Hand in Hand Productions Celebrates 20 Years of Excellence in Bend

And in Hand Productions, a cornerstone of Bend’s audio-visual industry, is celebrating its 20th anniversary this year. Founded in 2004 by Matt Hand, the company has evolved from a small startup into a dynamic force in the industry. Matt Hand, the company has evolved from a small startup into a dynamic force in the industry.

Hand’s journey began in the cable industry in 1994, where he spent a decade honing his skills. In 2004, he took a leap of faith and founded Hand in Hand Productions. The company started with a focus on providing AV support for events, streaming, and multi-camera productions. However, the advent of COVID-19 in 2020 forced a significant pivot.

“When COVID hit, our business model was completely upended,” Hand recalls. “We had been providing AV support for on-location events, but suddenly, those events disappeared. It was a challenging time, but it also presented an opportunity for innovation.”

With traditional in-person events off the table, Hand in Hand Productions swiftly transitioned to virtual production. The company started producing a series of online videos and interviews, engaging its extensive network of business contacts. This shift helped the company pivot and the company pivot and the company pivot.

In 2021, the company moved into a new space, a significant milestone during a period when light industrial space was scarce in Central Oregon. “This new studio allowed us to conduct our first truly virtual event,” Hand shares. “We set up a multi-camera studio environment that adhered to social distancing guidelines, enabling us to continue producing high-quality content safely.” The ability to host multi-camera productions while maintaining social distancing was a game-changer.

Hand in Hand Productions is proud to state, “This is probably the best time in hand productions history, especially during the pandemic.”

Madras Future Looking Bright
Town Continues on Growth Curve, with over 1,000 Housing Units in the Pipeline

by SIMON MATHER — CBN Feature Writer

Madras’ star is on the rise as it sees an uptick in residential and commercial development and more in the pipeline, boosted by government funds flowing into infrastructure improvements. Census data shows the population of Jefferson County grew 16.9% between 2010 and 2022 — from 21,662 to 25,330 — as people feeling squeezed in urban areas sought a more rural, and affordable, lifestyle.

For comparison, the U.S. population grew 7.7% and Oregon’s population grew 10.5% during the same period. Research through Portland State University (PSU) has shown that the population of Jefferson County is growing at a faster rate than the state as a whole.

The City previously identified a need for more housing and outlined specific goals to make that happen, through an aggressive action plan, primarily targeting middle and low-income sectors. Currently, Madras has 1,032 housing units in the planning, pre-construction, or construction phase.

Madras Community Development Director Nicholas Hand proudly states, “This is probably the best time in hand productions history, especially during the pandemic.”

EDCO Position Being Revived in Jefferson County

by ANDREA HINE — CBN Feature Writer

These are exciting times for Madras and Jefferson County,” said Jon Stark, chief executive officer of EDCO, which will soon revive an economic development position here — in addition to those existing in Bend, Sunriver/La Pine, Prineville/Crook County, Redmond and Sisters.

County Commissioner Kelly Simmelink says the need for an EDCO position has increased since 2019. “We are super-excited to assist this small community to work inside out, and build the game plan,” he has said.

Stark believes having “boots on the ground” in Jefferson County will produce results. EDCO is currently working on nearly 40 projects in Redmond, and a dozen in Sisters, a community half the size of Madras — but only three projects in Madras. “We can increase that five or six times,” Stark said.

“We are super-excited to assist this vibrant and energetic community — and its leadership — in fostering new and enhanced economic outcomes that pave the way to new opportunities and wealth for its citizens.”

Jon Stark
Chief Executive Officer — EDCO

He provided an example, as recently described in a presentation to the City of Madras and Jefferson County, and quoted in the Madras Pioneer. A manufacturing
It’s a rare thing, a bank our size that’s still private.

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NMLS #2130660  
541.516.8323

Ashley Mears  
NMLS #1010491  
541.516.8319

Washington Trust Bank
Compass Commercial Real Estate Services brokers Dan Kemp, CCIM, Ron Ross, Kristie Schmitt, CCIM, and Pat Kesgard, CCIM represented the seller and the buyer, Deschutes Public Library, in the acquisition of 9.56 acres of commercial land on SE 27th Street and Wilderness Way in Bend. The Deschutes Public Library purchased the land for $10,250,000 and will develop the land for their new location. Brian Fratzke, CCIM, Principal Broker with Fratzke Commercial Real Estate Advisors, Inc., represented the Landlord with a 60-month municipal office lease with City of Bend.

The Environmental Center Launches New, Free Home Energy Assessment Program

As we head into another hot summer with a high likelihood of climate impacts such as wildfire smoke, many may be concerned about their home’s readiness to handle the temperatures and smoke comfortably, as well as the bills that may be associated with energy use and/or equipment upgrades. While the need to lower our buildings’ overall energy use and reliance on fossil fuels for heating and cooling is imperative, it is just as important to consider ways to adapt to the reality of climate change, making homes and dwellings more comfortable in the face of extreme temperatures and resilient during smoke season, ice storms, and other unpredictable weather events. For the average Oregonian, making these upgrades can appear quite expensive on top of the rising costs of living.

CONTINUED ON PAGE 30

 applications now open for Bend Outdoor Worx 2025 Cohort

Bend Outdoor Worx (BOW), Central Oregon’s outdoor industry accelerator, is thrilled to announce that applications for their 2025 cohort are now open. Bend Outdoor Worx has begun its search for outdoor product companies to join the 2025 cohort which runs Jan – May 2025. The selected companies will receive mentorship from BOW’s industry founders and core mentors in areas where developing companies may need support. The in-depth and personalized program consists of a 14-week curriculum followed by four monthly sessions. Through discovery meetings, analysis, and curriculum building, BOW identifies the unique needs of each company, providing guidance from both founders and an extended mentor.

CONTINUED ON PAGE 30

Deschutes Public Library Breaks Ground on Central Library at Stevens Ranch

Deschutes Public Library held a groundbreaking ceremony for the Central Library at Stevens Ranch on Monday afternoon, ceremoniously ushering in the start of construction on the 9.37-acre parcel in east Bend. The land, located at the northeast corner of 27th Street and Wilderness Way, will house an approximately 100,000-square-foot library, which was part of a $195 million bond issue approved by voters in November 2020. “Whether you’re new to Deschutes County, or have lived here for decades, it’s no secret that Central Oregon is growing at remarkable pace,” said Library Director Todd Dunkelberg. “Our last library was built more than 20 years ago, so it’s essential that our community have access to the very best.”

CONTINUED ON PAGE 30

New requirements for tobacco retail license compliance checks start July 1, 2024.

Visit the OHA Tobacco Retail License (TRL) website for FREE training material and information, including e-cigarette packaging attractive to minors requirements.

GO TO: healthoregon.org/tobaccoretailsales
BEND

◆ The City of Bend Utility Department recently published its 2023 Water Quality Consumer Confidence Report, required by the federal Safe Drinking Water Act, provides customers with important information about Bend’s drinking water, water quality, benefitting rivers, local agriculture, and our cities and towns.

◆ The Deschutes River Conservancy (DRC) announced a significant step in scaling water conservation and river restoration in the Deschutes Basin with the introduction of the Deschutes River Conservancy Reauthorization Act into the House of Representatives by Rep. Lori Chavez-DeRemer. This important legislation is set to restate direct federal support for the DRC’s initiatives, complementing similar bills introduced by Oregon Senators Jeff Merkley and Ron Wyden.

Funding would support the DRC’s collaborative efforts to improve sustainability and water quality, benefiting rivers, local agriculture, and our cities and towns.

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◆ At their May 15 meeting, the Bend City Council approved the 2024 Community Development Block Grant (CDBG) funding recommendations from the council-appointed Affordable Housing Advisory Committee, totaling $541,277. The projects selected to receive funding through this process:
  - Thrive Central Oregon ($35,771): Bilingual case management to provide housing and resource navigation services.
  - Volunteers in Medicine ($32,588): Comprehensive medical care to low-income, uninsured Bend adults who are not eligible for Affordable Care Act programs.
  - J Bar J, Living Options for Teens ($20,000): Case management for unaccompanied youth experiencing houselessness.
  - Bend Church ($5,000): Case management to provide supportive services that reduce barriers for the unsheltered on their path to regaining housing, and to assist those in danger of becoming unsheltered.

The City receives Community Development Block Grants from the federal government each year, and the funds are allocated through the City’s Consolidated Plan, which establishes goals and funding parameters for the City’s Affordable Housing programs. The plan incorporates local community input and data to establish priorities for use of funding to benefit low- and moderate-income households of Bend. The 2023-2027 Consolidated Development Block Grant Consolidated Plan supports the City Council’s 2023-2025 affordable housing goal.

Learn more about the City’s Affordable Housing Program at bendoregon.gov/affordablehousing.

◆ Through 2034, enabling it to receive $2 million in federal funding annually through the Bureau of Reclamation. To read the original House Bill, go to chavez-deemer.house.gov and search Deschutes River Conservancy Act.pdf.

◆ Join the City of Bend for a unique engagement opportunity on Monday, June 10 beginning at 5:30pm at Bend Municipal Court (555 NE 15th Street, Bend).

5:30-7pm Public Safety Open House: Community members citywide are invited to a Public Safety Open House about how our police department and transportation planners work to enhance traffic safety and emphasize our traffic laws. Hear from Bend Police Chief Mike Krantz and Janet Hruby, assistant city engineer for Transportation & Mobility. There will also be tables with interactive displays, information and staff from Bend Police and Transportation & Mobility departments to answer questions.

7-8:30pm Neighborhood Roundtable: Following the open house, members from each of Bend’s Neighborhood District boards will participate in a roundtable discussion with Bend City staff and around Public Safety Council Goals like the coming automated traffic enforcement program, and related neighborhood concerns. Attendees can observe the discussion in person or virtually (virtual links will be posted to the City Council Meeting webpage prior to June 10).

Thoughts on traffic safety or enforcement? Find your Neighborhood District and provy your input to the Council board to include in discussions with Council and staff at the roundtable.

General event questions? Reach out to Community Relations Manager Makayla Oliver at moliver@bendoregon.gov.

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Opinion

Bend/Central Oregon — Weighing Loss & Gain

by NEAL HUSTON, Architect, AIA, IIDA, LEEDTM AP — Neal Huston & Associates Architects

My how time flies! It seems as though our move to Central Oregon was “yesterday” … taking on my first employment following graduate school. But it wasn’t yesterday, it was June 1970.

There were a number of unknowns associated with our decision to locate to Bend. The small-town aspect was not one of them, since my wife and I both grew up in McMinnville. But Central Oregon was climatically and environmentally different for us… and we did not ski (very well), hunt, fish or camp. What are the people like? What’s the community spirit? Is this a longer-term engagement or a stop along the way?

At the time we arrived in Bend, the community was in the early stages of diversification from a majorly lumber-based economy. An interest in a greater emphasis on tourism and recreation was afoot. This focus created a need for job skills which piqued the interest of young families looking for new challenges and the opportunity to participate in the growth of a community open to a reimagination. Though it was widely shared at the time that one needed to live in Central Oregon 20 years before being considered to be local, the newbies were warmly welcomed and appreciated for the contributions of their varied backgrounds. Recent experience suggests that fresh transplants consider themselves “locals” once they’ve changed their license plates.

Here we are now in 2024, and my goodness, a great deal has changed in the last 50-plus years. As one might expect, some good… and some not-so-good. For some long-term Bendites, the changes have drained the city of what they held most dear, and they have chosen to find their vision of “Bendness” elsewhere. Many of us who have lived in this community for decades still work here, continue to support efforts to improve livability, and continue to enjoy at least some of the amenities Bend has provided us over the years. However, with change has come some disappointment.

Growth and the changes associated with it are inevitable when a community offers a lifestyle and amenities that appeal to a broad spectrum of people. Bend needs housing, facilities and infrastructure to respond to the growth and attempt to maintain community expectations. However, it is disheartening to see so much new development presenting an “anywhere USA” vibe, rather than being designed for end results that creatively address the needs, but which also include a creative nod to the history and regional character of Central Oregon. Unfortunately, we have most recently seen too many decorated boxes that fill their sites, shade their neighbors, block valued view corridors, and exhibit no consideration of the adjacent existing buildings, contextual fabric, or neighborhood character. My “ideal” would be future development that realizes a respectable return for the developer, results in forward-thinking design, in some way conveys a sense of its regional context, respects that which has gone before… and avoids sucking the joy out of our Special Place!

As with houselessness and the affordable housing drought, there are many facets to the issue of conscientious development that reinforces the best qualities of the community rather than diluting or obscuring them. Regrettably, there’s very little can be done to change the mindset of developers intent on seizing the opportunity to maximize return without concern for the host community, but architects and designers can play a role in advocating to their clients the value of more thoughtful project designs that also convey and keep alive at least some sense of place. One means of both preserving and improving the quality and nature of our communities is to work with local city and county governments to expand and amplify design and development standards which focus in particular on development that encourages progressive design while enhancing the character and settings that we who live in Central Oregon hold dear.

neahluston.com • ngh@neahluston.com

The above article was prepared by the author in his/her own personal capacity. The opinions expressed in the article are the author’s own and do not necessarily reflect the views of Cascade Business News or of Cascade Publications Inc.

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Hand in Hand Productions

Continued from page 1

one of the only multi-camera studio environments east of the Cascades until you get to Boise. We've been privileged to do a ton of virtual events, connecting people from around the world with high-quality video and audio."

One of Hand in Hand Productions’ standout features is its use of advanced technology. Utilizing products like Zoom ISO, the company can deliver high-resolution feeds from cameras around the world, ensuring top-notch quality for virtual events. "We routinely handle monthly virtual events," Hand notes. "These events are a lot of fun and allow us to facilitate conversations between participants across the globe."

Hand in Hand Productions boasts an impressive roster of clients, ranging from local organizations to international brands. Some notable clients include the Deschutes River Conservancy, Central Oregon Locavore, OXO, Osprey, and Hydro Flask. The company also works with government and educational institutions, providing AV support for events like school board meetings and venture conferences. "We’re not just gear pushers," Hand emphasizes. "We’re production people. We focus on understanding our clients’ needs and producing events that align with their goals. It’s about making every event better than the last."

Despite its success, Hand in Hand Productions faces ongoing challenges. The unique nature of Bend’s market means that attracting a steady stream of clients can be difficult. However, and efficient solution."

As Hand in Hand Productions celebrates its 20th anniversary, Matt Hand reflects on the journey with gratitude and excitement for the future. "It’s been a privilege to work with so many amazing clients and to be part of the Bend community. We’re looking forward to continuing to innovate and provide top-quality production services for the next 20 years and beyond."

Hand in Hand Productions’ story is a testament to resilience, innovation, and the power of community. As they celebrate this milestone, they remain dedicated to their mission of elevating events and connecting people through exceptional audio-visual experiences.

In addition to his professional achievements, Matt Hand’s office is a testament to his love of Star Wars. Posters of iconic scenes adorn the walls, and shelves are lined with figurines of beloved characters. This personal touch adds a fun and unique atmosphere to the workspace, reflecting Hand’s passion and creativity both in and out of the studio.

handinhandproductions.com
I estimated in 2022. This surge is driven by substantial investments in sectors with high energy needs, such as semiconductor manufacturing, industrial facilities and data centers. While it may be easy to blame historically large power users like data centers, the increased appetite is also being driven by the digital and mobile lifestyles of today’s consumers that requires more power to charge devices, heat and cool homes, run data, and charge electric vehicles. Additionally, artificial intelligence is further exacerbating the consumption of power and is slated to double the need for data center infrastructure in the U.S. over the next five to ten years. Across the country, leaders are looking at infrastructure needs to reinforce the grid and increase capacity for renewable energy solutions.

To address the local demand for power, utilities are investing billions of dollars in upgrades. The Bonneville Power Administration has initiated over $2 billion worth of projects to enhance Oregon grid capacity, including a new substation near Prineville and a 53-mile power line to La Pine, which are essential for accommodating regional growth and integrating new, clean energy resources. Pacific Power has already invested in more than 20 local infrastructure projects, increasing capacity in Central Oregon and has plans to invest more than $400 million in local infrastructure over the next ten years. Additionally, they have plans to invest nearly $1.5 billion in a new 180-mile transmission line that will serve the region. Local member-owned cooperatives are also investing resources. Central Electric Co-Op has committed approximately $100 million to infrastructure improvements in Central Oregon, and Mid-State Electric Co-Op has earmarked $51 million for developments in South Deschutes County.

As the complexities of the regional energy landscape grow, EDCO sees the value in the approach of “energy pragmatism.” Civic leaders, regulatory bodies, investors, and utilities will need to work together to make well-informed decisions that effectively balance risk and opportunity, fostering a realistic pathway towards long-term goals. While efforts are underway to move towards more sustainable grid technology and more energy-efficient buildings, homes and appliances, more time is needed to create affordable solutions and infrastructure.

The EDCO team remains dedicated to keeping stakeholders informed and engaged as these complex issues are navigated and supporting policies that mitigate regulatory burdens and enhance affordability. Source: opb.org/article/2024/04/07/power-generated-by-northwest-dams-falls/
edcoinfo.com
Congratulations on thinking through your new business! The structure of a business can affect the need to register the business with the state, tax status and the owner’s liability. Here are some options as a solopreneur:

1) Sole Proprietorship: Many entrepreneurs choose this when they start to test the market without a lot of expense and paperwork. If you are making and selling your natural beverages in your name (e.g., Jane Doe), you do not have to register.

One of the advantages of the sole proprietorship is you do not have to file a business tax return; any profits or losses are reported on your personal tax return. The disadvantages can be working alone and making all of the decisions, being responsible for all of the money and carrying all of the risk. The sole owner can be held personally liable for business debts and obligations.

2) Assumed Business Name: If instead, you open “JD Natural Beverages,” then you are creating a business name that needs to be registered in Oregon with the Secretary of State as an assumed business name, or ABN. In other states, this is known as doing business as, or DBA.

3) Limited Liability Corporation: In your situation, you could choose instead — or after you have some experience — to create a limited liability corporation (LLC). Registering as an LLC provides additional visibility and credibility, and can protect your personal property from risk in case of bankruptcy or legal claims.

For taxes, the annual profit or loss can get passed through to your personal income tax filing without the need to file a corporate tax return. However, in an LLC you will be considered self-employed and must pay self-employment tax contributions toward Medicare and Social Security.

There are other forms of business structure, including partnerships and other types of corporations. The Small Business Administration offers additional guidance: sba.gov/business-guide.

Because every Oregon business needs to renew its state registration annually and there may be other local and industry registrations required, it’s a good idea to seek advice from your CPA, tax accountant or attorney. Central Oregon Community College has a Small Business Development Center that offers free, confidential professional business advising and a variety of low-cost courses to help entrepreneurs through the business lifecycle: cocc.edu/sbdc.

About the Expert:
With decades of small business ownership, teaching and advising experience, Sue Meyer is proud to serve with the team of business advisers at Central Oregon Community College’s Small Business Development Center. cocc.edu/sbdc.

Question:
I’ve been thinking about creating a natural beverages business. I will be working alone, part time, and don’t anticipate having employees. What are my business-structure options?
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With commercial brokerage sales, leasing, property management and construction services under one roof, Compass Commercial is Central Oregon’s leader in commercial real estate.
Social media has infiltrated nearly every aspect of our daily lives, and the workplace is no exception. The use of social media can strengthen workplace relationships, provide access to untapped resources, and promote knowledge-sharing amongst peers. However, where there are benefits, there are often risks. It is important for employers to understand the possible impact of the developing laws that regulate social media in the workplace. Social media policies and practices formed without knowledge of the law have the potential to result in violation of employee privacy rights, or even violation of federal law.

Here are a few things to keep in mind when navigating the complex realm of social media in the workplace.

Using Social Media in Hiring

While scrolling an applicant’s social media page may seem like an efficient method of evaluating applicants, doing so may expose employers to potential discriminatory practices. Under Title VII of the Civil Rights Act of 1964, employers may not discriminate against employees or applicants on the basis of a protected characteristic (i.e., race, color, religion, sex, gender identity, sexual orientation, pregnancy, national origin, age, disability, or genetic information).

When hiring, employers typically shield themselves from allegations of discrimination by creating application materials that carry the potential risk of asking about an applicant’s protected status. Choosing to investigate an applicant’s social media page could still put employers at risk. Personal social media pages often display the protected characteristics of the individual who owns the account, such as their age, race, or gender identity. Considering any of that information, even unintentionally, could put employers at risk of engaging in discriminatory hiring practices. In limited circumstances, employers may even find themselves involved in antidiscrimination litigation.

Employers should also take care when using social media to advertise open positions. Specifically, publishing targeted advertisements carries the risk of unintentionally, could put employers at risk of engaging in discriminatory hiring practices. Where an employer chooses to advertise or use social media platforms to find potential applicants, special care should be taken to ensure such advertising is not directed at or limited to any specific protected characteristics.

Protecting Expectations of Privacy

Employers should carefully consider their use or restriction of social media amongst applicants or employees to ensure that they are maximizing the benefits it can bring to the workplace while minimizing any potential liability that may arise. To mitigate risk, employers should take a second look at their social media policies and practices to ensure compliance with the evolving legal standards.

Under ORS 659A.330, employers who provide devices to employees or use electronic devices or programs for monitoring employees will not be held liable for receiving access to personal social media accounts through those avenues. Regardless of whether an employer provides the device, they remain restricted from using learned information to access employee’s personal accounts.

Although employers may not request access to or control of employees’ personal and private social media accounts, expectations for behaving professionally both on and off duty may be established through employee handbooks or other policies, subject to certain restrictions.

Ensuring Compliance with the National Labor Relations Act

Section 7 of the National Labor Relations Act protects unionized and non-unionized employees’ right to engage in concerted activities for the purposes of mutual aid or protection. This protection extends beyond the physical workplace and could have implications for employers whose social media policies restrict discussion of workplace topics. Employers may be engaging in protected activity whenever they work together for the purposes of improving anything related to their working conditions.

An employer whose social media policy prohibits, or might be read as prohibiting, such discussions on social media might be inadvertently committing an unfair labor practice. In 2016, the National Labor Relations Board found a Chipotle restaurant to have committed an unfair labor practice in prohibiting employees from posting during work-related activities online, including false or misleading statements. The Board concluded that this broad social media policy could be understood by employees as restricting Section 7 activities. The Board reasoned that the policy could deter employees from discussing workplace-related matters or identifying their employer when engaging in protected activities, among other considerations. To avoid similar liability, employers should take caution and seek out expertise when crafting a social media policy.

Takeaways

Employers should carefully consider their use or restriction of social media amongst applicants or employees to ensure that they are maximizing the benefits it can bring to the workplace while minimizing any potential liability that may arise. To mitigate risk, employers should take a second look at their social media policies and practices to ensure compliance with the evolving legal standards.

Joshua Waugh is an attorney at Barran Liebman LLP, where he advises employers in a range of labor and employment matters. Contact him at 503-276-2138 or jwaugh@barran.com. Lex Shvartsmann is a law clerk at Barran Liebman LLP, where she partners with attorneys in client trainings, legal research, and the drafting of employment policies and handbooks.

barran.com
LRS Architects, a firm that values innovation, creativity, and collaboration, announced that it has completed the design work for Deschutes County Courthouse Expansion located at 1100 NW Bond Street. Construction work has officially begun on the $44.1 million, 51,000-square-foot expansion which will double the original courthouse's size. In addition, the General Contractor Pence Construction will be modernizing existing areas of the courthouse to enhance court services.

The design plans encompass a three-story expansion featuring new courtrooms, judicial offices, holding cells, increased parking, a secure vehicle sally port, administration offices, and judge's chambers. LRS also planned an additional “shell” for further growth in the years to come, which can be used for future courtrooms and support spaces. Beautifully exposed mass timber beams in the roof structure of the lobby lend a natural, calming warmth to a space that will receive a high volume of visitors and members of the public. The lobby also serves as an expanded court administration area that supports staff and provides additional public transaction windows. Security improvements are a prominent feature of the expansion, in the design of the spaces and circulation paths as well as the building systems and technology. A larger screening lobby offers covered and enclosed public queuing to make the screening process more comfortable and efficient.

In collaboration with Pence Construction, owner’s representative Cumming Group, and court programming consultant HDR, the team constructed a full-size mockup courtroom to ensure the design would fit seamlessly into the new courthouse space. “Seeing the courtroom come to life in a full-size mockup was incredibly exciting. Visualizing the gallery area, jury box, judge’s bench, and witness stand in real scale allowed us to fine-tune every detail, from sightlines to the heights of partitions and casework. Our county personnel could experience the space firsthand, getting a true feel for its scale and functionality,” said Lee Randall, facilities director at Deschutes County. “This hands-on approach enabled us to make crucial adjustments early in the design phase, ensuring they were seamlessly integrated into the final construction documents, and we’re excited to see the results come to fruition.”

“The naturally sloping terrain of the courthouse site presented some challenging logistics, including managing the varying heights of the vehicle sally port and staff parking garages on the west side and a higher, at-grade lobby on the east side,” explained Paul Boundy, managing principal at LRS. “However, this project showcases the thoughtful and collaborative effort between our teams in Bend and Portland, resulting in a seamless and well-integrated design.”

Despite tight schedules and budget constraints, the construction team is working closely with county authorities to ensure timely completion by fall 2025. “This expansion will give the community a modernized facility enhancing civic services for years to come,” added Boundy. "LRS is proud to contribute to Deschutes County’s judicial infrastructure and support the evolving needs of the community." The LRS Bend team is proud to collaborate with respected local Bend firms. Ashley & Vance Engineering brings expertise in structural engineering, while ColeBreit Engineering handles plumbing and fire protection. HWA offers vital civil consulting, and Cameron McCarthy lends their expertise in landscape consulting. Additionally, Blackmore Planning and Development Services oversees land use and zoning as the project developer. In conjunction, PAE Engineers of Portland provides MEP consulting, Luma offers lighting consultation, and HK specializes in security electronics design.

About LRS Architects: LRS Architects is a majority women-owned architecture and interior design firm with offices in Portland and Bend, Oregon. Founded in 1976, the award-winning practice is driven by a passion for good design that goes beyond aesthetics to create vibrant communities and spaces that support the well-being of those who inhabit them. With 115 design professionals, the firm is committed to partnering collaboratively with clients to positively shape the human experience through the physical environment. The diversity of the firm’s project experience provides a broad perspective and proven expertise in design, problem-solving, documentation, and project delivery methods. The firm’s work, while centered in the Pacific Northwest, is found throughout the United States in over 30 states, as well as in China, Canada, and Nicaragua. Recognized with dozens of awards, the practice’s work has been featured in hundreds of publications, including Architect, Fast Company, ENR, and Office Snapshots, among many others. LRS Architects is an Oregonian Top Workplace Award Winner 2016-2023. lrsarchitects.com

Looking for an easy way to offer a welcome perk, or amenity, for your employees, tenants or customers? Consider on-site electric vehicle charging stations.

Pacific Power is offering significant rebates of up to $1,000 per port for installing EV charging stations at your business or multifamily property, as well as free on-site technical assistance to help you understand charging options and costs.

For more details and to apply, visit PacificPower.net/EV.
Individuals have been gathering around the fire for millennia — cooking, eating, sharing stories and simply enjoying the company of friends and family. The launch of a new Bend-based brand, Patiofyre, blends this old-world tradition with modern design and technology to elevate the art of gathering and transform outdoor spaces. Patiofyre's first product, the Metro Jetlamp patio heater, brings to market a highly efficient, sustainable and beautiful pellet-fed heater all for under $1,000, base price.

Patiofyre’s Metro Jetlamps run on pellets created from timber industry byproducts for a more eco-friendly solution than propane gas. They’re smokeless, odorless, and roughly five times as efficient as propane gas heaters, ultimately bringing down operating costs for consumers and business owners. Pellets are gravity-fed through the attached hopper, and burn for over an hour without refilling, or nearly 2.5 hours with the optional pellet extension, saving users time and energy.

The use of real fire infuses an element of beauty into each Patiofyre Jetlamp and provides significant heat at standing level, inviting individuals in to enjoy the warmth and ambiance of real flames. The Metro Jetlamp can be furnished with either a full or half Safety Cage to prevent contact with the glass chimney, while still allowing the beauty and warmth of fire to be the centerpiece.

“There’s something about a real fire that draws us all in and brings us together,” said Matt Korish, CEO of Patiofyre. “We’re excited to launch our initial products and ultimately give consumers and business owners a beautiful and efficient new option to elevate their outdoor spaces.”

Along with the Metro Jetlamp heater, Patiofyre offers additional accessories and add-ons catered to meet the needs of both businesses and homes. The steel Bistro table provides a space for drinks and other items while still allowing the fire to shine through (requires lower safety cage to protect lower extremities from heat) and the Hopper Extension doubles the burn time to more than two hours before needing a refill.

About Patiofyre:
At Patiofyre, we believe in honoring tradition while celebrating modern design and technology. We build products that enhance the art and joy of gathering and focus on the elements that bring people together. Our line of gravity-fed Jetlamp heaters are the most efficient and effective way to harness the warmth and beauty of a real fire. Patiofyre heaters are American-built, eco-friendly products that combine durable materials with beautiful aesthetics and design to create a smokeless, highly efficient patio heater perfect for commercial, residential and events.

patiofyre.com
Curious passers-by in the Old Mill shopping area may have noticed a new building taking shape appearing to tower over the mall’s multi-plex cinema from a prominent perch on a bluff.

It will in fact be the new corporate headquarters for Mid Oregon Credit Union and eighth full-service branch. Located at 557 SW Bluff Drive, the three-story 15,945-square-foot building is expected to be completed by early 2025.

“Mid Oregon has been serving the Central Oregon community for 66 years, and what better way to continue to do so than by building a new state-of-the-art facility,” said Kevin Cole, president and CEO of Mid Oregon. “We are excited about the positive impact our new facility will have in helping members meet their financial needs and achieve their dreams.”

Mid Oregon partnered with Steele Associates Architects and SunWest Builders for the building, which will feature a full-service branch, drive-thru teller, and ATM lanes on the ground floor. As part of the new facility, Mid Oregon’s executive leadership, wealth management, commercial services, and several back-office departments will relocate, providing much-needed space for the credit union’s growing staff of 150.

The planned design will feature mass-timber construction, with materials from Woodworks Innovation Network, honoring the timber-based history of the Old Mill District and the broader Bend community. It will provide amenities to support a modern office culture, including extensive windows for access to natural light, designated staff engagement/break areas, conference rooms, bike lockers and more. “This project would not be possible without the support of the Central Oregon community and our loyal members,” said Cole.

“We call it our world headquarters as our world is entirely in Oregon,” Kyle Frick, VP of Marketing and Community Relations, added. “As well as being a full-service branch, the building will also house the executive team, accounting, human resources, wealth management and business services. It will really be an all-in-one-stop shop!”

About Mid Oregon Credit Union:
Mid Oregon Credit Union is a full-service, member-owned financial cooperative headquartered in and serving Central Oregonians since 1957. With over 45,000 members in Deschutes, Jefferson, Crook, Wheeler, Lake, and North Klamath Counties and over $690 million in assets, Mid Oregon partners with members to meet their financial needs and to help them achieve their goals. Mid Oregon was named a Top Workplace in Oregon and Southwest Washington for 2022. It was also ranked the #1 credit union in Oregon by Forbes.

midoregon.com
Top 5 Questions from Tax Season

by LANCE BRANT, Managing Partner — Capstone CPAs

We wanted to take a moment to express our gratitude for your continued trust and partnership with Capstone. We are grateful for the opportunity to continue serving your needs and are pleased to have a steady stream of work ahead, thanks to your ongoing support.

During this tax season, we received numerous questions regarding financial planning and taxes. To keep everyone informed, we’ve compiled the top five topics that were frequently discussed.

Below are the Top 5 Hot Topics:

**Topic 1: Inflation & Investing**

Our firm has evaluated inflation and we have determined that normal basket of goods purchased by people have gone up 25% to 35% in the past four years. This comes as no surprise to anyone, but financial planning and understanding the consequences are important.

For example, many people invested in Certificates of Deposits and money market funds in 2023 to receive income from higher interest rates. On average, if you invested in a CD that made 5% interest for a year on $100,000, the result is you will have $105,000 after one year. If inflation is 5% and you had to pay taxes on the interest income you earned on the $5,000, the result is that you lost money to inflation when the dust settles.

It was still a very good idea to invest cash and get a return on the money to try to keep up with inflation. However, in the long run, you must invest in assets that grow in value, including the stock market, real estate, and other investments that can appreciate. Everyone needs a financial plan for investing. Let us know if you need help with financial planning.

**Topic 2: Corporate Transparency Act (CTA) - New Compliance Requirement**

The FinCEN division of the Treasury Department now mandates reporting requirements for most small businesses, including various entity types. All Single-Member LLCs, Partnerships, Corporations, and other entities must evaluate their compliance with the Corporate Transparency Act (CTA) for this year. Here are some examples:

- If you set up an LLC for estate planning, you need to comply with this standard and report.
- If you have a business, you need to comply with this standard.
- If you have an LLC for your rentals, sole proprietorship, or asset protection, you will need to comply.

We are already assisting clients with this new requirement. All qualifying entities must report this year. We will send out detailed emails on this subject this week. Please click the button below to request assistance.

**Topic 3: Do I need a will or trust for my estate?**

Yes — we strongly suggest that everyone have a will, regardless of their circumstances. We have seen firsthand how difficult and stressful probate can be for all parties involved when someone passes away without a will or trust. Even with a will, your estate might have to go through probate.

If you have a net worth of over $1 million, multiple properties, complex business activities, or if you want to avoid probate for your beneficiaries, creating a living trust is highly advisable. A properly funded trust will avoid probate and ensure that your affairs are in order.

**Topic 4: Will Tax Rates Increase in the Future?**

The current tax brackets for income and estate taxes are likely the lowest we will see in our lifetime. In two years, significant tax rates and deductions will likely be phased out. It is anticipated that taxes paid by taxpayers will increase by 4% over the next three years.

**Topic 5: What Will Happen to Mortgage Interest Rates, and Should I Buy Real Estate?**

It is unlikely that mortgage interest rates will return to 3% or 4% within the next twenty years. We recommend reading the article “Rate: A Four-Letter Word” by Randy Vance, president of Boss Mortgage, LLC, in the May 15 edition of Cascade Business News for insightful perspectives on interest rates.

Here is an excerpt from the article: “Ask any loan officer or any mortgage professional for that matter, what four-letter word causes them to lose sleep, what makes their skin crawl and their blood pressure spike? Rates. Ok, so it’s five letters in the plural form but let’s not get too wrapped up in the minuita. The point is, not an hour in any workday goes by when we are not thinking about rates, talking about rates, or whining about them.

The number one question I am asked by an overwhelming margin is: ‘When do you think rates will come down?’ I will try to answer that question in less than a thousand words, but let’s give it some context first...”

capstonecpas.com

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Next City Club Forum

How Wildfire Decisions are Made

The focus of this forum is to discuss how decisions are made to fight a wildfire when they start. Particularly, how decisions differ based on the area and/or type of land where they start: wilderness, urban interface, grasslands and tribal lands.

- What agencies are involved and how do they coordinate?
- What are decision-making points for fire managers?
- Where does funding come from?
- Why do some fires receive massive resources and others do not?

Speakers:

- Kevin Moriarty, Deschutes County Forester
- Shawn Jaca, Central Oregon Fire Management, US Forest Service
- Trey Leonard, Confederated Tribes of Warm Springs
- James Osborne, BLM FMO/COPM Fire Staff Officer - Prineville District Bureau of Land Mgmt. and Central Oregon Fire Mgmt. Service

Moderated by: Jessica Neuahr, Oregon Dept of Forestry

A feature story on the topic will appear in the June 16 issue of The Bulletin.

cityclubco.org

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How Wildfire Decisions are Made in Partnership with The Bulletin

Date & Time: June 20, 2024 at 11:30am
Location: Unitarian Universalist Fellowship of Central Oregon
Registration: cityclubco.org
New Executive Director Wants to Bring Chamber to ‘the Next Level’

by ANDREA HINE — CBN Feature Writer

I t didn’t take long for Debbie Taylor to make her mark. Less than four weeks after starting a membership drive in her job as Executive Director of the Madras-Jefferson County Chamber of Commerce & Visitor’s Center, she brought in nearly $10,000 in new membership dues. “I’d like to have every business in the community become a member at some level,” she said, “and believe that my fresh perspective and existing community connections will help take the organization to the next level, and clearly demonstrate the Chamber’s value.”

As internship coordinator for EDCO, Taylor spent the past three years as “liaison to connect high school and college students with local businesses in industries such as agriculture, engineering, manufacturing, tourism, and hospitality.” In that role, “I had to keep a pulse on the businesses in Jefferson County to know which businesses were open to inviting interns, and which businesses were a good fit for which students and their skillsets.”

And in the same vein, “as the Chamber is the hub of local information, I need to keep my ear to the ground to know what’s happening — such as Initiative Brewing acquiring the Jefferson County Public Health building when a new facility was constructed with Mosaic Medical adjacent to the St. Charles campus. Or the new businesses that are filling up downtown, especially 5th Street, such as The Wild Tribe (a women’s and children’s resale clothing store), Urban Home (featuring furniture, home décor, and gifts) and Midtown Coffee Company.”

Taylor added that “being informed helps accomplish my goal of taking what the Chamber has already accomplished in the community, and going even further. This is like the next level of what I had done for EDCO.”

A first priority for Taylor was rebuilding the Chamber’s “very antiquated” website and “bringing it into the 21st century, so the flow allows users to navigate information easily and in a visually appealing way.” Examples include click-throughs to each member’s website or Facebook page, and links to local points of interest such as the Warm Springs Museum and the Erikson Aircraft Collection, and recreational options like Lake Billy Chinook and the Willow Canyon trails.

Taylor explained that “another new website feature is a community events calendar (detailed on a spreadsheet) that was partially inspired by the occurrence of two major fundraising events being staged on the same night,” she said. Events are also advertised through social media, large banners along the main thoroughfares of Madras, and weekly mailings of 600 newsletters (which include job postings).

“This year, the Chamber aggressively promoted the Madras Community Wide Yard Sale, resulting in twice as many participants as in 2023,” said Taylor. “One vendor told me afterward that she had her ‘most profitable weekend ever,’ and praised the event as having been ‘very well done.’”

In her efforts to “revitalize the Chamber as the hub of tourism, local events and economic development for Jefferson County,” Taylor readily admits that partnerships are critical. For example, she communicates often with the Madras Downtown Association board to determine “how we can partner for community events. I’ve never been an us-versus-them person. I want to work together.”

This collaboration also includes the City of Madras (including the council, airport, and golf course), and other local entities such as the Jefferson County Library District, Event Complex, and Community Center.

Taylor is aided in these partnering efforts by bringing “enthusiasm, a depth of knowledge, and a range of professional experience to my new role,” describing herself as “an administrative professional who enjoys connecting people” with strengths that include “being a natural collaborator and communicator who is transparent and true to my character.”

“’This intriguing and exciting job is a perfect fit for me,” said Taylor, whose priorities are “adding value while working for my Chamber members, our culturally diverse community, and the tourists who come to Jefferson County. As I like to say, ‘the windshield is bigger than the rear-view mirror’ — there is so much more ahead of us.”

She predicts that “the economy is going to grow at a positive rate appropriate for our Jefferson County community. And as this occurs, I look forward to continuing my work with the professionals who I consider friends.”

madraschamber.com
Snead said the City was seeing construction levels similar to that of ’06 and ’07, but the difference was the variety of housing, with developers building different kinds of housing — largely due to changes in the City codes that made more multi-family development possible. A prime example of following this new path is Yarrow Development LLC, which is in construction on a five-building complex with a total of 120 apartments, along with townhouses and cottages, on the hilltop above the Yarrow neighborhood.

Local real estate broker and long-term Madras resident Rick Allen, who helped shepherd the project to fruition, says it is the first new market-rate multi-family project in the town in 20 years. Some other apartment properties locally are subject to subsidy programs. Allen, who owns Willow Canyon Properties and is a former Madras mayor and City manager, said, “Retired people and single people will like these apartments. It will appeal to teachers, essential workers such as hospital employees, and people who work for the County or the City — really across the spectrum.”

For the last year, Allen facilitated negotiation between the Bean Foundation, the City of Madras and Yarrow Development, LLC. Contractors broke ground in early December, and it became one of the first projects to take advantage of the Housing and Urban Renewal District designed to encourage private developers to build housing in Madras. The project also benefits from the ability to connect to City sewer thanks to funds sanctioned in the recent, shortened, Oregon Legislative Assembly.

Appropriations for local infrastructure through House Bill SB 1530 specifically targeted residential housing development in Culver, Madras, Redmond, Warm Springs and Deschutes County, representing a significant investment in the region’s future. Some $25 million was distributed to 15 proposals in various smaller local communities — including $1M for Madras — on a “project specific” basis, where the only thing preventing platted and approved lots from moving forward with development was a lack of needed infrastructure. This was part of Oregon Governor Tina Kotek’s $376 million housing package aiming to attract and retaining a robust workforce. A certain proportion of projects must also be set aside for affordable housing for those under Average Median Income.

One beneficiary of the legislative windfall is the town of Culver, some 10 miles out of Madras, which received a grant of $3.5M for connections to the sewer plant, which can now trigger a 188-lot project by Woodhill Homes. Culver is a small city with a population just under 2,000 nestled in a fertile valley. “Developers may wish to proceed with projects but infrastructure needs to make a concept cost-prohibitive,” Allen said. “Some of the state-assisted funds are aimed at towns that were timber-dependent but suffered after loss of that industry.

“Culver may now be of more interest, especially with a good geographic location between Madras and Redmond and its own K-12 school,” he continued. “The next state legislative session is slated to provide more funding for housing, which is good news. Madras has become more attractive as people look to get out of urban areas, and remote working in the post-COVID world has accelerated that prospect.”

In Madras, there are currently 18 subdivisions or developments in the planning, pre-construction and construction phases. They’re made up of 453 housing units in planning, 127 in pre-construction and 78 currently in construction. Providing more housing is important to sustaining community growth, said Damon Runberg, Oregon Employment Department regional economist. A high proportion of people moving to the region are older and need a place to live. “The answer to more affordable housing is to build more housing,” Runberg said. “Once a development completes, in Madras, there is no shortage of the community cannot find a place to live, leaving employers at a loss to fill vacant positions.”

The plan directly addresses a shortage of health care and early childhood education workers in the region, with six to eight physicians in Jefferson County making more than $150K annually. “This investment is going to help us ensure we have more resources for our biggest employers — the Bean Foundation, the expansion will more than double the college’s capacity,” said Snead. “We have a positive impact on rural healthcare, and see the need in our biggest employers. They cannot afford to lose the skilled laborers, the nurses, the teachers, the cashiers they need to fill their jobs,” Snead said. “Without affordable and available housing, attracting workers to the area is difficult. We see places considering automating jobs or moving and consolidating. We want to attract more industry here, but we can’t do that unless we have housing for the workers needed.”

The second building at 12,000 sq. ft. can be delivered in a variety of three-bedroom homes, along with townhouses and cottages, on the hilltop above the Yarrow neighborhood. The project also benefits from the ability to connect to City sewer thanks to funds sanctioned in the recent, shortened, Oregon Legislative Assembly.

Beginning with the Bean Foundation’s gift of 26 acres of land, additional investments to date have come from the U.S. Congress, the Oregon Legislative, COCC’s Real Estate Fund and private donors. The Madras campus expansion’s overall design and construction costs are estimated at $18 million, with up to 60% expected to come from federal, state and other public resources. With this momentum, the COCC Foundation is seeking the remaining funds from private philanthropy and grants.

Allen said that St. Charles in conjunction with Oregon State University OSU was creating a rural residency program for doctors, who may then have a positive impact on rural healthcare, and see six to eight physicians in place at any given time. He added that Thygesson was also developing two new industrial buildings, with the first, a 7,500 sf facility already 80 percent leased, with four out of five spaces occupied, and the second building under construction. “There has been a lack of new industrial lease product for a long time,” Allen said. “These are offered at $8-90c/sq. ft., which is around 30c below the Redmond market rates. They are modern, built-to-suit, with air conditioning representing fresh flex space options for small businesses in Madras. The second building at 12,000 sq. ft. can be delivered in a variety of configurations down to 1,500 sq. ft.”

On the retail side, plans are moving forward for a free-standing Starbucks store at the South Y in Madras where U.S. 97 divides into two one-way streets. The City also continues to make infrastructure improvements at the Madras Municipal Airport, including the current Apron Reconstruction Project, to ensure that the facility continues to be maintained at high standards. The five communities of Jefferson County include Madras, Metolius, Culver, Warm Springs and Crooked River Ranch and together, they share a common desire for a vibrant future. Incentive programs for growing and relocating businesses in Madras include local loan programs, tax abatements, fast track permitting, fee reductions and workforce training. Favorable business costs include affordable industrial land, competitive power, wage and tax rates.
Wanting to bring more fun, family events to Central Oregon, the Madras Downtown Association (MDA) and Black Bird Tea & Tales, a fantasy book and gift store, put on Central Oregon’s first-ever version of the Renaissance Faire — titled Madras Mayfaire — and “we were busy from the moment it started,” said Holli Papasodora.

A founding member of the MDA, she explained that versions of this themed festival are now staged nationwide — from Texas to Arizona, North Dakota, the Carolinas, and Pennsylvania. The well-attended local gathering, held in Sahalee Park, featured performances from bagpipers, flame dancers and maypole dancers, along with play jousting in the arena, and a staging of A Midsummer Night’s Dream by the South Wasco school’s theatre department.

Other highlights included axe throwing, and themed wares and menus from dozens of area vendors, Mayor Mike Lepin and his wife April, who presided over the festivities as king and queen, “really enjoyed themselves,” said Papasodora.

She pointed out that MDA also originated First Thursdays, a Turkey Trot fundraiser (the 2023 recipient was the local food bank), and Trick or Treat on Fifth Street. “We’d like to put on additional events, such as a possible concert series, to help build a positive community spirit,” Papasodora said. “MDA also provides lots of good education to local businesses by providing networking opportunities and marketing assistance.”

madrasdowntown.org
Jefferson County Residents May Be Eligible for $600 Reimbursement through Defensible Space Grant

Applications Now Open

by SOMMERS TAYLOR, Community & Economic Development Program Coordinator — Central Oregon Intergovernmental Council

Central Oregon Intergovernmental Council (COIC), in a collaborative effort with the Jefferson County Fire Chiefs, is offering private landowners the opportunity to apply for funding to minimize fire danger as outlined in the Jefferson County Community Wildfire Protection Plan (CWPP). Eligible residents will be offered a flat-rate reimbursement of $600 for treating the land around their homes to Firewise standards.

The goal of Firewise is to minimize fire danger in subdivisions and neighborhoods and make firefighting safer and more effective. Information on Firewise and how to prepare your home for wildfire can be found on the National Fire Protection Association website at nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Preparing-homes-for-wildfire.

Local fire officials will be responsible for assuring standards were met prior to dispersing funds. The fire officials are trained evaluators of defensible space standards and will assess and certify properties as requested. The overall goal of this project is to reduce the threat of catastrophic wildfire to homes in high-risk areas by reducing hazardous fuels on private lands.

Applications are now open and must be submitted by April 1, 2025. All grant projects must be completed and approved by local fire officials by June 30, 2025. To learn more about eligibility and fill out the application, landowners can contact their local fire protection districts, visit coic.org/emergency-preparedness/jeff-co-fuels/ or contact Sommers Taylor at staylor@coic.org.

Central Oregon Intergovernmental Council (COIC) was designated a Council of Governments in 1972 under ORS 190 and serves the local governments of Central Oregon. COIC provides regional services for employment and training, alternative high school education, business loans, planning and governance, community and economic development, and public transportation services operated by Cascades East Transit.

caic.org
Madras Lumber — ‘We Hope to Bring Something the Community Needs’

From his own experience working in construction on area farms and ranches for many years, and experiencing the frustration of driving all the way to Redmond for lumber, Isidro Olivera — along with his wife Luisa and son Jaime — decided to start Madras Lumber.

Located at Madras Garden Depot, the new lumber yard currently stocks commonly used pieces like 2x4’s, 2x6’s, 4x4’s, plywood sheets, posts, and fencing pickets — and is also able to order special sizes.

Involving their kids was a big part of the decision to open. “This is their community, their town, and we want them to feel connected here,” said Olivera.

midlumber.com/2016/01/madras-location

The Spot — ‘Madras Is Going to Be a Goldmine’

“Concrete forms are going up, and crews are there every day,” said Debbie Taylor, executive director of the Madras Chamber of Commerce, in describing progress being made on The Spot in downtown Madras.

Located on Fifth Street spanning to Sixth Street, and merging two properties (one of them the now-demolished Wild Bleu Restaurant) that total 15,000 square feet of space, the $2 million venture will consist of a two-story restaurant with indoor and outdoor seating, as well as food trucks. It is being partially funded through a grant from the City of Madras.

Eventually, developer Andre’ Jackson hopes to build an adjacent 300-seat amphitheater for year-round performances. “I’ve noticed places stop having concerts in Central Oregon around October and don’t start up again until April and May,” said Jackson, who thinks that problem can be solved with good tents and ample outdoor heaters. He also wants The Spot to be a venue for meetings and other events by local organizations.

Jackson also has other projects in mind, including an apartment triplex and a steakhouse. “The city has been very diligent, and worked really hard to understand the things they need to do in order to attract developers like myself to invest here,” he has said.

“I think Madras is going to be a gold mine,” Jackson added. “Bend is starting to bust at the seams in a number of ways. Most people are moving to Redmond, and I believe the next city will be Madras.”

Midtown Coffee — Bringing ‘Something Special to the Community’

Midtown Coffee opened with hopes to bring coffee and community to Madras. “We wanted people to be able to buy a cup of coffee, a pastry, or maybe a book, and sit and enjoy them all in one place,” said Tanya Murren, co-owner along with her husband Greg.

“Having run multiple small businesses across the region over the years, the couple came to Madras from Redmond. “I’m addicted to small businesses,” said Murren. “When we moved here and saw the opportunity, we decided to jump at it.”

“We have had so much excitement and support from the community. It’s been amazing so far, and we’re so grateful to be a part of such a welcoming place.”

Consultant Jess Baca, who has long worked in coffee, was subsequently hired by the couple as manager of the shop. “Jess was so essential to making this happen,” said Tanya Murren. “She has taught us everything there is to know about coffee, and how to make it at a really high standard.”

“I want to make sure we’re bringing the best coffee experience we can in an accessible way,” said Baca. “I want everyone from a coffee lover to someone who just wants a nice cup to be able to come and enjoy the menu.”

The shop offers all the traditional coffee shop beverages, as well as seasonal specials like cardamom chai, caramel apple cider, and white winter mint mocha. Midtown Coffee also serves a variety of pastries and baked goods from Yara’s Cake Shop, another local Madras business.

“We really want to bring something special to the community,” said Tanya Murren.

“I want this to be a gathering place for people to come together. To work, to chat or just to be in community together. That’s really what it’s about.” (Excerpted from the Madras Pioneer)

Path of Progress

FOR SALE

Highway Commercial Land in Madras

9.74 Acres Commercial Zoned
Highway #97 Frontage
ODOT highway improvements soon
City may assist with development funding
Mixed use project with flexible ideas
Master Plan Project
Utilities are available
Brochure available
Across from Safeway & Les Schwab

Highway #97, North Madras

$899,000

GARY EVERETT
Principal Broker, CCIM
541.480.6130
gary@garyeverett.com

GARY EVERETT, Principal Broker, CCIM
42 NW Greenwood Avenue, Bend 541.728.0003
info@remaxoregon.com www.keypropertiesoregon.com
Pet Services (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>Bend Pet Express - East</td>
<td>541-385-2899</td>
<td>N/A</td>
<td><a href="mailto:help@bendpetexpress.com">help@bendpetexpress.com</a></td>
<td>Kim McConno, Ryan Kowalski</td>
<td>10</td>
<td>1993</td>
<td>Pet food, supplies &amp; dog wash.</td>
</tr>
<tr>
<td>Bend Pet Express - West</td>
<td>541-385-4620</td>
<td>N/A</td>
<td><a href="mailto:help@bendpetexpress.com">help@bendpetexpress.com</a></td>
<td>Keen Kowalski, Kim McConno</td>
<td>10</td>
<td>1993</td>
<td>Pet food &amp; supplies.</td>
</tr>
<tr>
<td>Bend Pet Rescue LLC</td>
<td>541-388-0435</td>
<td>N/A</td>
<td><a href="mailto:reservations@bendpetexpress.net">reservations@bendpetexpress.net</a></td>
<td>Eric Fannin</td>
<td>6</td>
<td>1987</td>
<td>Boarding, grooming, doggie day care, dog training.</td>
</tr>
<tr>
<td>Canine Country</td>
<td>541-382-7752</td>
<td>N/A</td>
<td>N/A</td>
<td>Lori Nickerson</td>
<td>1</td>
<td>1970</td>
<td>Dog sitting, relay &amp; obedience trainer.</td>
</tr>
<tr>
<td>Central Oregon Pet Care Pros</td>
<td>541-488-3596</td>
<td>N/A</td>
<td><a href="http://www.centraloregonpetcarepros.com">www.centraloregonpetcarepros.com</a></td>
<td>Heather</td>
<td>1</td>
<td>2005</td>
<td>Pet sitting, house sitting, plant care, garden care, dog walks, second home checks, mail forwarding. Coordination with other service providers, inc., house cleaners, contractors, landscapers &amp; more.</td>
</tr>
<tr>
<td>Dancer’s Wood Compassionate Dog Training &amp; Daycare</td>
<td>541-312-3766</td>
<td>541-312-3756</td>
<td><a href="http://www.dancinwoofs.com">www.dancinwoofs.com</a></td>
<td>Kristin Kerner</td>
<td>5</td>
<td>1998</td>
<td>Dog daycare, Puppy 101, basic through intermediate classes, private behavioral counseling, fun classes &amp; trick classes.</td>
</tr>
<tr>
<td>Fido Love</td>
<td>503-610-3635</td>
<td>N/A</td>
<td><a href="http://www.fidolove.com">www.fidolove.com</a></td>
<td>Riese Menor</td>
<td>2</td>
<td>2012</td>
<td>An online meeting place that helps pet lovers find a new home for their dogs, or find a great new dog for their home &amp; more.</td>
</tr>
<tr>
<td>Groomit Bend</td>
<td>541-972-9500</td>
<td>N/A</td>
<td><a href="http://www.facebook.com/pg/GROOMIT-">www.facebook.com/pg/GROOMIT-</a></td>
<td>Jen Jennings</td>
<td>1</td>
<td>1993</td>
<td>Full grooming including bath, drying, clipping, clipper work, titl nails, gain &amp; custom dog's needs.</td>
</tr>
<tr>
<td>Horizon Pet Cremation</td>
<td>541-318-0026</td>
<td>N/A</td>
<td><a href="http://www.horizonpetcremation.com">www.horizonpetcremation.com</a></td>
<td>Becky Vaughan, Eric Homer</td>
<td>4</td>
<td>2006</td>
<td>Pet cremation. We also offer general cremation services. Veterinary clinic &amp; private home pickup. We have a mobile crematorium for home euthanasia.</td>
</tr>
<tr>
<td>Ponderosa Paws Dog Walking</td>
<td>541-410-9703</td>
<td>N/A</td>
<td><a href="mailto:ponderosapawsdogwalking@gmail.com">ponderosapawsdogwalking@gmail.com</a></td>
<td>Travis Fuller</td>
<td>1</td>
<td>2016</td>
<td>Provides a variety of customized pet sitting &amp; exercise services to keep your dog healthy &amp; happy.</td>
</tr>
<tr>
<td>TENDmyPet Bend</td>
<td>541-241-6349</td>
<td>N/A</td>
<td><a href="http://www.TENDmyPet.com">www.TENDmyPet.com</a></td>
<td>Elizabeth Green</td>
<td>1</td>
<td>2015</td>
<td>Services include overnight pet care, private dog walks, in-home pet sitting visits.</td>
</tr>
<tr>
<td>U-Wash Pets &amp; Grooming</td>
<td>541-318-1602</td>
<td>N/A</td>
<td>N/A</td>
<td>Rhonda DeCastillo</td>
<td>1</td>
<td>2000</td>
<td>Self serve pet washing &amp; professional grooming.</td>
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</tbody>
</table>
The Life of a HosPet Volunteer at Partners In Care

by WILLA SLAUSON, Hospice Therapy Dog (and her human volunteer, Lynne) — Partners In Care

Woof! I am Willa Slauson, an 80-pound Bernedoodle who adores my work as a Partners In Care HosPet Volunteer. Tuesdays are my favorite day of the week. The day starts with a shower, shampoo, conditioner, and blow dry. My mom tells me that I have to be clean and soft for the day ahead. I am a pretty mellow girl, but when mom declares “It is time to go to work” I jump up, prance to the garage, and leap with exuberance into the back of the car. I especially love this moment because my little brother, Petie, gets left behind, and I am princess for another day.

We make our way to Touchmark at Mt. Bachelor Village for a day of fun. As mom signs us in, the joy begins. Residents and Staff begin to spot me and announce “WILLA IS HERE!” While that is really fun, the next part is even more exciting. “Can she have a treat?” they ask my mom and immediately treats appear from walkers, pockets, drawers, and shelves. Everyone seems to have a stash for me. I reward them with all the love I can muster. Unfortunately, this winter I had to cut down on some of the treats because my vet said she was having difficulty palpating my waist. What is a girl to do?

Our first stop is Memory Care. When we enter there are lots of residents gathered for “song circle.” We interrupt the music and fun instruments to greet everyone gathered. Mom and I tell them about all my adventures that week including the squirrel hunts, coyote lookout duty, ridding the property of visiting deer and doing a ranch perimeter patrol with Petie. We bring in videos of all the fun sledding with the grandsons, chasing the quad around and the Raven family we tried to adopt last spring. My favorite part though is just resting my chin on the residents’ laps, nudging their elbows to encourage more petting, or just settling at their feet and leaning into their legs as they share about their families, favorite pets, and lives.

There are lots of other special places that we get to go. I love visiting with the patients and staff at the Partners in Care Hospice House — it is very peaceful there and they are always so happy to see me. My other favorite thing is playing with the kids at Camp Courage. The kids love to walk with me, talk with me and generally just love up on me. They decorate my Therapy Dog vest and find ways to sneak me treats when mom isn’t looking.

As you can tell, my life as a HosPet Volunteer is really amazing. If you see me with my decorated purple Therapy Dog vest, my chubby waistline, and a big grin on my face, please stop to say hello! Love, Willa

HosPets and their human volunteers provide companionship, comfort, and support for Partners In Care hospice patients across Central Oregon. Partners In Care is always looking for more volunteers to support our growing community. If you have a dog and are interested in becoming a HosPet volunteer or volunteer in general, learn more at partnersbend.org or contact us at 541-382-5882. partnersbend.org
Companions Best Diet Inc., headquartered in Bend, unveils the region’s latest innovation. Pioneering the pet wellness landscape nationwide, Good Dawg Gravy, a revolutionary line of all-natural, healthy and nutritious, Core Longevity Supplement-infused food toppers, promises to elevate the health and vitality of pets at every stage of life.

Founded by Russell Easter and Stuart Hicks, who met at successful local tech startup, G5, Companions Best Diet Inc. is driven by a passion for pets’ well-being. Easter’s inspiration for Good Dawg Gravy came when he witnessed his own dogs’ struggle with arthritis. Frustrated by the lack of healthy offerings with CBD for dogs on the market, he set out to create a homemade solution in his kitchen. What started as a labor of love soon gained traction among friends and neighbors who witnessed the dramatic changes in his dogs, prompting Easter to envision a nationwide delivery service for these nutritious pet products. (His research led him to discover Rodney Habib’s The Forever Dog, which revealed the author’s discovery that Core Longevity Supplements rank among the most important markers for long lasting, healthy, canine lives.)

Hicks’s expertise in product launches and CBD’s therapeutic benefits complimented Easter’s career in sales and e-commerce, allowing the duo to realize the untapped potential in the Pet CBD market during their visit to SUPERZOO in 2021 (the industry’s premier retailer trade show.) They observed a gap in the market for their all natural, CBD-infused gravies as all of the choices offered to consumers are either unhealthy treats, or tinctures, (oils), laden with chemicals and unhealthy carrier oils.

In their pursuit of a launch-ready, healthy, shelf-stable product, Easter and Hicks enlisted the expertise of a Chief Food Scientist with a distinguished background in developing pet brands (such as IAMS and Eukanuba for Procter & Gamble.) This collaboration led to the creation of Good Dawg Gravy - Original, which quickly gained popularity among Bend’s discerning pet owners.

Listening closely to feedback from their local subscriber base, CBD Inc. expanded its product line to include specialized formulas catering to the unique needs of aging, anxious, and youthful pets. Each formula is meticulously crafted with CBD certified by the National Animal Supplement Council (NASC), ensuring the highest standards of quality and safety.

CBD Inc started monthly subscription deliveries in late 2022, and by Spring of 2023, four formulas of Good Dawg Gravy were being delivered to a growing list of monthly subscribers throughout Central Oregon (Good Dawg Gravy - Original, Good Dawg Gravy - Senior, Good Dawg Gravy - Youth, and Good Dawg Gravy - Calming.) Easter and Hicks report over 250 customers have eagerly embraced the locally crafted, all natural CBD dog gravy.

Recent milestones include the USPTO trademarking of “Crafted Better Days,” and the launch of CraftedBetterDays.com, offering a seamless shopping experience on the BigCommerce platform. Furthermore, the company has established an automated production facility in Bend and is actively seeking passionate gravy makers who share Easter and Hicks’s dedication to excellence, pet health and nutrition.

As Companions Best Diet Inc. embarks on its national launch, it aims to revolutionize the pet wellness industry by providing pet owners with a natural, effective solution to support their companions’ health and happiness.

CraftedBetterDays.com
Want to Sell Your Business?
Consider These Proactive Strategies for Minimizing Taxes

by EMMA JAMES — Rosell Wealth Management

Selling a business is a significant milestone, often the culmination of years of hard work, innovation, and dedication. However, one of the biggest risks to maximizing the sale of your business is how much of a bite Uncle Sam is going to take out of that final offer — yes, I’m referring to taxes. When a business is sold, the proceeds are subject to various forms of taxation, including capital gains, ordinary income, and potentially state and local taxes. For this reason, it’s not enough to just focus on the total amount the buyer offers you, you must consider how much that you and your family get to keep after tax.

Before I share a few strategies on tax minimization, it’s essential to understand that there is a difference between tax deferral and tax mitigation (or minimization). Tax deferral typically allows the seller to enjoy reduced taxes in the short term and reduces the tax liability — can down the road to a future date. An effective example of this strategy would be Deferred Sales Trusts. This is an arrangement where an investor sells appreciated assets — such as real estate, securities, or a business — to a third-party trust. In return, the investor receives specified cash payments, known as installments or installment sale notes, over a set period. By utilizing a Deferred Sales Trust, investors can strategically defer capital gains taxes over time. Tax mitigation, on the other hand, seeks to permanently reduce the overall tax liability. Let’s explore some proactive strategies that minimize taxes when selling your business, ensuring you retain as much of your hard-earned wealth as possible.

1. Employee Stock Ownership Plan (ESOP)

An Employee Stock Ownership Plan (ESOP) is a unique retirement benefit plan that allows employees to become partial owners of the company they work for. In an ESOP, a trust is created and funded by the employer, which then purchases company stock on behalf of the employees. Over time, employees accumulate shares in the company as part of their retirement benefits. ESOPs provide employees with a stake in the company’s success, fostering a sense of ownership, loyalty, and alignment between management and staff. Additionally, ESOPs offer tax advantages for both the employer and the employees, making them a valuable tool for succession planning, employee retention, and wealth accumulation.

When does it make sense?
- When a great company culture already exists, and future leaders are already being cultivated within the organization.
- The seller/owner for this well in advance so that employees have time to buy into the company.

What are the tradeoffs?
- It can be expensive and time-consuming to establish a plan and required ongoing administration.

2. Family Limited Partnership (FLP)

A Family Limited Partnership (FLP) is a legal structure that allows family members to pool their assets and operate a business together while retaining some degree of control and asset protection. In an FLP, one or more family members serve as general partners who manage the business and make operational decisions, while other family members become limited partners who contribute capital but have limited involvement in management. The general partners maintain control over the partnership, allowing them to make decisions regarding the business’s day-to-day operations and strategic direction. FLPS are commonly used for estate planning purposes, as they can facilitate the transfer of wealth from one generation to the next while minimizing estate and gift taxes. Additionally, FLPS offer liability protection to the partners, shielding their personal assets from the debts and liabilities of the business. A Family Limited Partnership can help in transferring business ownership to family members at a reduced tax cost, while also providing some control over the business operations.

When does it make sense?
- For family-owned businesses where there is interest in passing it to the next generation.

What are the tradeoffs?
- Needed to be set up and costly to set up, often requiring professional oversight.

3. Qualified Small Business Stock (QSBS) Exclusion

There is an exemption from capital gains taxes on the sale of a small business, known as the Qualified Small Business Stock (QSBS) exemption. The QSBS exemption applies to the entire sale price of the business, including any goodwill that is included in the sale. When your business qualifies, you pay zero capital gains taxes. Naad! Sound too good to be true? That’s because to qualify for this exemption, the business must be a C-corporation and have less than $50 million in assets.

When does it make sense?
- If your business qualifies as a QSBS.

What are the tradeoffs?
- It is limited to certain types of businesses and there are strict eligibility requirements.

4. Charitable Remainder Trust (CRT)

A Charitable Remainder Trust (CRT) is a tax-wise strategy created to transfer some or all of your ownership in your business (before sale) into a trust in exchange for you or your beneficiary to receive a portion of that account as income for life or specific period of time. The remaining portion of the account is irrevocably given to charity. The CRT is a tax-exempt entity, so it (and you) will owe no taxes when you sell any appreciated asset held within the trust, like business shares. Instead of paying a big chunk of change to Uncle Sam, you get to reinvest all the proceeds from your sale within the trust. You’ll receive annual distributions from the trust, and when the money in your retirement account runs out, whatever is left goes to your favorite charity or charities.

When does it make sense?
- For philanthropic business owners who want to support charitable causes.
- There is a need or desire for a guaranteed income stream.

What are the tradeoffs?
- Any assets that you place into the trust cannot be retrieved once you put them there. This reduces how much you’ll be able to access immediately from the business sale because you can only withdraw a percentage of trust assets every year — typically between 5% and 15% of the trust’s value, according to an IRS-approved formula.
- Complex setup — often requires professional oversight.

The Importance of Proactive Planning

Each of these tax minimization strategies require careful consideration and professional advice to navigate the complexity of your unique situation. Regardless if you’re contemplating an ESOP, Family Limited Partnership, QSBS Exclusion, CRT or something else, it is crucial that you start planning for this proactively, ideally two to three years out, and not wait until you’re 90 days out from close because at that point you may have missed the opportunity window to implement these strategies and minimize your tax burden.

The sale of your business is more than a financial transaction; it’s a pivotal moment that determines your success in transitioning to the next phase of your life — like retirement! For that reason, it’s essential that you start to build your sales team early which often includes a CPA, an estate planning and business attorney, a tax-exempt entity, so it (and you) will owe no taxes when you sell any appreciated asset held within the trust, like business shares. Instead of paying a big chunk of change to Uncle Sam, you get to reinvest all the proceeds from your sale within the trust. You’ll receive annual distributions from the trust, and when the money in your retirement account runs out, whatever is left goes to your favorite charity or charities.

Emma James is a financial planner at Rosell Wealth Management located in Bend. Rosell Wealth Management offers a proactive planning process called the 6% Advantage that helps successful business owners identify and capture the 6 critical opportunities that exist when selling their companies so that they can ultimately live their retirement years with confidence and purpose.

Call us at 541-388-8831 to schedule a complimentary meeting with our team to learn more or visit our website RosellWealthManagement.com/begin-a-dialogue.

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How Long-Term Care Insurance Works

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

The fast pace of today’s world can feel like wandering through a financial labyrinth. Policy terms, significant financial burden.

Consider the following:

- Life Insurance with LTC Riders: This is “pay as you go” type offering the highest benefit per premium dollar paid, but highest risk since premiums can rise by the insurance carrier in future years. Many people are tempted to let these policies lapse due to unforeseen financial setbacks or premium increases. And these policies do not build equity, nor do they have a death benefit.
- Traditional: This is the type of LTC insurance that typically has a higher benefit than traditional LTC insurance. The hybrid policy offers a LTC benefit in addition to a life insurance benefit. The hybrid policy is also often referred to as a “combo” policy. The LTC benefit is typically paid at a slower rate than the traditional LTC policy and the life insurance benefit is typically paid at a faster rate. The hybrid policy is often sold as a “combination policy” or a “hybrid policy”.
- Life Insurance with LTC Riders: This type combines life insurance coverage with an LTC benefit. The LTC benefit can be accessed if you need qualified care. These are optimized for other outcomes such as a death benefit — not necessarily the most effective coverage for LTC needs.
- Hybrid: This type offers a death benefit and a return of premium. The initial premium for this type of policy is typically higher than traditional LTC insurance. Hybrid is often seen as the “Goldilocks” choice, providing a nice balance of guaranteed, attractive benefit, return of premium (partial or 100%), and a death benefit component.

Who Should Consider LTC Insurance?

There is no one-size-fits-all answer to this question. However, LTC insurance may be a good option for you if you are:
- Age 50 or older: The earlier you purchase LTC insurance, the lower your premiums will be.
- In good health: There is an underwriting process which takes into the applicant’s health history and recent medications. Your good health is a mandatory ticket towards getting a policy.
- Have a family history of needing LTC: If you have a family history of needing LTC, you may be more likely to need it yourself.
- Want to protect your retirement savings: LTC insurance can also protect your retirement savings from being wiped out by LTC costs.

Keep in mind that location matters and so does level of care. Why assume 5% inflation? It’s usually higher than general inflation, and demand will far exceed supply over the next few decades. ...we’re an aging population so there will be — relatively speaking — fewer young people to care for more elderly people. As you can see, LTC costs can be significant, especially if they are measured in years or decades. They can have a significant impact on your retirement plan, particularly of a surviving spouse. Notice how I mentioned that these were the costs per month? The length of stay is an important factor to consider. The potential stay is 2.5 years, but after the first year, closer to 4 years average. For women it’s 3.8 years on average and if needed for more than a year, the average increases to 5.2 years. So, it follows…

Types of Long-Term Care Insurance:

There are three main types of LTC insurance:
- Traditional: This “pay as you go” type offers the highest benefit per premium dollar paid, but highest risk since premiums can rise by the insurance carrier in future years. Many people are tempted to let these policies lapse due to unforeseen financial setbacks or premium increases. And these policies do not build equity, nor do they have a death benefit.
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Premiums are most impacted by age, sex, policy features and current interest rates.

Understanding Your Long-Term Care Options

So, what are the costs? Let’s pretend you’re 55 years old. In 20 years, and with 5% inflation (according to Genworth insurance):

Location In-home Assisted Living Nursing home
Bend, OR $18.2k/month $17.2k/month $17.2k/month

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- In good health: There is an underwriting process which takes into the applicant’s health history and recent medications. Your good health is a mandatory ticket towards getting a policy.
- Have a family history of needing LTC: If you have a family history of needing LTC, you may be more likely to need it yourself.
- Want to protect your retirement savings: LTC insurance can also protect your retirement savings from being wiped out by LTC costs.
- Have sufficient confidence in your liquidity to meet the financial commitment of the premium(s): The powerful benefits of a LTC insurance policy do not come for free. This is why it is critical to design a policy that best fits your current and future balance sheet and income resources. LTC insurance can help bridge the gap between your retirement income and the high cost of care. It can also empower you with more control over your care choices. However, it’s important to understand that LTC insurance isn’t the only solution.

The Importance of a Plan, Regardless of Insurance.

Recently, I had the opportunity to sit down with Jennifer Ellsworth, manager partner of Bend Senior Care Management. Jennifer’s vast experience in senior care underscored a crucial point: regardless of whether LTC insurance is right for you, having a plan for your care is essential. Jennifer’s biggest takeaway? The power of open communication. Discussing your preferences and wishes with your family can alleviate potential future stress for everyone involved. This conversation, often referred to as “advance care planning,” ensures your wishes are known and respected, empowering your loved ones to make informed decisions on your behalf.

Remember, LTC is a significant decision. Don’t rush into it. Seek professional
Elevate Pet Wellness, a provider of integrative veterinary care in Bend, announced the addition of Dr. Stephanie Sheen to their team as an associate veterinarian.

Dr. Sheen, a native of Oregon, recently earned her undergraduate degree in journalism from Boston University before pursuing her passion for veterinary medicine. She completed her clinical training at the University of California-Davis Veterinary School, where she concentrated on senior and geriatric care, hospice and end-of-life care, advanced pain management techniques, rehabilitation therapy, acupuncture and spinal manipulative therapy.

Sheen is excited to bring her unique skillset and education to the Bend veterinary community, focused on providing comprehensive care to all pets.

Bend-based accounting firm Kernutt Stokes has been named to the 2023 Forbes Best-in-State Elite Wealth Advisors list. This is the first year that Forbes has compiled the list, which recognizes the top financial advisers in each state who have excelled in terms of experience, service to the community, and thought leadership. The list was compiled by the Forbes editorial staff and an independent advisor search firm.

“Being named to the Forbes Best-in-State Elite Wealth Advisors list is a testament to the hard work, dedication, and expertise of our team here at Kernutt Stokes,” said interim Executive Director Lisa Cohen.

The prestigious San Francisco Spirits Awards have been announced and Bend’s local distillery, Oregon Spirit Distillers, took home six medals, including two Double Gold medals for their Oregon Gin and Oregon Spirit Distillers Wheat Whiskey.

Many of the firm’s clients, who are responsible for running the award-winning distillery, are Oregon-based entrepreneurs who have built successful businesses in the city. The recognition is a testament to the firm’s commitment to helping Oregon entrepreneurs achieve their dreams.

Dave Fields, president of the Prineville-Crook County Chamber of Commerce, is welcoming new businesses to the area.

On June 1, 2023, Bend-La Pine Schools Superintendent Steven Birk took the helm as new superintendent effective July 1. With 13 years of leadership experience in the district, Birk will replace former Superintendent Lora Nordquist, who retired after serving the district for 16 years.

In his role, Birk will focus on strategic planning and coordination of district-wide educational programs. This position plays a central role in achieving the district’s goals of increasing elementary-level literacy, helping students find and connect to their purpose, including post-higher education success, and fostering a sense of belonging for all within each of the district’s 33 schools.

Bend-La Pine Schools has hired Lisa Birk as its new deputy superintendent effective July 1. With 13 years of leadership experience in the district, Birk will replace Deputy Superintendent Lora Nordquist, who retired after serving the district for 16 years.

Primary responsibilities include supporting the planning and coordination of district-wide educational programs. This position plays a central role in achieving the district’s goals of increasing elementary-level literacy, helping students find and connect to their purpose, including post-higher education success, and fostering a sense of belonging for all within each of the district’s 33 schools.

Birk has been working in the Bend-La Pine district for 17 years and currently oversees one of two executive directors overseeing elementary programs. Previously she was Principal at Bear Creek Elementary School for two years and at Pacific Crest Middle School for two years. She also served as assistant principal at Pacific Crest, student services coordinator/assistant principal at Bear Creek, and a special education teacher at Juniper Elementary School.

Bend-La Pine Schools has also appointed John Hite as the new director of community relations. Hite brings extensive experience and a unique perspective in public relations and community engagement.

The new superintendent, Birk, and Bend-La Pine Schools Superintendent Steven Birk have announced the appointment of Lisa Janzen as the new principal at Pilot Butte Middle School, replacing Jessica Gambee, who was appointed interim principal.

Bend-La Pine Schools Superintendent Steven Birk has announced the appointment of Lisa Janzen as the new principal at Pilot Butte Middle School, replacing Jessica Gambee, who was appointed interim principal.

Sheen is excited to bring her unique skillset and education to the Bend veterinary community, focusing on providing comprehensive care to all pets.

Bend-based accounting firm Kernutt Stokes has been named to the 2023 Forbes Best-in-State Elite Wealth Advisors list. This is the first year that Forbes has compiled the list, which recognizes the top financial advisers in each state who have excelled in terms of experience, service to the community, and thought leadership. The list was compiled by the Forbes editorial staff and an independent advisor search firm.

“Being named to the Forbes Best-in-State Elite Wealth Advisors list is a testament to the hard work, dedication, and expertise of our team here at Kernutt Stokes,” said interim Executive Director Lisa Cohen.

The prestigious San Francisco Spirits Awards have been announced and Bend’s local distillery, Oregon Spirit Distillers, took home six medals, including two Double Gold medals for their Oregon Gin and Oregon Spirit Distillers Wheat Whiskey.

Many of the firm’s clients, who are responsible for running the award-winning distillery, are Oregon-based entrepreneurs who have built successful businesses in the city. The recognition is a testament to the firm’s commitment to helping Oregon entrepreneurs achieve their dreams.

Dave Fields, president of the Prineville-Crook County Chamber of Commerce, is welcoming new businesses to the area.

On June 1, 2023, Bend-La Pine Schools Superintendent Steven Birk took the helm as new superintendent effective July 1. With 13 years of leadership experience in the district, Birk will replace former Superintendent Lora Nordquist, who retired after serving the district for 16 years.

In his role, Birk will focus on strategic planning and coordination of district-wide educational programs. This position plays a central role in achieving the district’s goals of increasing elementary-level literacy, helping students find and connect to their purpose, including post-higher education success, and fostering a sense of belonging for all within each of the district’s 33 schools.

Bend-La Pine Schools has hired Lisa Birk as its new deputy superintendent effective July 1. With 13 years of leadership experience in the district, Birk will replace Deputy Superintendent Lora Nordquist, who retired after serving the district for 16 years.

Primary responsibilities include supporting the planning and coordination of district-wide educational programs. This position plays a central role in achieving the district’s goals of increasing elementary-level literacy, helping students find and connect to their purpose, including post-higher education success, and fostering a sense of belonging for all within each of the district’s 33 schools.

Birk has been working in the Bend-La Pine district for 17 years and currently oversees one of two executive directors overseeing elementary programs. Previously she was Principal at Bear Creek Elementary School for two years and at Pacific Crest Middle School for two years. She also served as assistant principal at Pacific Crest, student services coordinator/assistant principal at Bear Creek, and a special education teacher at Juniper Elementary School.

Accounting firm Kernutt Stokes has received a 2024 Marketing Achievement Award by the Association for Accounting Marketing (AAM) for its website at kernuttstokes.com. In total, 93 firms competed in 16 categories including events, video and multimedia, and branding. Kernutt Stokes took top honors in the category for websites with a budget below $49,999. Entries were judged based on creativity and effectiveness in achieving the client’s objectives.

Kernutt Stokes’ Managing Partner Steven E. Ritchie, CPA, CFE, has been named one of “America’s Top 200 CPAs” for the 2024 Forbes. Ritchie is the only CPA in the Northwest to make the list.

The non-profit Tower Theatre Foundation and Marianne Watson established the Doug Watson Scholarship for Performing Arts in memory of the Tower’s longtime member, sponsor, volunteer and Board Chair. Doug was a true advocate for the arts, especially the Tower’s diverse educational programs, and revered in seeing an audience of enthusiastic school kids react to live performances.

The Doug Watson Scholarship empowers students across Central Oregon who plan to pursue their creative passions after high school. The following 2024
recipients will each receive $4,000 to further their arts education:

Shea Miller is a senior at Summit High School. After graduating, Miller plans to attend Southern Oregon University to pursue a bachelor of science in music industry and production.

Andres Bahn is a senior at Bend High School. After graduating, Bahn plans to attend the University of Oregon to pursue a degree in cinema studies.

Drake Walker is a senior at Caldera High School. After graduating, Walker plans to attend Southern Oregon University to pursue a degree in music.

Samantha Maragas is a senior at Redmond Proficiency Academy and a Jefferson County resident. After graduating, Maragas plans to attend the Conservatory of Performing Arts at Pont Park University to pursue a bachelor of fine arts in musical theater.

The visit Bend Board of Directors recently announced they’ve hired Jeff Knapp as their new CEO. Knapp will start June 10 and come to Bend from Visit McMinnville, where he and receive $2,500 for each of their schools. In addition, the four runners-up will receive $5,000 for themselves and $1,500 for each of their schools.

Hertz has spent her 20-year career as a teacher working to give her students a sense of belonging. Her philosophy as an educator is simple: there is always something new to learn, to experience and to better inform how she teaches. When we stop learning, Hertz says, we stop growing.

A proud representative of her Bolivian and Mexican heritage, Hertz ensures her classroom celebrates every student’s background. She encourages students to share their cultures and traditions and uses culturally relevant materials to enhance their learning experience.

She integrates social-emotional learning into her curriculum to foster a supportive space where students excel academically and develop resilience. She is analytical and data driven, researching teaching methodologies that are measurable and constantly checking in to ensure each student comprehends her lessons. She also sends books home and provides families with access to educational applications to support learning outside the classroom.

Her initiatives extend beyond traditional teaching methods. Hertz hosted a team-building event for school staff, led a Lego Club to build rapport with educational applications to support learning outside the classroom.

Samantha Maragas is a senior at Redmond Proficiency Academy and a Jefferson County resident. After graduating, Maragas plans to attend the Conservatory of Performing Arts at Pont Park University to pursue a bachelor of fine arts in musical theater.

The District Continuity Credit Union announced the four winners of the 2024 OnPoint Prize for Excellence in Education: Rachel Hertz, K-5 Educator of the Year; Marc Cabanilla, Financial Services Professional of the Year; John Scott Real Estate, Community Partner of the Year; and Shell Station, Owner of the Year.

OnPoint Credit Union is committed to supporting educational excellence in Oregon. The OnPoint Prize awards $10,000 to educators and $5,000 to their schools, recognizing outstanding educators in Oregon.

Hertz has spent her 20-year career as a teacher working to give her students a sense of belonging. Her philosophy as an educator is simple: there is always something new to learn, to experience and to better inform how she teaches. When we stop learning, Hertz says, we stop growing.

Marc Cabanilla is a senior at Summit High School and has been recognized for his outstanding scholarship and leadership accomplishments. He has been named #15 in the Honors Academy, as well as other recognition for his contributions on team and club, and as a trusted resource for other representatives.

Although Cabanilla was chosen as “Rookie of the Year” for his first year’s accomplishments at Mid Oregon Wealth Management, he is not new to the retirement and investment planning industry, having started his career in Utah at a local investment firm and later at a credit union. He brought that experience, as well as a dedication to serving his community, to his role on Mid Oregon Wealth Management’s team in late 2022.

On May 21, the Central Oregon Drug Enforcement (CODE) team was awarded a 2023 Agency of the Year for Oregon by the Western States Information Network (WSIN) in recognition of their outstanding contributions to combating drug trafficking, enhancing community safety throughout the Central Oregon region.

The CODE team has set a benchmark for effective law enforcement practices in Oregon and beyond. Leveraging advanced technology, intelligence-led policing and community engagement, the CODE team has made a profound difference in their communities by using intelligence-driven, multi-agency, prosecutor-supported approaches to drug investigations.

John L. Scott Real Estate announces Jacob Hailey as the new office leader of the Central Oregon office located in Bend.

Hailey brings 17 years of experience to this new role. He began his career in 2007 as a mortgage lender until joining the John L. Scott Portland NE office as a broker in 2016. In 2021, he became sales manager where he found a passion for mentorship and empowering brokers to grow their business.

Hailey is looking forward to getting involved in the Bend community, noting his appreciation for the art and culture, food and beautiful scenery that the Bend area has to offer. He plans to continue volunteering with his place of worship, community outreach and public speaking engagements.

The Deschutes County Office of Internal Audit has won a 2023 Distinguished Knighthood Award from the Association of Local Government Auditors (ALGA). The two-auditor team also received this national recognition last year.

The Knight Award recognizes the best performance audit reports each year and is given at two levels: Exemplary and Distinguished. Submissions are evaluated against audit offices of similar size.

The audit’s winning submission, County Continuity and Operations Plan – Initial Assessment, provided an assessment of the County’s continuity of operations plan (COOP). The audit evaluated the COOP’s ability to allow continued levels of service and essential functions following a disruption or crisis.

Winners were recognized at the ALGA Annual Conference in Seattle on May 6.
Who's Who
Continued from page 27

- The Deschutes County Facilities Team
  - Ernie Kanning, Bend
  - Mike Chambless, Bend

- The Miller Lumber Company
- The Redmond Proficiency Academy
- Trinity Episcopal Church, Bend

Deschutes County code requires businesses to clear ice or snow from sidewalks adjacent to their property within six hours of daylight; residential properties must do so within 24 hours. Other sidewalk hazards, such as overgrown landscaping and sprinkler overspray also need attention from property owners throughout the year.

Central Oregon Kids Learn about Architecture & Engineering

by KIM KNOWLES

The Architecture Foundation of Oregon will feature its annual Architects in Schools Exhibit on June 7 at the Tower Theatre, 835 NW Wall St. in downtown Bend. Bend and Redmond area elementary school students will showcase projects developed over the past few months during time spent with architects and other design professionals in their classrooms. Participating design professionals represent Appropriate Architecture LLC, Bend Parks and Recreation, Evolution Architecture, ORK Architecture, Pinnacle Architecture and RHiZO Architecture.

The Architects in Schools program primarily supports third through fifth grades and is administered by the Architecture Foundation of Oregon and serves children statewide. The program is designed to develop an awareness of architectural elements and construction methods through classroom sessions, projects and field trips that enhance learning in language arts, social studies, math, science and other subjects. The content is guided by an architectural curriculum specially prepared to create understanding and appreciation of the built environment in which the students live, learn and play.

For more information about the Architects in Schools program contact Kim Ruthardt Knowles at the Architecture Foundation of Oregon at 503-317-7537.
af-oregon.org

Who's Who!

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Who's Who!

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Mid Oregon Members Raise Over $5,900 for Youth Literacy

by RACHEL SHULTZ, Marketing Coordinator — Mid Oregon Credit Union

Mid Oregon Credit Union’s inaugural SMART Reading fundraiser raised more than $5,900 with one hundred percent of funds staying in each of the six local communities where they were collected.

From April 8-26, Mid Oregon members and the community generously responded by making donations at credit union branches, online at midoregon.com, and over the phone. Many chose to write on cut-out books, sharing favorite book titles, authors, quotes, and encouragement for young readers.

SMART Reading donations were also accepted during Mid Oregon’s annual Free Shred event with Republic Services on Saturday, April 20. The one-day event raised $1,490 and shredded over 7,700 pounds of documents for more than 27 partners in Bend, Madras, Prineville, and Sisters Sistahs community.

The local breakdown of donations was: $772 for Bend community, $1,700 for La Pine community, $974 for Madras community, $410 for Prineville community, $733 for Redmond community, and $1,350 for Sisters community.

With over 60% of Oregon third graders currently not meeting reading benchmarks, this is a critical time for improving literacy rates. “Mid Oregon Members and SMART Reading committed to make an impact to improve literacy in Central Oregon’s communities,” says Kyle Frick, VP of Marketing and Community Relations at Mid Oregon. “We are consistently impressed by the generosity of our members in support of these valuable community initiatives.”

Mid Oregon Credit Union is a full-service, member-owned financial cooperative headquartered in and serving Central Oregonians since 1957. With over 47,000 members in Deschutes, Jefferson, Crook, Wheeler, Lake, and Klamath Counties and over $706 million in assets, Mid Oregon partners with members to meet their financial needs and to help them achieve their dreams. Mid Oregon was named a Top Workplace in Oregon and Southwest Washington for 2022 and 2023. It has also earned the Community Choice Award in the credit union category.

SMART READING SMART Reading is a children’s literacy nonprofit that serves kids in Oregon’s highest need schools with two ingredients critical for literacy and learning success: one-on-one reading time and access to books. SMART Reading mobilizes volunteers to read with PreK through third-grade children, building confidence, literacy skills and a love of reading. SMART Reading provides a meaningful way for Oregonians to make a direct impact in their communities.
While financial incentives for home energy upgrades are out there, it is the case that many communities haven’t accessed them for various barriers, including a lack of education and outreach from local, state, and federal agencies. The Environmental Center’s Corvallis-based nonprofit Seeds for the Sol has been delivering a similar HEA initiative in Oregon for the last several years. Julie Williams, founder of Seeds for the Sol, was a key player in The Environmental Center’s development of the program, visiting the Center to help answer questions and train the new HEA Program Manager, Sarah Austin. “Lindsey Hardy, Director of the Climate Solutions Program at The Environmental Center, says the development of this program has given the organization an opportunity to reflect on past successes and also see what has been successful or has not been able to meet the needs of the community as much as they would like. “During our Energy Challenge campaign back in 2015-2019, we received over 2,000 projects inside and outside of Bend, with all of them having successful exits—Picky Bars and more. “Now, we’re trying to bring the energy of various other projects together to help everyone in the community have access to upgrades that can have life-changing impacts.” She also noted that working with the Environmental Center to fund the research, development, and implementation of the new program is a game changer for how many Central Oregonians will be reached.

Two informational sessions to launch the program will be held in person at The Environmental Center.

The first session will take place on Thursday, May 30 from 1-2pm, and is aimed at Community Organizations and elected officials who want to learn more about participating in the program. Interested and/or constituents may benefit from this program and access tools for doing outreach. RSVP at secure.evryaction.com/GC6X6K70-K05SFkUAT2.

The second event takes place on Wednesday, June 5 from 5:30-6:30pm and is open to the public to learn more about participating in the program themselves. RSVP at secure.evryaction.com/fNq7Tl1ktKFSZUXLw2Lg2.

If you’re interested in seeing if you qualify for this program or sign up, please visit enviencer.org/hea/

environcenter.org

Continued from page 1

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environcenter.org

Central Library at Stevens Ranch

Continued from page 3

The parcel of land is part of the Stevens Ranch development, formerly owned by the State of Oregon. More than 1,400 new housing units, as well as parks and schools, are planned in the surrounding area. The property is adjacent to 10-foot-wide sidewalks and pedestrian paths that will serve central Bend and connect into the Deschutes River Trail.

The architectural firm designing the Central Library at Stevens Ranch is the Miller Hull Partnership (design architect) and STEELE Associates (local architect), and the contractor is Kirby Nagelhurst Construction Company. Dunkelberg said construction is expected to progress into 2026, with a public grand opening in mid- to late-2026.

In November 2020, Deschutes County voters supported the Library’s bond measure to expand and improve libraries across the county. In addition to a new library, bond funds are also being used to build a new Redmond Library that will be double the size of the previous Redmond Library; it is scheduled to open in December 2024. The La Pine and Sisters Libraries were completely remodeled and are now open to the public, and the Sunriver Library is currently being renovated and will open to the public in August 2024. The Bend Library will be remodeled after the Central Library at Stevens Ranch is open to the public in 2026.

Deschutes County residents are invited to view the plans for each library at deschuteslibrary.org/future.

deschuteslibrary.org
guidance to develop a well-rounded plan that addresses your long-term care needs while aligning with your overall financial goals. If you’re ready to build a financial plan and prepare for your future, my team and I are ready to help.

Sources and Disclosures:
1. cfp.org/tc/basic-needs/how-much-care-will-you-need
2. Securities offered through Raymond James Financial Services, Inc., member FINRA/ SIPC. Investment advisory services are offered through Raymond James Financial Services Advisors, Inc. Bend Wealth Advisors is not a registered broker/dealer and is independent of Raymond James Financial Services. The information has been obtained from sources considered to be reliable, but we do not guarantee that it is accurate or complete. It is not a statement of all available data necessary for making an investment decision, and it does not constitute a recommendation. Any opinions are those of Stuart Malakoff and not necessarily those of Raymond James. Neither Raymond James Financial Services nor any Raymond James Financial Advisor renders advice on tax issues, these matters should be discussed with the appropriate professional.

long-term Care Insurance
Continued from page 25
Axel F. Hoch was a well known restaurateur in Central Oregon since the 1970’s. The scholarship was created in his name to honor students who overcome incredible obstacles to get to where they are today.

Bend-La Pine Education Foundation Rewards Ten Students with Perseverance Awards

Photos by Lauren Evans

Chloey Leonard and guest

Deakon Looney

Elayna Marzone

Ella Tadjiki

Jordan Moreno

Kim Montes

Luis Anguiano and Christopher Reese

Marlen Dominguez and Valeria Ibarra Cruz

Valerie Santizo Hernandez, Lesley Zavala and Valeria Ibarra Cruz