY OF J BAR J YOUTH SERVICES

Elysia Kiyija, BBBSCO; Lynn and Jonathon Baker, J Bar J Youth Services

Ron and Kerry Snook, Kellie Prinz, Steve Wilson, Danny Davis

Shawn Theroit; Veronica Theriot, BBBSCO; Debbie Tallman, Mark Waxman

Sean Bearden, Steve Davenport

Annette Paoli, Tammy Lamb, Theresa Kramer

Joe Howard and BBBSCO Advisory Council Members Mark Capell and Kim Evered

Kyle and Payton Otis, Nothing Bundt Cakes

Shawn and Ben Bradshaw, Willamette Valley Vineyards

Holly Fischer and Dan Guilfoy

Brittney Clark, Chelsey Steek, Jessie Clapp

Jackie Bulthuis, Jess Schum, Marissa DeFeo

Micheal and Haley Palmer, WIN Home Inspection

Katie and Octavio Paguaga

Wade Winters; Felicia Wilson; Holly Choe; Shannon Guerrero, BBBSCO; Johnathan Choe, Transworld Business Advisors Oregon Central

Jeff Stone; Eliescha Stone, First Interstate Bank; Derek Donavanik, First Interstate Bank & former BBBSCO Advisory Council Member, Amy Donavanik