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Greenwood Ave. Pilot Project

Concerns from
Community Members,
Response from City

by NOAH NELSON — CBN Feature Writer



PHOTO | BY NOAH NELSON

The recently completed Greenwood Avenue Pilot Project includes a host of changes that run from Wall Street to Second Street, through Downtown Bend. This is part of the greater plan for the City of Bend to provide safer, more accessible biker, pedestrian and vehicle east-west crossings, providing a safer connection between Downtown and the Central District, which will be the site of many new improvements and developments over the coming years.

This greater plan is the Midtown Crossings Project, which aims to take four current corridors (Greenwood Avenue, Franklin Avenue, Hawthorne Avenue and Second Street) and improve them to provide safer east-west travel, and to encourage private development in the Central District or Core Area, where the City says much of Bend's future housing and employment growth will be.

According to the City of Bend, the changes (and their statistical significance in terms of safety) are as follows; painted curb extensions and new safer protected crosswalks with a median island (reduces crashes with pedestrians by 31%); buffered bike lanes (reduces crashes with bikes by 47%); reduction of travel lanes for cars to one in each direction with a dedicated left turn lane (reduces crashes by 29%); accessible ADA parking spaces; safer, wider, buffered parking on the south side of Greenwood Avenue; and new crosswalks to access parking on side streets.

Despite the proposed benefits, the response from many community members, including many business owners of Greenwood, shows a stark contrast. A host of business owners have reported many issues, from a significant increase in traffic time, a lack of real safety for pedestrians and bikers, and a steep drop in accessibility to their respective businesses caused by a new lack of parking, combined with congestion so severe that some prospective customers and clients are opting to stay home instead of dealing with the new street.

Christine Mehner, the executive director of the Cascade Theatrical Company located on Greenwood Avenue, said that the

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Heart of Oregon Corps Announces New Campus

Youth Organization Set to
Expand Operations in Redmond, Beyond

by NOAH NELSON — CBN Feature Writer

Heart of Oregon Corps (HOC), a local organization focused on youth and young adult development through hands-on programs and career training, has announced their Legacy 25 capital campaign to raise the final \$2.5 million needed for the newly planned permanent campus in Redmond.

HOC has been looking for the right opportunity to expand their services with the addition of a permanent campus, and the right opportunity came from another valued organization in the community, the Opportunity Foundation of Central Oregon (OFCO). OFCO provides work skills development, community job coaching, residential care giving and more to Central Oregonians



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with intellectual and developmental disabilities.

Leanna Williams, the development director at HOC, said the following about the new campus: "For 25 years,

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Heart of Oregon Corps Youth Organization Celebrates 25 Years of Service

by NOAH NELSON — CBN Feature Writer

Heart of Oregon Corps (HOC), an integral part of Central Oregon, celebrates their 25th anniversary this year, marking 25 years of serving youth and young adults in the community. The organization was founded by three individuals who had a passion in improving the trajectory of young people in their community.

According to the HOC website, "Founders Dennis, Dave and Dan believed that young adults from challenging backgrounds deserved a chance to earn their way to success. Dave, who experienced poverty and limited opportunities as an adjudicated youth, worked with Deschutes County Juvenile Justice and saw countless youth offenders struggle with their circumstances. For a variety of reasons, youth often lacked viable options toward economic success and the support and encouragement to pursue their dreams. Upon release from juvenile detention, many rejoined a world where they had no guidance or direction, almost destined to fall back into the same habits and perpetuate



PHOTO | COURTESY OF HEART OF OREGON CORPS

the cycle. Our founders set out to create an organization to serve them, knowing that youth could be a force for good in their community instead of a destructive one. Through a restorative justice approach, they established a community service-based program that evolved to

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Target Sector Analysis Forecasts Bend's Economic Growth

A new analysis shows planning for growth in sectors like healthcare and biotech-related fields will be critical in supporting Bend's economy over the next 20 years.

The analysis, known as the Target Sector Analysis, will help guide how

Bend's economic landscape develops over the next 20 years.

The analysis looked at key economic trends related to industry growth in

Continued on Page 39 ►

RECENT TRANSACTIONS

Brokers **Russell Huntamer, CCIM** and **Eli Harrison** with **Compass Commercial Real Estate Services** represented both the buyer and the seller in the sale of 8 acres of Commercial General land located at 60802 SE 15th St. in Bend. The buyer was LRG Investors, LLC. **Bruce Churchill**, another **Compass Commercial Real Estate Services** broker also represented the seller, Pahlisch Commercial, Inc. The property sold for \$4,599,936.

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EDCO Releases Largest Employers List for Central Oregon

Economic Development for Central Oregon (EDCO) is pleased to announce the 2025 Central Oregon Largest Employers List, including breakouts of the top employers in each Central Oregon community. This data, collected by EDCO annually for the past 24 years, is the most comprehensive major employer list in Central Oregon. EDCO's regional list features the largest private employers,

including for-profit and nonprofit organizations, while community-level lists include public employers.

This year the top 50 private companies collectively employ 23,764 Central Oregonians, or roughly 21.4% of the region's February 2025 annual average total non-farm employment of

Continued on Page 38 ►

Visit Central Oregon Awards \$280,000 in Funding to Seven Regional Tourism Projects

Visit Central Oregon has announced that seven recipients will be awarded a total of \$280,000 in grant money as part of the Central Oregon Future Fund. Now in its third annual cycle, the grant program supports local tourism projects that benefit both visitors and Central Oregon residents. Visit Central Oregon selected the seven recipients from a total of 19 applications requesting more than \$800,000 in funding.

The recipients represent a wide range of tourism-related projects — from a new exhibition planned for the High Desert Museum named "Our Place, Our Cultures," which explores the unique landscapes of the High Desert, to an adaptive golf effort by Explore Prineville to the finishing phase to create a hub in

Continued on Page 38 ►

Iyela Luxury Skin & Body Announces Soft Opening of Its Flagship Spa in Bend

Iyela Luxury Skin & Body, a new destination for high-end beauty and wellness, is excited to announce the soft opening of its flagship spa in the heart of Bend, Oregon. Located at 501 NE Greenwood, Suite 100, this modern, five-room facility is designed to offer a refined and relaxing environment where clients can experience expert treatments in skincare, body care, and holistic wellness.

Iyela Luxury Skin & Body provides a

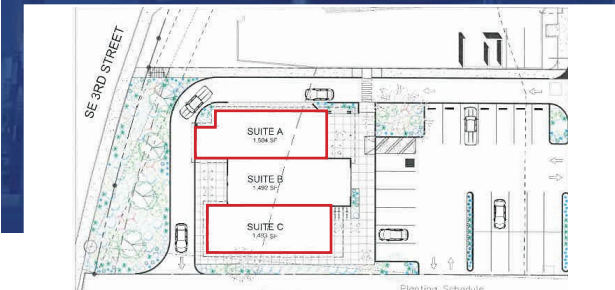
curated menu of services focused on results-driven skincare, beauty enhancements, and total-body wellness. Every treatment is designed to deliver both immediate and long-term benefits, blending luxury with effectiveness.

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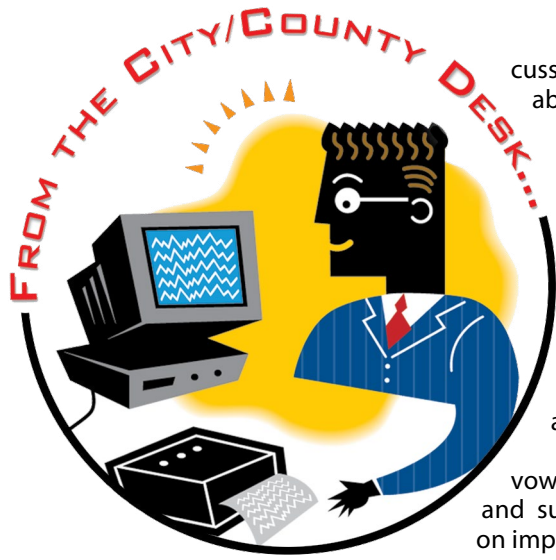


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DESCHUTES COUNTY

◆ Deschutes County recently released reports that show the room tax collection results for FY 2024-25, updated through the month of March 2025. Please keep in mind that these funds are recorded on a cash basis; therefore, this information reflects the results of payments for activity through February 2025. To access the full report go to CascadeBusNews.com and search *Transient Room Tax Collections*.

◆ The Deschutes County Board of Commissioners (BOCC) recently sent a letter to the Deschutes Civic Assembly on Youth Homelessness pledging its support for several of the recommendations the group made to address the problem. Last fall, a diverse group of 30 community members gathered in a civic assembly to explore ways to combat youth homelessness in Central Oregon. Over a five-day period, the group learned from experts, engaged in collaborative dis-

cussions and developed 22 actionable recommendations. During a January BOCC meeting, civic assembly representatives presented their final recommendations to the Board. After reviewing the group's findings, commissioners voted unanimously to send a letter of support for eight of the recommendations related to Deschutes County services and advocacy. In the letter, the commissioners vowed to continue advocating for and supporting initiatives that focus on improving services for at-risk youth, strengthening childcare services, expanding public transit and increasing public awareness about youth homelessness and prevention. Additionally, commissioners committed to leading efforts to provide inpatient psychiatric care for minors locally and continue supporting partner organizations working to break the cycle of poverty in our community through advocacy and funding. You can view the Board's letter of support, at this link. For more information about the Civic Assembly on Youth Homelessness, visit the Deschutes Civic Assembly website.

BEND

◆ Community members are invited to the design open house for the Neff Bicycle and Pedestrian Improvements Project online through April 21, 2025 at bendoregon.gov/neffpedbike. The open house is an opportunity to learn about the project locations, goals and budget limitations and to provide feedback on proposed improvement alternatives. The project combines three Trans-

portation System Plan "key route" projects along NE Neff Road and NE Norton Avenue for people who ride bikes, walk and roll. "Key Route" is a term that means the route is designed to provide safe and appealing cross-town connections to schools, parks and other destinations. Examples include off street multi-use paths, buffered, separated, raised and/or painted bike lanes and widened sidewalks. This project is funded by the voter approved 2020 Transportation GO Bond, and the project budget is limited. Community input is requested to provide feedback on proposed improvement alternatives and make travel along this corridor safer for all users.

◆ Bend Park and Recreation District (BPRD) is working on an improvement project at Sawyer Park and will share project information, including plans to mitigate potential impacts to cultural and historic resources at the site. An open house is scheduled for Tuesday, April 22, from 5-7pm at the District Office, 799 SW Columbia St. in Bend. Sawyer is one of Bend's oldest and most beloved parks. Decades of use and increased visitors to the park each year have created the need for an improved entrance and parking lot. The existing amenities can no longer provide the functions and space needed for the park.

The project plans include relocating the parking area closer to O.B. Riley Road, adding accessible parking, habitat restoration, improving trail accessibility and the addition of a permanent restroom, picnic shelter and river overlook. The project was awarded over \$1 million from a Land and Water Conservation Fund Grant. As part of the grant program, there was a review of potential impacts the project may have on cultural and historic resources on the site. This project was determined to have an adverse effect on some of those resources. The meeting is open-house style and there will not be a formal presentation. Community members are encouraged to drop in at their convenience if they would like to learn more. The project is estimated to be completed in summer 2026. Learn more at the project webpage: bendparksandrec.org/project/sawyerparkupgrades.

CENTRAL OREGON

◆ The Deschutes National Forest is seeking input on the Deschutes National Forest Fuels Maintenance Treatments Project. Proposed treatments would occur across the east side of the Deschutes National Forest in Deschutes, Jefferson, Klamath and Lake Counties. Since 2000, the Deschutes National Forest has planned and implemented hazardous fuels reduction projects to reduce the risk of undesirable wildfire impacts to the communities and infrastructure of Central Oregon. There is a need to maintain and improve the conditions in these previously treated areas to continue to promote forest resilience against large-scale disturbance events such as high-intensity wildfire, damaging insects and disease. The proposal includes maintenance treatments for almost 153,000 acres, including around 91,000 acres within the Wildland Urban Interface. The treatments would occur in areas that were previously treated between 2000-2020. In most units, implementation would occur roughly ten years after previous hazardous fuels reduction work was completed, or when fuel conditions would lead to elevated fire risk. Maintenance treatments would in-

clude thinning, mowing and mastication and prescribed burning. Treatments may be applied individually or in combination to meet the desired condition for each unit. The 30-day comment period is open through Thursday, May 8, 2025. Comments received after the close of the 30-day comment period will be considered but will not have standing for objection. Comments may be submitted electronically using CARA (Comment Analysis and Response Application). This is the preferred method for receiving comments. Submit electronic comments using CARA by clicking the Comment on this Project link in the right-side menu of the project webpage or by going directly to cara.fs2c.usda.gov/Public/CommentInput?Project=63892. Comments may also be submitted by mail to Holly Jewkes, c/o Cristina Peterson, Deschutes National Forest, 63095 Deschutes Market Road, Bend, OR 97701. The draft Environmental Analysis (EA) can be viewed on the Deschutes National Forest website at: fs.usda.gov/project/deschutes/?project=63892. Members of the public may contact Cristina Peterson, Assistant Forest Environmental Coordinator, at 541-383-5578 or cristina.peterson@usda.gov to request a copy of the EA or ask questions about the project.

◆ Public Health officials from Deschutes, Jefferson and Klamath Counties, in coordination with the U.S. Forest Service, are encouraging community members to prepare for smoke ahead of prescribed burn season this year. Beginning mid-April, Forest Service crews will be conducting prescribed burns on public lands around Central Oregon. While prescribed burns are a key tool in reducing the risk of wildfires in the community, the smoke they generate can compromise air quality, making it unhealthy to breathe. Public Health suggests taking the following preventative measures during smoke season:

- **Learn the basics about air quality.** It's a good idea to learn about the Air Quality Index (AQI) ahead of wildfire season.
- **Limit exposure to wildfire smoke.** While older adults, young children and those with lung or heart conditions are most vulnerable, health officials say everyone should limit their exposure.
- **Stay indoors when smoke levels are high.** An AQI above 100 is unhealthy for the sensitive groups listed above. An AQI of 150 or higher is unhealthy for everyone. You can find the AQI in your area at fire air now.
- **Keep windows and doors closed, especially at night.** The highest concentrations of smoke tend to occur overnight and during early morning hours, so close windows and doors to keep the smoke out.
- **Build a DIY smoke filter system.** You can learn how to build an affordable, effective box fan filter to keep indoor air clean by watching this video.
- **Wear a mask outside.** If you must be outside in heavy smoke, health officials recommend wearing a NIOSH-approved, N95 mask.
- **Avoid strenuous outdoor activity.** Pay attention to the AQI when planning outdoor activities, index numbers above 150 can impact your health, especially if you're exercising.
- **Prevent smoke from entering your vehicle.** Try to avoid driving in areas with heavy smoke, but if you can't, keep your windows rolled up, vents closed and use the recirculate setting on your A/C.

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Project Labor Agreements in Oregon

by NICOLE ELGIN, Attorney & LEX SHVARTSMANN, Law Clerk — Barran Liebman LLP

Employers in the construction industry are familiar with the constant changes regarding whether project labor agreements (PLAs) or labor peace agreements will be required on some jobs. On December 18, 2024, Oregon Governor Tina Kotek signed Executive Order 24-31, implementing a requirement that PLAs be established on certain construction projects funded by the state. EO 24-31 was implemented on the heels of a battle between the Associated General Contractors (AGC) and the Oregon Department of Transportation (ODOT) regarding ODOT's authority to require a PLA. Related litigation concerning Former President Biden's attempt to require PLAs on a federal level has, too, taken center stage in recent months. Now, EO 24-31 is also embroiled in litigation.

Although we do not yet have clear guidance from the courts on the future of EO 24-31 specifically, the prevalence of PLA mandates and the ensuing battles over their propriety make clear that the topic is an important one for employers to understand.

What is a Project Labor Agreement?

A PLA is a type of collective bargaining agreement that sets forth the terms and conditions of employment for a construction project. Unlike traditional collective bargaining agreements, PLAs are typically established before the work begins, and often before skilled trades are even employed for the job. PLAs set the terms and conditions only for a specific construction project. These pre-hire agreements have unique rules under Section 8(f) of the National Labor Relations Act which apply only to employers "engaged primarily in the building and construction industry."

Opponents of PLAs, use research to show that PLAs do increase costs, such as a report conducted by ODOT in 2022, that shows PLAs are likely to increase costs for public projects. That same report also provided support to an argument frequently made by opponents of PLA mandates in showing that PLAs result in fewer bidders for state projects, thus decreasing competition and increasing costs.

Proponents of PLAs are often unions and argue that PLAs increase stability in various forms. The use of PLAs, proponents assert, ensure labor peace and a predictable timeline for construction projects. Proponents further argue that PLAs do not increase costs.

Understanding EO 24-31

EO 24-31, effective as of the date signed in December 2024, implemented burdensome requirements for "every contractor and/or subcontractor engaged in the construction" of a public improvement project where onsite labor costs constitute 15% or more of the total construction, reconstruction, or major renovation project costs. Specifically, EO 24-31 required all contractors to "negotiate or become a party to a project labor agreement with one or more appropriate labor organizations." Effectively, EO 24-31 mandated union participation in all state-funded construction projects.

Further, EO 24-31 specified that PLAs negotiated or entered into pursuant to the Order must include certain provisions. The PLA must guarantee against strikes, lockouts, and other similar job disruptions; provide for effective, prompt, and mutually



Nicole Elgin



Lex Shvartsmann

binding procedures for resolving labor disputes; and establish mechanisms for labor-management cooperation on matters of mutual interest and concern.

Certain projects are categorically exempt from the requirements detailed above. Such projects include those which constitute either necessary emergency construction work or minor alterations, repairs, or maintenance necessary to preserve a public improvement. Further, projects that are short, lack operational complexity, or involve only one craft or trade are exempt from the PLA requirements.

Although the language of EO 24-31 implies that it applied to all projects funded by a state agency, whether directly or indirectly, a "Frequently Asked Questions" sheet issued by Governor Kotek stated that it does not apply to local projects that utilize state funding. Accordingly, only projects directly funded by the state are subject to the Order's requirements.

Challenges to EO 24-31

In February 2025, a coalition of construction groups filed a complaint in Marion County Circuit Court challenging EO 24-31. Among the coalition of groups challenging the Order are the AGC Oregon-Columbia Chapter, the Associated Builders and Contractors, Pacific Northwest Chapter (ABC), the Northwest Utility Contractors Association (NWUCA), and the National Federation of Independent Business (NFIB).

The challenge centers on two primary issues. The first argument centers on Governor Kotek's authority to implement a PLA mandate via Executive Order. The coalition argues that the mandate effectively establishes a law, and that Governor Kotek therefore needed to utilize the proper legislative or rulemaking processes in order to lawfully create such an obligation. The second issue concerns whether EO 24-31 itself violates Oregon laws on open and competitive bidding.

Temporary Injunction Against EO 24-31

On March 24, 2025, a Marion County Circuit Court Judge issued a temporary injunction against EO 24-31 in the lawsuit detailed above. Practically, the temporary injunction means that the Order is suspended from taking effect for the time being. The underlying lawsuit will proceed and will either result in a permanent block of EO 24-31 or a finding that its implementation was constitutional.

Takeaways for Employers

Employers in the building and construction industries who work on state-funded projects should be vigilant in ensuring they stay up to date on the latest PLA developments in Oregon.

Nicole Elgin is an attorney at Barran Liebman LLP, where she represents employers on a wide range of employment issues. For questions, contact her at 503-276-2109 or nelgin@barran.com.

Lex Shvartsmann is a law clerk with Barran Liebman LLP, where she partners with attorneys in client trainings, legal research, and the drafting of employment policies and handbooks. barran.com



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Collin was born and raised in Central Oregon. He graduated from Crook County High School in 2002 as a valedictorian. He graduated summa cum laude from SUNY Oswego in New York state with a BA in Public Relations and cum laude from Willamette University College of Law in 2017.

He and his wife are raising their two daughters in Redmond. They enjoy hunting in the Ochocos, backpacking, hiking, snowboarding and Collin has a passion for fly fishing.

Collin loves working with organizations that give back and help Central Oregon.

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Greenwood Ave. Pilot Project

Continued from page 1

decrease in parking could result in a loss of thousands of dollars per month. As a community-owned theater that serves a wide variety of clientele, including many elderly theater fans, Mehner expressed concern over the overall accessibility for many of her customers. Despite the addition of accessible ADA parking spaces, the overall decrease in parking has caused many theatergoers to park much further away; with a team of 200 volunteers working behind the scenes (and the rise of permit parking in more and more areas) that can cause some logistical issues.

In addition to accessibility concerns, Mehner raised following concerns over the safety of the new road, citing many instances of emergency response vehicles no longer being able to traverse the road quickly and safely due to congestion and fewer driving lanes. Ryan Buccola, owner-broker at RE/MAX Key Properties, also located on Greenwood Avenue, raised the same concern regarding emergency vehicles. He also cited many instances of close calls between vehicles and bikers/pedestrians, along with some small fender-benders since the road reopened. "It's been very mixed," said Buccola. "On one hand, we do have slower vehicles overall and that should be safer, but the increase in traffic congestion is suffocating. In terms of crosswalk safety, I use the one across Greenwood maybe four times a day, and those crosswalks need flashing lights because once you get one vehicle turning and it blocks the view of traffic, you have to be very defensive when you're crossing."

While the City provided data regarding the statistical benefit of the proposed upgrades to Greenwood Avenue, some in the community say the data is insufficient. Michael Walker, a civil engineer with 47 years of experience and a managing partner of a small building on Greenwood, raised concern over what he perceived to be the City's message regarding the Greenwood Avenue Pilot Project and the rest of the Midtown



PHOTOS | BY NOAH NELSON

Crossings Project. "They [the City] said, 'if you build it, they will come,' and when I look at it objectively, I see no data to back that statement," said Walker.

Walker evaluated the pilot project in question, and claims that, as a scientific experiment, the project is invalid for the following reasons; the closure of Portland Avenue from Ninth Street to the Portland Bridge within weeks of the start of the pilot project; the closure of the Wall/Portland/Olney intersection on February 3; the anticipated re-opening of Portland Avenue from Ninth Street to Wall Street in May, but Olney Avenue from Wall Street to Third Street will remain closed until December.

In addition, he pointed out that "the collection of travel time data for Greenwood Avenue was only from Wall Street to Third Street. This limit completely missed the impact of the queuing west of Wall Street intersection and of the Third Street intersection, plus further to the east."

Walker also expressed a common concern among other business owners and community members, including former Bend Mayor Allan Bruckner. He said that the preliminary meetings and open houses held by the City felt more like an announcement of an agenda, rather than a chance to provide honest and detailed feedback. "It felt a bit like presenting a brochure," Walker said. "The unfortunate truth is that many of the studies that we were presented were not applicable, and most came from advocacy groups who were advocating for specific change. The data they often cited was based on big cities, which is not always representative of Bend."

That agenda, mentioned by many community members, refers to the overall push to make Bend more bikeable and walkable; a sentiment that nearly everyone, even business owners on Greenwood, can agree is, overall, a good one. However, the issue lies in the transition; as Bend becomes more bikeable and walkable, many feel as though there isn't enough being done to keep things accessible for the thousands that still need to commute by car.

However, there is still an important detail to this issue that Buccola raised: "It is still completely possible that things are this bad because we are in a transition period. Once the other crossings are completed and people get used to the new traffic flow, it's possible many of these issues could get better."

This aligns with a statement shared by the City of Bend, which states, "The Greenwood Avenue quick-build project was done before the rest of the Midtown crossing project to provide a main east-west route and to make essential upgrades for driver safety. Oregon state law requires that cities provide a viable detour route for all modes of travel. This means we must have a detour route that can be used by drivers, walkers, bikers and rollers. This is why changes and safety improvements were made to Greenwood Avenue first, so when the Olney Avenue and Wall Street intersection closed, Greenwood could be used as a safe detour route by all users of the road."

This sentiment is also shared by the DBBA in their own statement, "The Downtown Bend Business Association (DBBA) has been closely monitoring the impacts of the recent changes along Greenwood Avenue, commonly referred to as the "road diet." While we understand that these changes are often implemented with the intention of improving long-term traffic flow, safety and multimodal access, we are concerned about the current and immediate impacts on our downtown community. The backup of traffic on Greenwood Avenue in both directions — especially during peak hours — has become a noticeable issue. Congested roadways discourage people from visiting areas where traffic delays are expected, and unfortunately, this can negatively affect foot traffic and overall business activity in Downtown Bend. It's important to note that the true impact of the Greenwood road diet is difficult to assess at this time, as it coincides with the closure of nearby streets such as Portland Avenue and, more recently, Olney Avenue. These concurrent projects are no doubt contributing to the congestion, and until they are completed and traffic patterns stabilize, we won't have a clear picture of how much the Greenwood changes are independently affecting the area.

"We are particularly saddened to hear how some of our neighboring businesses — such as Cascade Theatrical Company — have been directly impacted by the loss of parking and reduced accessibility due to the road diet modifications. Supporting the vitality and accessibility of our downtown is our top priority, and we believe that small businesses, arts organizations and local entrepreneurs deserve to be part of the planning conversation when changes like these are proposed. The DBBA will continue to advocate for solutions that balance safety, accessibility, and business vitality, and we look forward to engaging with city officials and community members to ensure Downtown Bend remains a thriving and welcoming destination for all."

Still, Buccola, Mehner, Bruckner and more would like to see more transparency and compassion from the City. Mayor Pro Tem Megan Perkins acknowledged these concerns, and stated that, "It's important for all council members to understand that when we are talking about Greenwood, we need to speak with more compassion. We hear from people who tell us about the impact on their businesses. It's a sign to all of us that we need to do better at understanding the effects of these projects, and to start those conversations earlier in the process as opposed to reacting later. We need to go in, follow the data, listen to our community members and use this pilot project to learn what is best for Greenwood, and our community."

Community members are encouraged to provide feedback on this project to help the City build out permanent improvements. The link is live now on bendoregon.gov. Community members can navigate to the "Midtown Pedestrian and Bicycle Crossings Project" page, and click the box that reads "rate the new Greenwood" to share their opinion.

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The Challenge of Tariffs

What Leaders Should Consider Now

by MICHAEL SIPE, Chairman — Vistage Int'l 667

After a surge of optimism following the 2024 election, small business confidence is now on the decline. According to the March WSJ/Vistage Small Business CEO Confidence Index, sentiment has dropped for the third consecutive month — this time by 9.4 points to 85.4. Since December, confidence has fallen 26.5 points, effectively wiping out the previous surge and returning to levels seen last summer.

So, what's driving this reversal in mood? The primary culprits are economic uncertainty, deteriorating outlooks, and a growing fear of tariffs.

Tariffs: Familiar Economics, New Uncertainty

Tariffs are not new. We've seen them before, and their effect is well documented: they raise the cost of imported goods, squeezing margins for U.S. businesses and inflating prices for consumers. Even if these policies eventually nudge companies toward domestic suppliers, the shift doesn't happen overnight — and domestic alternatives are rarely cheaper.

Businesses are once again faced with three options: figure out how to operate more cost efficiently, absorb the higher costs or pass them on to customers. And many will end up doing all three.

What sets the current environment apart, however, is the sheer unpredictability of the tariff policy rollout. This makes planning difficult.

In business, unpredictability is dangerous. Markets reward stability, and when that's missing, decision-making stalls. Whether you're a public company or a small business, uncertainty breeds fear — and fear freezes action.

Fear Is the Real Threat

Pricing is fundamentally an emotional process. Fear plays a bigger role than we often admit, both for the salesperson and the buyer. And right now, fear is driving the market.



Customers are nervous. They're seeing price increases and bracing for more. In response, some are:

- Negotiating harder
- Delaying purchases
- Reducing inventory
- Canceling or pausing projects

The cause? Not just the price hikes themselves — but the fear of what's next.

So What Should You Do?

When costs rise — whether from supply chain disruptions, labor shortages, inflation, or tariffs — many leaders fall into the trap of waiting too long to act. The biggest mistake? A price increase that's too little, too late.

Here are three actions business leaders should consider taking now:

1. Fine Tune Your Processes

This is an excellent opportunity to streamline operations, cut out waste and assure your operating practices are lean. Almost every organization can find ways to cut operating costs. Now would be a good time to do so.

2. Get Ahead of Price Increases

If your sourcing mix is affected by tariffs, quantify the impact and adjust pricing immediately. Don't lose months of margin running endless scenarios. Move quicker than you're comfortable with and raise prices by more than you think is necessary. Being slow or timid puts your business at risk.

3. Choose the Right Strategy

Decide how to present the increase to your customers:

- If the hike is substantial and clearly tied to tariffs, a separate surcharge might help with transparency and understanding.

- If you'd rather maintain pricing flexibility even if tariffs are repealed, roll it into your product price with value-driven justifications.

Whichever path you choose, be transparent, empathetic, and proactive in your communication. Customers respond best when they feel informed,



PHOTO | COURTESY OF VISTAGE INT'L 667

not ambushed.

4. Align Your Team

Price changes don't just affect customers — they impact your team. Make sure your salespeople are trained, confident, and prepared to explain the increases. Support them with clear messaging and position your pricing adjustments as part of a thoughtful, values-based response to external pressures.

The Path Forward

The small businesses that endure challenging cycles like this are the ones that innovate, operate efficiently, act early, communicate clearly, and stay nimble. Don't wait for certainty. It may never come.

Now is the time to:

- Improve operating efficiencies
- Reassess your pricing model
- Re-evaluate your supply chain
- Stay close to your customers and employees
- Lead with clarity, confidence, and courage

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Michael Sipe is an executive coach, business consultant, and mergers & acquisitions advisor.

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While Median Tenure During Past 40 Years for Workers Remain Around Five Years, a Significant Decrease is Seen for Men & Increase among Women

by **RON DRESNER**

A new research report recently released by the Employee Benefit Research Institute (EBRI) found during the past nearly 40 years the median tenure of all wage and salary workers ages 25 years or older has stayed at approximately five years. However, the overall trend masks a significant decrease in median tenure among men and an offsetting increase in median tenure among women.

The report, “Trends in Employee Tenure, 1983–2024,” examined data about employee tenure (the amount of time an individual has been with his or her current employer) of American workers. It used U.S. Census Bureau data from the Current Population Survey to examine the tenure with current employers of wage and salary workers from 1983– 2024.

“A common perception of past generations of American workers was that they held career jobs, staying with the same employer for most of their working years and then retiring. In contrast, current American workers are viewed to change jobs more frequently,” explained Craig Copeland, director, Wealth Benefits Research, EBRI. “Data on employee tenure shows that career jobs never actually existed for most workers and continue not to exist for most workers. Furthermore, when the labor market has been strong, such as in 2024, the tenure of workers has tended to be shorter, as more individuals start new jobs by being newly employed or by changing jobs due to more opportunities from a tight labor market.”

Key findings in the report include:

- During the past 40 years, the median tenure of all wage and salary workers ages 25 years or older has stayed at approximately five years.
- This overall trend masks a small but significant decrease in median tenure among men and an offsetting increase in median tenure among women.
- The fact that the gender-distinct trends have generally moved in opposite directions has led to constancy in the overall tenure statistics. However, the median tenures by gender have been moving together in recent years.

- The distribution of tenure levels among workers ages 20 years or older showed increases in those with the shortest tenures (one year or less) in 2020 and 2022. However, in 2024, the share of workers with the shortest tenure levels decreased, while those with tenure levels of more than one to two years increased, resulting in an increase in those with two years or less of tenure.
- The difference between private-sector and public-sector workers’ tenure distributions is quite striking. While private-sector employers in general have been able to maintain a near-constant and small percentage of very long-term employees (25 or more years of tenure), public-sector employers saw this group grow significantly through 2004 before trending down through 2024. Consequently, public-sector employers have seen a significant share of their most experienced workers retire or otherwise leave their jobs.
- These tenure results indicate that, historically, most workers have changed jobs during their working careers and all evidence suggests that they will continue to do so in the future. This persistence of job changing over working careers has several important implications — reduced or no defined benefit plan payments due to vesting schedules, reduced defined contribution plan savings through lost vested benefits and lower contribution rates after job change, and lump-sum distributions at job change — all leading to potentially lower retirement incomes of the elderly population.

“Although tenure is not a good measure of job security, it does provide insight into how long workers choose to or are allowed to remain with their current employers. These ideas are particularly relevant in the strong labor market from 2022–2024. When unemployment remained high from 2009–2012, tenure levels were generally increasing. However, with the low unemployment rates and increased quit rates that began after 2020 and remained through 2024, tenure trended downward,” said Samita Thephasit, research associate, EBRI. “It is clear from these results, even with the ups and downs in median tenure, that workers will be faced with many decision points about their retirement benefits along their career paths, as workers will most likely not be with one company their entire career. As a consequence, employers and benefits providers need to account for these job changes when designing retirement plans and participant advice or education programs.”

To view a summary of the research report, “Trends in Employee Tenure, 1983–2024,” visit ebri.org/publications/research-publications/issue-briefs/content/trends-in-employee-tenure--1983-2024.

The Employee Benefit Research Institute is a non-profit, independent and unbiased resource organization that provides the most authoritative and objective information about critical issues relating to employee benefit programs in the United States. The organization also coordinates activities for the Center for Research on Health Benefits Innovation, Financial Wellbeing Research Center, Retirement Security Research Center and produces a variety of leading industry surveys during the year.

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Sold-Out Audience Welcomes Economic Updates at SLED Annual Luncheon

by **ANDREA HINE** — CBN Feature Writer

Having gathered business and community leaders from throughout Central Oregon — including Deschutes County’s three commissioners and its newly elected sheriff, as well as a city manager and council members, CEOs of major contributors to the local economy, and an array of sponsors — the executive director of SLED, Patricia Lucas, detailed the organization’s current activities for the sold-out annual luncheon’s audience.

Her focus, the La Pine Industrial Park, has available parcels ranging in size from .2 acres to 38.73 acres, with an infrastructure that includes Class A roads, high-speed internet, a 10”-12” water line providing

250 GPM, and an 8” sanitary sewer.

Its utilities are provided by Midstate Electric Cooperative (30 MW service available), Cascade Natural Gas (2” line with 53 psi), and La Pine municipal water and sewer.

Site assets include the industrial park’s location just .5 miles from U.S. 97 (the major transportation route from Oregon to California); and BNSF rail that runs along its eastern boundary, with pre-planning for spur installation having already taken place.

And, as Lucas emphasized, all this is competitively priced at for \$1.75 per square foot.

She noted that SLED has nine potential businesses in the project pipeline with an estimated investment of \$67 million in 66,900 square feet of building space. These investments are estimated to create at least 64 new jobs.



MOUNTAIN STAR FAMILY RELIEF NURSERY CHOSE THE LA PINE BUSINESS PARK FOR ITS NEWEST LOCATION



THE LA PINE INDUSTRIAL PARK HAS AVAILABLE PARCELS RANGING IN SIZE FROM .2 ACRES TO 38.73 ACRES | PHOTOS BY ANDREA HINE

Cooperative’s CEO/General Manager Jim Anderson, Visit Central Oregon’s President and CEO Scott Larson (who noted that there were 4.2 billion overnight stays in 2023), COCC President Lori Chesney, and Carl J. Riccadonna, the state’s chief economist.



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HOC Celebrates 25 Years

Continued from page 1

include job skills training and continuing education.” Following this mission, HOC provides six different programs for a range of youth and young adults from 16-24. The programs expose youth to a variety of jobs and fields, and prioritizes getting them outside. Youth can explore hands-on conservation jobs with USFS, affordable housing construction jobs, waste management, local fire reduction projects and more, all while getting paid for their labor and possibly earning either high school credits or a GED. There is also a program for youth who experience disability to get paid work experience and possibly permanent jobs in a healthy environment.

Since 2000, HOC has graduated more than 5,000 youth from their programs across Deschutes, Crook and Jefferson Counties. Showcasing the level of excellence that HOC brings locally, Logan Nichol, a recent graduate of HOC was recognized on March 13 by The Corps Network, the National Association of Service and Conservation Corps, as one of six 2025 Corpsmembers of the Year. Nichol was chosen over more than 22,000 youth who serve in member organizations. “When I started with Heart of Oregon Corps, I didn’t know if I had the mental, physical, or emotional abilities to do the work,” said Nichol. “Now, after 4,000 hours of service on public lands, I’ve proven to myself that I CAN do the work and be a reliable, hardworking crew member.”



PHOTOS | COURTESY OF HEART OF OREGON CORPS

During his service in HOC programs, Nichol’s work has benefitted communities across Central Oregon by helping safeguard neighborhoods through fire fuel reduction projects, reducing threats to ecosystems by removing invasive plant species, and protecting vulnerable habitat through installation and repair of fencing networks. He earned certifications in chainsaw operation, herbicide application, mental health first aid and CPR/First Aid.

Reflecting on 25 years of service, Leanna Williams, the development director at HOC, said, “Over the years, Heart of Oregon has expanded its programs, partnerships and impact across Central Oregon, growing to serve hundreds of youth annually in the fields of conservation, construction and childcare. What’s remained the same is our unwavering commitment to empowering local young people through meaningful work, education and service to their communities.”

Continuing, she said, “Over the past 25 years, we’ve learned that investing in young people not only transforms individual lives but also strengthens entire communities. We’ve also learned the value of adaptability — meeting youth where they are and evolving our programs to respond to changing needs while staying rooted in our mission.”

Looking at future service, Williams said that a significant step for their organization will come with the opening of a central campus in Redmond, “The most impactful moment in Heart of Oregon Corps’ history is happening right now with the launch of our Legacy 25 Campus Campaign — a major investment in transforming our facilities into a functional, centralized and inspiring space for our youth. For the first time in our 25-year history, we are building a permanent home for our operations, laying a strong foundation for the future of our programs and the young people we serve.”

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Understanding NNN Expenses

What Tenants, Owners & Investors Need to Know

by **TRISH PARKES, LPM, Senior Property Manager — NAI Cascade Commercial Real Estate**

When evaluating a commercial lease or investment opportunity, understanding how operating expenses are structured is critical. However, the terminology surrounding NNN (Triple Net) expenses and CAMs (Common Area Maintenance) is often misunderstood. Whether you're a tenant, landlord, or investor, it's essential to understand how these expenses are defined, billed, reconciled, and capped, especially in an environment of rising costs and evolving tax policies.



lease language determines how any overages or credits are handled in the first three months.

Can Charges Be Capped?

Yes — many leases include caps on *controllable* expenses. These caps typically allow for annual increases in the range of 3% to 5% and apply to items that landlords can directly influence or competitively bid out, such as:

- Landscaping
- Janitorial services

- Property management fees
- Security contracts

However, *non-controllable* expenses — like property taxes, insurance, and utilities — are generally not subject to caps. This becomes especially important in times of inflation, labor shortages, or supply chain issues when these costs can spike unexpectedly.

What's Driving NNN Increases Today?

Across the board, operating expenses have risen sharply over the past few years:

- **Utilities:** Water, sewer, and energy costs have climbed, driven by infrastructure fees and municipal rate hikes.
- **Labor costs:** Service providers such as HVAC technicians, landscapers, and snow removal crews are charging higher rates due to increased labor costs and staffing shortages.
- **Insurance:** Older buildings, especially those with aging roofs or deferred maintenance, are seeing either premium hikes or policy non-renewals.

- **Property taxes:** In some states like Oregon, statutory caps (such as Measure 50) limit annual increases to 3% — unless a property is sold or reclassified. However, non-capped items like bond levies or special assessments can still cause tax bills to surge unexpectedly.

Operating expenses are increasing **10–15% annually**, outpacing standard inflation. As a result, landlords and property managers are rebidding service contracts annually just to keep costs in check.

Property Tax Surprises and Exemptions

One of the more surprising shifts occurs when a property transitions from nonprofit (501(c)(3)) to for-profit use. For instance, two identical buildings — one occupied by a nonprofit and the other by a for-profit — can end up with vastly different property tax liabilities. The building occupied by a nonprofit tenant may be exempt from property taxes but

once that tenant vacates, the property loses its exemption and is reassessed at full market value — without the 3% cap on increases that a for-profit tenant will have benefited from over the same time period.

Over a five-year period, the for-profit property will only see a 15% increase in assessed value (3% annually), while the formerly exempt building could experience a 45% or greater jump due to reassessment.

Buyers need clarity around how the property is currently assessed and consult with the assessor to understand how taxes will be recalculated post-sale.

Buying or Selling a Property with NNN Leases? Due Diligence Is Critical

Whether buying or selling property with NNN leases in place, thorough due diligence is non-negotiable. Key steps include:

- Reviewing historical operating expenses and reconciliations
- Understanding which expenses are being recovered under the lease
- Evaluating timing within the calendar year to determine which party is responsible for pre-closing or post-closing reconciliations

If outstanding credits are owed to the tenants after close of escrow the buyer may become liable for a year-end reconciliation credit *even if the buyer did not collect any of the NNN charges*. Structuring a sale agreement and escrow appropriately is key to avoiding financial surprises.

The Bottom Line

NNN leases can offer predictability and reduced management burden for landlords, while providing tenants transparency into the cost of operating a building.

Tenants should clearly understand their obligations beyond base rent. For owners and investors, proper management of NNN structures, reconciliations, and property tax strategies can protect long-term value and minimize surprises.

In a climate of rising costs and evolving tax policies, there has never been a more important time to dig deep into lease terms. Hiring a skilled property manager can alleviate the burden of budgeting, reconciling expenses, negotiating vendor contracts, and managing expectations, ensuring smooth and efficient operations and the longevity of well-performing asset year over year.

naicascade.com

NNNs vs. CAMs: What's the Difference?
A true NNN lease requires the tenant to reimburse the landlord for three main cost categories: property taxes, property insurance, and common area maintenance (CAM) expenses. However, it's not unusual for people to use "CAMs" as a catch-all phrase to describe all of these expenses — leading to confusion when negotiating lease terms with new tenants.

- **CAMs** typically include shared services such as landscaping, janitorial work, property management, common area repairs, and security.
- **NNNs** refer collectively to CAMs plus property taxes and property insurance.
- An **absolute net** lease takes it a step further, placing full responsibility for all expenses — including capital improvements and structural repairs — on the tenant.

This doesn't mean a tenant with a five-year lease is on the hook for the full cost of a capital improvement like a new roof. Capital expenditures are typically amortized over their useful life. For instance, a roof might have a useful life of 39 years. If the roof costs \$30,000, the annual amortized cost is about \$769 — or roughly \$64 per month. In a multi-tenant property, that cost is further divided based on each tenant's proportionate share of the total square footage. As a result, capital improvements usually equate to only a few additional dollars per month in rent.

How NNN Reconciliations Work

NNN reconciliations are typically completed within 90 days of year-end. This allows the landlord time to finalize actual expenses and compare them to the estimates billed throughout the year. If tenants underpaid, they owe the difference; if they overpaid, they receive a credit.

Reconciliations are generally retroactive to January 1, but

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Redmond's Downtown Revival

Balancing Heritage & Progress

by LUKE ROSS, Broker — Compass Commercial Real Estate Services

Downtown Redmond, Oregon, has undergone a remarkable transformation in recent years, evolving into a lively hub for business, dining, entertainment, and community life. This resurgence is the result of thoughtful urban planning, strong collaboration between the public and private sectors, and a commitment to blending economic growth with the preservation of the city's historical character and charm.

A cornerstone of this revitalization has been giving new life to old buildings. One standout project is the SCP Redmond Hotel, which underwent a \$7 million, two-year renovation. The hotel preserved its historical charm while incorporating modern amenities, and the project was made possible through a partnership that included \$3.53 million in funding from the city's Urban Renewal Agency. The reopening of the hotel marked a turning point for downtown, encouraging further investment and development in the area, which has helped reshape the identity of downtown Redmond.



Another exciting buildout is the construction and opening of the new Redmond Library. Located in the heart of the city at 827 SW Deschutes Avenue, the two-story, 40,000-square-foot building is more than just a library — it is a modern, sustainably designed community space that reflects Redmond's commitment to lifelong learning and community engagement. As a new landmark in the heart of downtown, the library is expected to serve as a cultural and educational anchor for decades to come.

To meet the needs of a growing population and workforce, Redmond has introduced and prioritized the construction of mixed-use housing. The NOVA Apartments project is a prime example, as it replaced an aging downtown motel with 24 quality housing units targeted towards local workers. Supported through the city's Urban Renewal initiative, the project provides much-needed affordable housing while also boosting the liveliness and walkability of the downtown area.

In addition to these major projects, the city has launched several programs to help small businesses enhance the visual appeal of their downtown spaces. These include:

Small Projects Grant Program

This program provides up to \$5,000 for exterior improvements that enhance a building's curb appeal. Eligible improvements include new signage, paint, awnings, lighting, and landscaping. The program is designed to encourage small-scale but impactful upgrades that contribute to a cohesive and attractive downtown environment.

Façade Rehabilitation and Reimbursement Grant

This grant offers financial assistance for significant updates to building exteriors, including the restoration of historic architectural features, replacement of windows



PHOTO | COURTESY OF COMPASS COMMERCIAL REAL ESTATE SERVICES

and doors, masonry repair, and other structural enhancements. The goal is to preserve Redmond's historic downtown character while making spaces more functional and inviting for businesses and visitors.

Design Assistance Program

Through this initiative, property and business owners can access expert design consultation at no cost. Professional architects and designers help plan exterior renovations that align with the city's design standards and long-term vision for downtown. This ensures that individual improvements contribute to a harmonious and aesthetically pleasing streetscape.

Collectively, these initiatives show Redmond's dedication to supporting local businesses and continuing the revitalization of its downtown. By empowering property owners to invest in their storefronts, the city is creating a vibrant and welcoming space for residents, business owners, and tourists alike.

Want more insight into Central Oregon's commercial real estate market? This story and additional market data — including vacancy rates, lease activity, and construction trends — are available in the latest edition of Compass Points.

compasscommercial.com



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RENDERING | COURTESY OF HEART OF OREGON CORPS

HOC New Campus

Continued from page 1

Heart of Oregon Corps has stretched aging, borrowed service spaces across the region as far as we can go. Purchasing this land allows Heart of Oregon to build Central Oregon’s first Youth Workforce Development Campus so that we can amplify support services for young people and provide job training to solve the region’s greatest challenges: housing affordability, childcare shortage and wildfire risk reduction.

Continuing, she said, “The Central Campus will be located in Redmond, but will remain strongly connected to satellite sites to ensure access for rural youth. This campus provides Heart of Oregon youth with a space with resources, educational opportunities and community, similar to their peers attending high school or college.”

The 3.4-acre, \$7.3 million campus will support existing programs and give HOC room to grow trainings, certifications and youth-support services. “The campus will feature youth-centered cultural elements and trauma-informed design that create a sense of belonging, camaraderie and an inspiring place to learn,” said Williams. “A new 6,600-square-foot central Campus Center building will offer classrooms, offices and meeting spaces. A renovation of an existing 14,000-square-foot training warehouse will become the go-to place for hands-on workshops and trainings. Six equipment bays across 10,000 square feet will provide space for special projects and housing for HOC’s large equipment inventory. An amenity-filled courtyard will give youth places to gather for events or quiet moments of reflection and study. Connections to small satellite sites for rural youth will ensure everyone is able to participate.”

Through the facilitation of Aligned Commercial Real Estate, HOC first inquired about leasing a piece of land from OFCO, but later landed on the idea of purchasing the property instead.

“We were approached to evaluate the lease with HOC,” said Karen Koppel, CCIM, broker at Aligned Commercial Real Estate. “They were already onsite, interested in doing a land lease with OFCO to build a permanent building for themselves. We looked at the existing lease, gave our evaluation and after some consideration from the respective boards of each organization, we came to this win-win scenario.”

Ken Streater, founder and principal broker at Aligned Commercial Real Estate, echoed this statement. “HOC and OFCO have been working together for quite some time, in sharing space. HOC decided to build a more sophisticated headquarters and a training center. They talked to us to find a space, and over the course of a year it came to be believed that it would be best if they bought the land instead of leasing.”

Lindsey Dulian, the executive director of OFCO, called the transaction a “partner-like deal that benefits everyone,” stressing the importance of organizations like HOC and OFCO to come together and collaborate for the greater good of the community. “There are so many benefits to fostering a positive relationship with HOC,” said Dulian. “Good relationships come from these interactions, and they can help organizations like ours get ahead of things to make solid change in the community. Holding the hands of others who are working on similar issues makes us all stronger. We saw a chance to help each other help the community, and said ‘why not?’”

Streater said that deals like this encapsulate the mission of Aligned Commercial Real Estate: “It’s a foundational characteristic of our company to take on projects that benefit the community. In our mission, it’s who we are as brokers. All members of society are worthy of advocates who can improve the community and their lives. We are called Aligned because we all want to be aligned in the betterment of our communities. In this case, it is for the benefit of our whole Oregon community.”

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Commercial Real Estate Companies *(Listed Alphabetically)*

▶ CONTINUED FROM PAGE 12

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Brokers
Investors Real Estate Solutions, LLC 920 NW Bond St., Ste. 202 PO Box 2356 Bend, OR 97703	541-285-0110	N/A	www.investorsre.net scott@ires.email	Scott Gibbs	1	2014	2
INVESTwest Commercial Real Estate PO Box 1381 Bend, OR 97709	541-480-7198	541-382-5981	www.investwestcommercial.com cbarber@investwestcommercial.com	Jack Rinn, Christin Barber	2	1989	2
John L. Scott - Bend 50 SW Bond St., Ste. 1 Bend, OR 97702	541-317-0123	541-317-1009	www.bendoffice.johnlscott.com jacobhaley@johnlscott.com	Jacob Haley	5	1931	70
Knightsbridge International Real Estate 920 NW Bond St., Ste. 107 Bend, OR 97703	541-312-2113	N/A	www.kbire.com laura@kbire.com	Laura Platko	1	2020	26
Kodiak Commercial Real Estate 55025 Forest Ln. Bend, OR 97707	541-390-4705	N/A	www.kodiakcre.com kodiak@kodiakcre.com	Kodiak Malmstrom	6	2017	3
NAI Cascade - Bend 243 Scalehouse Ip., Ste. 3A Bend, OR 97702	541-706-9370	541-306-3007	www.naicascale.com info@naicascale.com	Walt Ramage, Jenn Limoges, Katy Haines	5	2010	6
Northwest Commercial Real Estate Services 541 SW 15Th St. Redmond, OR 97756	541-548-7633	541-548-2408	www.NWCommercial.com don@donlecccim.com	Don Lee	1	1999	1
Northwest Properties & Investment Services, LLC 2542 NE Courtney Dr., Ste. 200-A, PO Box 6808 Bend, OR 97701	541-350-5373	N/A	bob@npisv.com	Robert J. Krohn	3	2015	1
RE/MAX Key Properties 42 NW Greenwood Ave. Bend, OR 97703	541-728-0033	541-389-5433	www.keypropertiesoregon.com marketing@rmkporeogn.com	Ryan Buccola, Cory Betteworth	9	2015	83
Rogue Real Estate Sales & Property Management 1195 NW Wall St., Ste. A Bend, OR 97703	541-728-0995	541-728-0965	www.roguerestate.com bend@roguerestate.com	Sandra Kowalski	15	2002	21
Taylor Brooks 409 NW Franklin Ave. Bend, Or 97703	541-382-1662	541-3853285	www.taylorbrooksdev.com jeremy@taylorbrooksdev.com	Jeremy McPherson	2	2023	2
The Real Estate Gallery USA 1780 SW Troon Ave. Bend, OR 97702	541-480-2628	N/A	www.therealestategalleryusa.com connie@therealestategalleryusa.com	Connie Thomson	1	2003	1
William Smith Properties, Inc. 15 SW Colorado Ave., Ste. 1 Bend, OR 97702	541-382-6691	541-388-5414	www.theoldmill.com Peter@wspi.net	Peter McCaffrey	25	1985	2
Willow Canyon Group 384 SW Fifth St. Madras, OR 97741	541-815-4380	541-475-5662	www.willowcanyongroup.com rlallen@willowcanyongroup.com	Rick Allen	1	2006	1
Windermere Central Oregon Real Estate - Redmond 821 SW Sixth St. Redmond, OR 97756	541-923-4663	541-923-6416	www.windermerecentraloregon.com coinfo@windermere.com	Mike Gordon	2	1990	3

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

Not listed?

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& get your company on a list!

Residential Real Estate Sales Roundup & Opportunities for Rental Income

by GINNY KANSAS-MESZAROS, Owner/Principal Broker — Ginny Kansas Real Estate

Just driving anywhere through Bend or Redmond you can see countless rows of signs or flags for budding residential developments coming up in spring to the end of the year. Notable South County residential developments and sales include Caldera Springs’ new expansions Wildlife Forest Preserve Homesites and Forestbrook Vacation homes in Sunriver.

For the first quarter of 2025, according to First American Title subdivision sales reports divides sales in existing homes by Bend’s NW, NE, SW and SE. Largest sales are in the Northwest with 126 sales, average sales price of \$1,190,000; then the Northeast with 122 Sales, average sales price of \$672,000; the Southeast with 83 sales, with average sales price of \$1,013,000; and the Southwest with 80 sales, with average sales price of \$917,000.

In Redmond 97756 zip code, with 220 sales, with average sales price of \$620,000.

In Bend/Sunriver also known as Three Rivers South 97707 zip code, with 92 sales, with average sales price of \$693,000. Average sales price of resort properties of Sunriver, Caldera Springs and Crosswater run higher than the average Three Rivers South 97707 homes’ sales prices.

In La Pine 97739 zip code, with 72 sales, with average sales price of \$376,00.

Recent notes from appraisers are important because appraisers often direct lenders to determine whether they will give a buyer a loan or the amount of the loan, based on the appraiser’s report on the market activity, condition and value of existing or new homes in question:

“As is common in the Central Oregon real estate market, it appears that market activity has begun to increase as the Spring season approaches,” according to State-Certified Appraiser Donnie Montagner of Beacon Appraisal Group’s Beacon Reports.

His first quarter report tracks the larger markets of Bend and Redmond: “In February 2025: the SFR median sale price in Bend in January was \$735k, which is higher than was seen in January of 2023 and 2024. The number of sales was also higher than in January of the prior two years. The SFR inventory level in Bend is around a 2.5-month supply. Redmond had a significant increase in median sale price last month which was a result of four SFR sales that sold higher than \$750k. There were 32 total SFR sales in Redmond last month, which is in line with Jan 2023-2024. The SFR inventory in Redmond is holding steady at around a two-month supply.

“In March: Bend SFR market increased — slightly — in inventory last month and the median marketing times in Bend and Redmond declined in February. New SFR building permits increased in Bend and declined slightly in Redmond. 18% of sales in Bend were \$1 Million and over sale prices.

“In April: The smaller market quarterly figures are updated in this report. Most small SFR market areas in Central Oregon had a slight increase in inventory in the first quarter of 2025 when compared to the last quarter of 2024. The SFR inventory in Bend and Redmond is three and two months respectively; not a lot of change from the last quarter of 2024.

“The Bend SFR market had a boost in the number of sales last month and the median marketing time declined to 32 days: the lowest since September of 2024. There was a slight change in price trend and number of sales in Redmond last month. The median marketing time in Redmond declined to 34 days, the lowest in the past three months.”

At beaconappraisers.com/market-overviews, you can find more detailed information for single family residential home sales in Bend and Redmond, such as number of sales, days on market, median sales price per square foot, number of months’ supply of inventory, number of conventional financing versus cash transactions. There is less information there on the smaller markets of Sisters, Sunriver, La Pine and Jefferson and Crook County residential developments.

Since so many homeowners had refinanced their homes to historically low rates, owners are understandably hesitant about putting their home up for sale unless life or job changes warrant relocating. Why would homeowners want to move to pay higher interest rates on a loan if they are already free and clear of their mortgage — unless selling now at the higher prices would yield them net sale proceeds to be free and clear of mortgages if they moved or would only require a small loan?

So, existing homes’ inventory is still low. Many baby-boomers’ existing homes need updating to be able to compete with newly constructed homes when they are ready to upsize or downsize. But due to tariffs, the cost of building materials is expected to rise, and consequently contractors’ bids will increase so new construction home prices will predictably escalate. In either case, to attract buyers who are paying higher sales prices and higher interest rates on their loans, builders, savvy sellers and would-be buyers are looking to raise their homes’ market value or their income with home improvements, room additions for multi-generational house mates or ways to make rental income. Local builders are now offering homes with Accessory Dwelling Units (ADUs), larger garages and/or “mother-in-law quarters” or additional primary suites.

Otherwise, homeowners have the same opportunities to expand their existing living quarters and to build income or offset higher mortgage rates with ADUs and other income-generating opportunities in upcoming county discussions. Deschutes County Commissioner Tony DeBone points out, “The state legislature has authorized counties to allow Accessory Dwelling Units (ADU) and is also starting discussion about Recreational Vehicles (RV) as a long-term rental. Deschutes County has taken the opportunity for rural residents to build an accessory dwelling unit (ADU) on certain rural properties that can be used for a family member to live long term, or it can be rented. The path for planning and permits is available at this website for deschutes.org/adu and deschutes.org/rv.

According to Community Development Director Peter Gutowsky, “In 2023, Deschutes County adopted state legislation (SB 391) that allow for Rural Accessory Dwelling Units in certain zones. Regarding RVs as rental dwellings, those rules are not yet in effect. The Board of County Commissioners will be considering an ordinance for first reading on May 7.” If you have additional questions, Tanya Saltzman, senior planner, can be reached at, Tanya.Saltzman@deschutes.org.

Between 2010 and 2020, Deschutes County’s unincorporated areas grew by 40,520 people, a 25-percent jump and the City of La Pine’s population rose from



1,640 to 2,512, a 53-percent hike, according to the U.S. Census Bureau. In July 2023, La Pine was cited as Oregon’s fastest-growing city, according to Portland State University’s Population Estimate Reports.

According to La Pine’s City Manager Geoff Wullschlager, these are the area’s most recent housing projects applied for or in the pipeline:

Subdivision	Status	Location:
Habitat (34 Townhomes)	Approved (City)	Newberry Neighborhood
Finley Butte Ranch (89 Residential Lots)	Under Review*	East of Huntington Meadows
Spike Acres (10 lot subdivision)	Under Review*	Cagle Neighborhood
Trailhead (22 lots)	In Development	North of Huntington Meadows
Reserve in the Pines (Estimated 20-30 res. Lots)	In Development	Newberry Neighborhood
Ponderosa Park (45 lot subdivision - 44 single family, 1 multi-family)	Approved (City)	North of Huntington Meadows

**Under Review does not guarantee approval or future development*

Multi-Family Housing Projects	Status	Location:
Huntington Apartments (59 units)	In Development	West of Newberry Neighborhood
Drafter Rd Apartments (39 units)	Approved (City)	North La Pine – Drafter Rd.
Momentasize (11 units)	Approved (City)	North of Huntington Meadows

“The City of La Pine is in an auspicious position with regards to residential development, when compared to the Central Oregon region,” said Wullschlager. “This is primarily attributable to the abundance of available residential land within city limits, coupled with the recent large capital expansion of its water and sewer infrastructure. Because of the rapid increase of housing within the community, the city is having to add additional system expansion to the sewer system to meet growing capacity requirements.”

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Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Brokers
Abbas Real Estate LLC 6827 NE 33rd St. Redmond, OR 97756	541-419-1917	541-548-6812	abbas1917@yahoo.com	Linda Abbas	0	2003	4
Alleda Real Estate 15761 SW Wooden Trestle Ct. Powell Butte, OR 97753	541-633-7590	N/A	www.alledarealestate.com team@alledarealestate.com	Gloria Coon	1	2009	8
Alpine Real Estate LLC 2214 NE Division St., Ste. 103 Bend, OR 97703	541-388-1600	N/A	www.arecentraloregon.com mike@arecentraloregon.com	Mike Connell	0	2008	21
Assist-2-Sell Buyer & Seller Realty Services 2900 NW Clearwater Dr., Ste. 200-89 Bend, OR 97703	541-388-2111	N/A	www.2sellcentraloregon.com jries@assist2sell.com	Jordan Ries	2	2005	1
Associates Real Estate, Inc. The 715 NW Third St. Prineville, OR 97754	541-447-3940	541-447-2665	www.homesincentraloregon.com	Bob Lane	15	1986	15
Bend Premier Real Estate, LLC 550 NW Franklin Ave., Ste. 108 Bend, OR 97703	541-323-2779	541-323-2830	www.bendpremierrealestate.com info@bendpremierrealestate.com	Lynnea Miller	3	2011	80
Bennington Properties, LLC 56842 Venture Ln. PO Box 3367 Sunriver, OR 97707	541-593-6300	541-593-7200	www.benningtonproperties.com info@benningtonproperties.com	Robert W. Bennington	30	1998	4
Berkshire Hathaway HomeServices Northwest Real Estate 805 SW Industrial Way, Ste. 10 Bend, OR 97702	541-322-8880	541-322-8887	www.bend.bhhsnw.com ktaylor@bhhsnw.com	Dan Cook, Keri Taylor	2	1948	20
Berkshire Hathaway HomeServices Northwest Real Estate Village at Sunriver, Bldg. 7 PO Box 4306 Sunriver, OR 97707	541-593-1234	541-593-6038	www.bhhsnw.com ktaylor@bhhsnw.com	Keri Taylor, Dan Cook	0	1948	10
Better Homes & Gardens Real Estate Northwest Living 235 SE Wilson Ave. Bend, OR 97702	541.480.6161	541-647-1151	www.bhgre.com	Terese Kelley	1	2007	15
Birtola-Garmyn High Desert Realty 101 NE Greenwood Ave., Ste. 100 Bend, OR 97701	541-312-9449	541-312-8598	www.bendoregonrealestate.com clientservice@teambirtola.com	Andrew Ellis, Jim Birtola	27	2001	17
Black Butte Realty Group 377 W Sisters Park Dr. PO Box 441 Sisters, OR 97759	541-595-3838	N/A	www.blackbutte.com blackbutte@blackbutte.com	Gary Yoder, Kendra Littrell	10	1973	3
Blackwell Realty, LLC 2004 NE Eighth St. Bend, OR 97701	541-771-8131	N/A	www.terryblackwell.com Blackwellrealtyllc@gmail.com	Terry Blackwell	1	1989	1
Brooks Resources Corporation 409 NW Franklin Ave. Bend, OR 97703	541-382-1662	541-385-3285	www.brooksresources.com romy@brooksresources.com	Romy Mortensen	10	1969	2
Cascade Hasson International Realty - Downtown Bend 821 NW Wall St. Bend, OR 97701	541-383-7600	N/A	www.cascadesothebysrealty.com info@cascadesir.com	Marta Boelens	0	2006	10
Cascade Hasson Sotheby's International Realty 650 SW Bond St., Ste. 100 Bend, OR 97702	541-383-7600	N/A	www.cascadehassonsir.com info@cascadehassonsir.com	Marta Boelens	20	2006	125
Cascade Hasson Sotheby's International Realty - Sisters 291 W Cascade Ave. Sisters, OR 97759	541-593-4277	N/A	www.cascadesothebysrealty.com info@cascadesir.com	Marta Boelens	0	2006	12
Cascade Hasson Sotheby's International Realty - Sunriver 57100 Beaver Dr., Bldg. 23, Ste. 140 Sunriver, OR 97707	541-593-2122	N/A	www.cascadesothebysrealty.com info@cascadesir.com	Kelly Winch	0	2006	20
Cascade Hasson Sotheby's International Realty- Redmond 535 SW Sixth St., Ste. 101 Redmond, Or 97756	541-512-4106	N/A	www.cascadesothebysrealty.com	Tara Farstvedt	0	2006	9
Century 21 Commercial Lifestyles Real Estate/ Capstone Commercial Real Estate 304 NE Third St., Ste. 110 Bend, OR 97701	541-382-3333	N/A	www.CapstoneCommercialRE.com rich.hadley@century21.com	Krista Eastes, Simon Lowes, Rich Hadley, Greg Jacobs	4	2010	5

Continued on Page 20▶

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Central Oregon Builders Help Meet Demand for New Homes at Caldera Springs

by BRIAN EDWARDS

As South Deschutes County continues to shine as one of Central Oregon’s most in-demand markets for primary and secondary homeowners, a new trend is unfolding at Caldera Springs: builders are emerging as some of the most active buyers.

Located just 20 minutes from Bend and directly adjacent to Sunriver, Caldera Springs is widely considered the Pacific Northwest’s premier residential resort community. Since the launch of its 600-acre expansion in 2022, 158 new homesites have been purchased — led by the Caldera Springs real estate team at Sunriver Realty. While many of these homesites are purchased by future homeowners, many are being acquired by Central Oregon’s leading builders.

These trusted firms — including Arrowood Development, Artisan Homes & Design, Black Label Design, CNC Homes, Curtis Homes, Envision Development, Forest View Inc, Olsen Brothers Construction, Pahlisch Select, R&H Construction, Rogue Brothers, Stone Bridge Homes NW, Timberline Incorporated, Triangulum, Waterworks Properties, Woodhill Homes, and Zachary Construction — not only construct homes when hired by homebuyers but are now among the top purchasers of homesites themselves. Many are building beautiful spec homes that are being sold as new homes and quickly snapped up by eager buyers. Some builders have even partnered on acquisitions, enabling them to diversify offerings and expand their presence within the community.

“We greatly value our relationships with the builders choosing to invest in Caldera Springs,” said Krista Miller, vice president of Real Estate and Development at Sunriver Resort. “Their commitment to delivering thoughtfully designed, move-in-ready homes has helped meet the needs of today’s homebuyers seeking new construction without the complexity of managing the process themselves. It’s a win for our builder community, homeowners, and the continued success of Caldera Springs.”

Of the 158 homesites purchased since the expansion began, more than 58% have already welcomed new owners or are in active construction or design — a testament to the pace of development and the strong appeal of Caldera Springs and its growing builder network.

“We’re honored that these leading builders have chosen Caldera Springs and are crafting exceptional mountain homes in harmony with nature,” added Miller. “Their thoughtfully designed homes continue to help shape Caldera Springs into the premier residential resort community in the Pacific Northwest.”

Following the sell-out of its Mirror Rock homesites and the near sell-out of its Preservation homesite collection — which offered direct access to 220 acres of forever-protected Wildlife Forest Preserve — Caldera Springs is preparing to unveil its newest offering this spring: the Wild Pine Homesite Collection.

Tucked into the previously untouched northeast corner of the community, Wild Pine offers forest-immersed, water-adjacent homesites overlooking a quiet pond and meandering brook. Just moments from Caldera Springs’ newest amenities — Forest House, a recreation and aquatic complex, and Forest Park, a four-season adventure park — Wild Pine represents a rare opportunity to build a home that balances natural seclusion with vibrant community living.

Combined with the strong performance of Caldera Springs’ vacation rental



PHOTOS | COURTESY OF CALDERA SPRINGS


program through Sunriver Resort Vacation Properties and more than \$99 million in real estate sales since its expansion, including the new Forestbrook vacation homes, it’s clear the community has hit its stride.

As Miller put it, “At Caldera Springs, we’re not just selling land — we’re building something lasting. And our builder partners are helping us bring that vision to life.”


For more details about Caldera Springs, available homesites, or the builder program, contact the Caldera Springs Sales Team at 541-593-3000 or sales@calderasprings.com. Visit us at the sales office inside the Lake House or tour the new Forestbrook Model Home.


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Residential Real Estate Companies *(Listed Alphabetically)*

CONTINUED FROM PAGE 18

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Brokers
Christine Browning Group/Red Door Realty 1860 NE Fourth St. Bend, OR 97701	541-323-1012	N/A	www.christinebrowning.com christine@christinebrowning.com	Christine Browning	5	2012	5
Coldwell Banker Bain 486 SW Bluff Dr. Bend, OR 97702	541-382-4123	N/A	cbbain.com/bend brian.houston@cbrealty.com	Brian Houston	5	1969	70
Coldwell Banker Mayfield Realty 809 SW Canyon Dr. Redmond, OR 97756	541-548-1250	N/A	www.coldwellbankermayfield.com coldwellbankermayfield@gmail.com	Rick Roberts	0	1959	17
Coldwell Banker Sun Country Realty, Inc. 715 NW Third St. Prineville, OR 97754	541-447-4433	541-447-7486	www.cbsun.com info@cbsun.com	Traci Utterback	1	1993	26
Crook County Properties, LLC 691 NE Third St. Prineville, OR 97754	541-447-3020	541-447-2120	www.crookcountyproperties.com tracym.ccp@gmail.com	Tracy Martinez	0	1985	4
Crooked River Realty 5135 SW Clubhouse Rd. Terrebonne, OR 97760	541-923-2000	N/A	www.crookedriverrealty.com crookedriver@crookedriverrealty.com	Molly Charlie	1	1972	6
Dahlquist Realty 9 Landrise PO Box 4562 Sunriver, OR 97707	541-815-9002	N/A	www.haleydahlquist.com haley@haleydahlquist.com	Haley Dahlquist	1	2002	1
Dennis Haniford's Cascade Realty 51477 Hwy. 97 PO Box 428 La Pine, OR 97739	541-536-1731	541-536-1174	www.homes4oregon.com dennis.haniford@gmail.com	Dennis Haniford	0	1974	4
Desert Pine Properties, LLC 1045 NW Bond St., Ste. 214 PO Box 88 Bend, OR 97709	541-388-9973	541-388-6733	www.desertpineproperties.com stay@desertpineproperties.com	Deborah Posso	2	2008	2
Dreams Realty Group, LLC 63 SE Fifth St. Madras, OR 97741	541-475-3030	N/A	www.dreamsrealtygrp.com info@dreamsrealtygrp.com	Jennifer Townsend, Joe McDonald, Wendi Monroe	8	2008	7
Duke Warner Realty 1033 NW Newport Ave. Bend, OR 97701	541-382-8262	541-385-3272	www.dukewarner.com info@dukewarner.com	Kris Warner	2	1966	30
Eagle Crest Properties 8300 Coopers Hawk Dr. PO Box 1215 Redmond, OR 97756	541-923-9625	N/A	www.eaglecrestproperties.com ecp@eagle-crest.com	Robin Fields	1	1988	10
ENGEL & VOLKERS Bend 828 NW Wall St. Bend, OR 97703	541-350-8256	N/A	bend.evrealstate.com Michelle.Rea@evrealstate.com	Marcel Dolak, Sam Real, Michelle Rea	3	2020	48

Continued on Page 22



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CNC HOMES
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PAHLISCH SELECT
R&H CONSTRUCTION
ROGUE BROTHERS

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TIMBERLINE INCORPORATED
TRIANGULUM
WATERWORKS PROPERTIES
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Residential Real Estate Companies *(Listed Alphabetically)*

► CONTINUED FROM PAGE 20

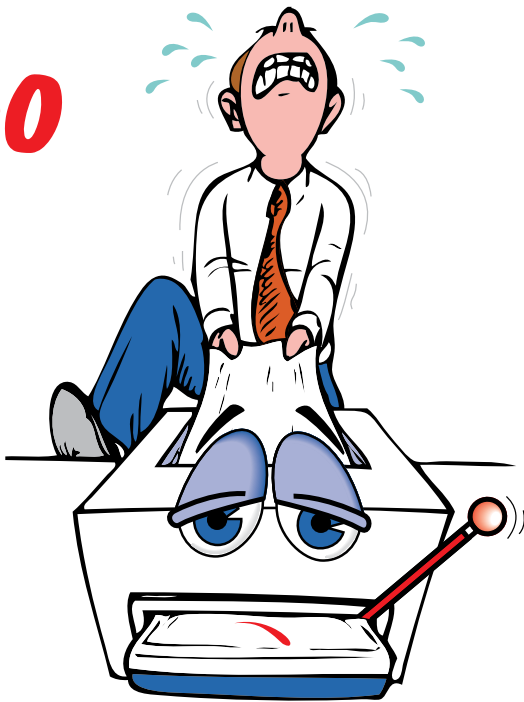
Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Brokers
First Oregon Properties LLC 501 NE Greenwood Ave., Ste. 100 Bend, OR 97701	541-410-2621	N/A	www.FirstOregonProperties.com vmj6@hotmail.com	Victoria Davis, Jim Floyd	2	1981	2
Gibson Realty Inc. 55625 Big River Dr. Bend, OR 97707	541-593-5000	541-593-8121	www.gibsonrealtyinc.com johnngibsonpc@aol.com	John Gibson	0	1983	1
Ginny Kansas Real Estate PO Box 3134 Sunriver, OR 97707	541-977-2710	N/A	www.ginnyk.com ginny.m.kansas@gmail.com	Ginny Kansas-Meszaros	1	2018	N/A
Harcourts The Garner Group Real Estate 2762 NW Crossing Dr. Bend, OR 97703	541-383-4360	541-330-5596	www.thegarnergroupp.com info@thegarnergroupp.com	Erica Davis, Sara LaFaver	4	2008	44
Hayden Homes Inc. 2464 SW Glacier Pl., Ste. 110 Redmond, OR 97756	541-923-6607	541-548-0761	www.hayden-homes.com kmcgowan@hayden-homes.com	Katie McGowan	112	1989	0
Holiday Realty of Central Oregon 2928 NW Dogwood Ave. Redmond, OR 97756	541-385-5069	N/A	rcoffin@bendcable.com	Rick Coffin Jr.	0	1989	2
Home Fridays Real Estate 15 SW Colorado Ave., Ste. 5 Bend, 97702	541-317-3088	N/A	www.homefridays.com kristy@homefridays.com	Kristy Haworth	4	2006	N/A
John L. Scott - Bend 50 SW Bond St., Ste. 1 Bend, OR 97702	541-317-0123	541-317-1009	www.bendoffice.johnlscott.com jacobhaley@johnlscott.com	Jacob Haley	5	1931	70
Keller Williams Central Oregon 233 SW Wilson Ave., Ste. 102 Bend, OR 97702	541-585-3760	N/A	www.kwcentraloregon.com	Customer Service	4	2015	108
Knightsbridge International Real Estate 920 NW Bond St., Ste. 107 Bend, OR 97703	541-312-2113	N/A	www.kbire.com laura@kbire.com	Laura Platko	1	2020	26
La Pine Realty 51681 Huntington Rd., Ste. C PO Box 377 La Pine, OR 97739	541-536-1711	541-536-3766	lapinerealty.com lisa.tavares.lapinerealty@gmail.com	Lisa A. Tavares	1	1971	7
Midland Realty 495 Leisek Way Madras, OR 97741	541-475-6161	N/A	www.midlandre.com briancentraloregonhomes@gmail.com	Gloria Morton, Brian Gallagher	0	1980	3
Morgan & Associates Realty - Sunriver PO Box 2576 La Pine, OR 97739	541-536-5992	541-652-3301	www.morganandassociatesrealty.net brokermorgan@aol.com	Cheryl Morgan	0	2003	1

Continued on Page 24 ►

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Considering Solar?

What to Keep in Mind When Buying or Selling Real Estate

by ROB BLACK, CEO — E2 Solar

As more people prioritize sustainable living and green workspaces, properties with solar energy systems are becoming the gold standard — and for good reason. Installing solar panels benefits the environment and can maximize the value of residential and commercial real estate.

Whether you're a homeowner looking to sell or a business hoping to attract tenants, solar energy systems can provide an edge in today's competitive real estate market. If you're a homebuyer or looking to lease commercial space, solar offers the potential for long-term energy savings and a lower carbon footprint.

Considerations for Homeowners Looking to Sell

The residential solar market is projected to more than triple over the next decade, according to the Solar Energy Industries Association (SEIA). And more homes with solar can be good news for buyers and sellers — as long as they're smart about this investment. "I'm a huge advocate for [solar]," says Kip Lohr, owner of Lohr Real Estate and the current owner of a solar system. "For the people it's right for, it's absolutely a good decision."

If a homeowner has installed solar panels, these can increase a home's value and appeal. In many markets, buyers may be willing to pay more for homes that promise lower energy costs and a reduced carbon footprint. However, there are some caveats. Lohr cautions, "The additional value is not equal to the original acquisition cost. [Spending] \$80,000 on a system isn't going to mean you can sell your house for \$80,000 more. Best case scenario, we might get \$20,000 more than other homes like yours that have sold without solar systems." Additionally, in low-inventory areas like Central Oregon, Lohr says solar panels don't play as much of a role in driving interest.

Homeowners should also understand that installing solar can be pricey upfront (averaging around \$15,000), and it often takes five to seven years to recoup their investment. "People need to ask themselves when they're thinking about putting a system on their roof: Are you even going to live there seven to nine years?" says Lohr. "The average turnaround time for somebody in their house is about five years. Unless a seller is in the home long enough to at least break even, they're leaving money on the table."

When getting solar estimates, it's also important to research the credibility and history of the companies you're considering. "Other than the money and how long you're going to stay in your home, the biggest consideration in choosing solar should be: Is this company that you're hiring actually going to be around to service this system?" says Lohr. "I'd rather pay more money and know a company is going



PHOTO | COURTESY OF E2 SOLAR

to be around in 15 or 20 years than somebody who's going to give me a cheaper deal and then be gone in two years."

Benefits for Homebuyers

Homebuyers often find solar appealing due to the prospect of a minimal or non-existent electricity bill — along with the ability to protect oneself from rising costs in the future. "Under the right circumstances, solar is a huge win for the buyer," says Lohr. "They may be inheriting a \$40,000 system, and there was only an allowance of maybe \$20,000 of additional value on the appraisal side. So if you think about it that way, you're getting the system for half price. Obviously, it depends on the size of the system and a lot of other factors, but it's the buyers who are benefiting the most — as long as they're not having to roll a chunk of the system into their purchase price through a bigger loan."

The Long-Term Value for Commercial Properties

Continued on Page 26 ►



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KEY PROPERTIES
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Residential Real Estate Companies *(Listed Alphabetically)*

▶ CONTINUED FROM PAGE 22

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Brokers
Mountain Resort Properties/EXP 57084 Grizzly Ln., PO Box 3508 Sunriver, OR 97707	800-346-6337	541-593-5041	www.mtresort.com Rentals@MtResort.com	Tim Hadley	10	1989	17
My Lucky House Inc. 1293 NE Third St. Bend, OR 97701	541-815-8200	888-868-9947	www.MyLuckyHouse.com info@myluckyhouse.com	Shari Ballard, Andy Stearns	15	1996	2
Palmer Homes Sales Inc. 2445 NE Division, Ste. 102 Bend, OR 97703	541-388-7300	N/A	www.palmerhomes.com gpalmer@palmerhomes.com	Gretchen Palmer	1	2002	1
Peppermill Development Co./Stoneridge Townhomes 1 Peppermill Cir. PO Box 3938 Sunriver, OR 97707	541-593-1502	541-593-2114	www.stoneridgetownhomes.com info@stoneridgetownhomes.com	Guy Pforsich	18	1991	2
Ponderosa Properties LLC 178 S Elm St., Ste. 102 PO Box 1779 Sisters, OR 97759	541-549-2002	N/A	www.ponderosaproperties.com admin@ponderosaporperties.com	Debbie Dyer	2	1991	8
Premiere Property Group, LLC. Bend 25 Minnesota Ave., Ste. 1 Bend, OR 97703	541-241-6860	N/A	www.premierepropertygroup.com info@premierepropertygroup.com	Barbara Stimmel	3	2009	30
R.B. Financial Services Inc. NMLS 234048 500 Highland Meadow Lp. Redmond, OR 97756	541-548-6860	N/A	www.rbfinancialservices.com rb@rbfinancialservices.com	Robert W. Browne	1	1997	1
RE/MAX Key Properties 42 NW Greenwood Ave. Bend, OR 97703	541-728-0033	541-389-5433	www.keypropertiesoregon.com info@rmkporegon.com	Cory Bettesworth, Ryan Buccola	8	2015	75
RE/MAX Out West Realty Prineville 236 N Main St. Prineville, OR 97754	541-447-8993	541-447-7323	www.outwestrealty.net jenniferjordan1977@gmail.com	Jennifer Jordan, Tammy Hudspeth	9	2011	8
Realty Pros LLC 915 SW Rimrock Way, Ste. 201-199 PO Box 1845 Redmond, OR 97756	541-480-9567	541-548-3630	brokersonya@gmail	Sonya Gangstead	0	2005	3
Red Door Realty 1860 NE Fourth St. Bend, OR 97701	541-390-6005	N/A	christinebrowning.com chris@browningteam.com	Chris Samuel	2	2000	11
Rogue Real Estate Sales & Property Management 1537 NE Fourth St. Bend, OR 97701	541-728-0995	N/A	www.rogue realestate.com bend@rogue realestate.com	Peggi Schoning	15	2002	21
Rogue Real Estate Sales & Property Management 219 NW Sixth St., Ste. 1 Redmond, OR 97754	541-312-3641	541-923-8854	www.rogue realestate.com redmond@rogue realestate.com	Marcia Hilber	2	2018	1
Shelton D Kelley Realty 104 NW Franklin Ave. Bend, OR 97701	541-382-3099	541-382-3256	www.kelleyrealestatebend.com patk@patkelleyrealty.com	Patrick Kelley	3	1945	3
Simmons Realty, Inc. 139 NW Third St., PO Box 400 Prineville, OR 97754	541-447-5638	541-447-5639	williamhsimmonsagency.com simmonsrealty@yahoo.com	Jordan Simmons	1	1950	2
Stellar Realty Northwest 109 NW Greenwood Ave., #105 Bend, OR 97702	541-508-3148	N/A	www.oregonpropertyfinders.com info@stellarnw.com	Scott Besaw	1	2009	100
Sunriver Realty 57057 Beaver Dr. PO Box 3650 Sunriver, OR 97707	541-593-7000	541-593-5123	sunriverrealty.com realtyreception@sunriver-realty.com	Trent Stutzman	3	1968	17
The Agency Bend 431 NW Franklin Ave., Ste. 100 Bend, OR 97703	541-508-7430	N/A	bend.theagencyre.com bend@theagencyre.com	Matt Robinson, Nick Wilhite, Grant Ludwick	2	2023	5
The Real Estate Gallery USA 1780 SW Troon Ave. Bend, OR 97702	541-480-2628	N/A	www.therealestategalleryusa.com connie@therealestategalleryusa.com	Connie Thomson	1	2003	1
Total Real Estate Group 2900 NW Clearwater Dr., Ste. 320 Bend, OR 97703	541-330-0588	541-330-0589	www.total-property.com jkalexander@total-property.com	Mandy Davis, Janis K. Alexander, Christopher R. Ambrose, David R. Ambrose	2	2003	26
Trout Realty, Inc. 1241 SW Highland Ave. Redmond, OR 97756	541-548-8158	N/A	www.troutrealty.com jason@troutrealty.com	Jason Trout	0	1971	2
Varsity Real Estate 2843 NW Lolo Dr. Bend, OR 97703	541-215-4442	N/A	www.varsityoregon.com team@varsityoregon.com	Cole Billings, Sam DeLay	2	2022	8
Varsity Real Estate 2843 NW Lolo Dr. Bend, OR 97703	541-215-4442	N/A	varsityoregon.com trevor@varsityoregon.com	Cole Billings, Trevor Qualman, Sam DeLay	8	2024	5
Wild River Real Estate 53556 Kokanee Way La Pine, OR 97739	541-610-5242	N/A	wildriverrealestate@gmail.com	Lori Koerner, Kara Kirkpatrick	0	2005	2
Willow Canyon Group 384 SW Fifth St. Madras, OR 97741	541-815-4380	541-475-5662	www.willowcanyongroup.com rlallen@willowcanyongroup.com	Rick Allen	1	2006	1
Windermere Central Oregon Real Estate - Bend 807 SW Industrial Way Bend, OR 97702	541-388-0404	N/A	windermerecentraloregon.com steveredman@windermere.com	Steve Redman	3	2005	31
Windermere Central Oregon Real Estate - Redmond 821 SW Sixth St. Redmond, OR 97756	541-923-4663	541-923-6416	www.windermerecentraloregon.com mike.gordon43@gmail.com	Mike Gordon	3	1990	46
Windermere Central Oregon Real Estate - Sunriver 57100 Beaver Dr., Bldg. 25, Ste. 110 (The Village) Sunriver, OR 97707	541-323-5888	541-323-5880	www.windermerecentraloregon.com Jaynee@realtorjaynee.com	Jaynee Beck	1	2016	10

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



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Discovery West & Bend Park & Recreation District Dedicate Discovery Park Labyrinth

by JUDY CAMPBELL

Discovery West and Bend Park & Recreation District are thrilled to unveil the Discovery Park Labyrinth, a collaborative public art installation blending natural beauty with creative expression. A dedication ceremony was held on April 2, 2025, at the site to commemorate this unique addition to the community. “The labyrinth represents our shared commitment to preserving open space while enriching Bend’s quality of life for people of all ages and abilities,” said Valerie Yost, director of marketing at Discovery West. “Nestled just off the Discovery Park trail, it surprises and delights visitors exploring the path.”

Michelle Healy, executive director of Bend Park & Recreation District, remarked, “This partnership demonstrates the power of collaboration in creating meaningful and accessible spaces. The labyrinth encourages community members to engage, reflect, and celebrate the moment—an example of our shared efforts to provide equitable recreational opportunities for all.”

The labyrinth was made possible through funding from the Bend Sustainability Fund and was built by Botanical Developments. Together, these organizations have created a space that honors the natural beauty of Bend.

Designed by Lea Goode-Harris and Marilyn Larson of Creative Labyrinths, the Discovery Park Labyrinth features a unique three-circuit pass-through design with an optional fourth circuit for a longer traveling experience. Its carefully chosen stones evoke a timeless quality, offering visitors a space to connect with the earth and each other.

Building on the success of previous public art installations in the neighborhood, such as the Annie Londonderry project and the Women of Discovery mural, the labyrinth enhances the Discovery West trail system by providing an interactive point of interest that celebrates innovation and creativity.

Together, Discovery West and Bend Park & Recreation District aim to redefine the trail experience, inviting visitors to pause, explore, and appreciate the intersection of art and nature. The labyrinth underscores the importance of inclusive, accessible recreation for the entire community, including a kiosk sign with braille information



(L-R) JODIE BARRAM, CHAIR, BEND PARK AND RECREATION BOARD AND LEA GOODE-HARRIS, CO-DESIGNER OF THE DISCOVERY PARK LABYRINTH | PHOTO COURTESY OF DISCOVERY WEST

for visitors with sight impairment.

About Discovery West:

Discovery West, situated on 245 acres on Bend’s westside, is the newest community in development by the team behind award-winning NorthWest Crossing. Discovery West offers a variety of home types and sizes, Discovery Corner community plaza, select retail shops, Aerie by AvantStay luxury overnight vacation rentals, public art installations, and 40 acres of parks, trails and open land. The development team’s vision for creating livable, detail-oriented communities that respect the Central Oregon landscape and lifestyle is apparent throughout the neighborhood.

discoverywestbend.com

E2 Solar

Continued from page 23

In Oregon, state law requires public entities (e.g., state agencies, community colleges, school districts, and local governments) to spend 1.5 percent of public building construction costs on green energy technology, such as solar.

Even in the non-public sector, green initiatives reflect a business’s commitment to sustainability. This means that commercial properties with energy systems often stand out in crowded markets and attract tenants who value eco-friendly practices. According to the SEIA’s Solar Market Insight Report 2024 Year in Review, last year saw a record-breaking number of solar installations on commercial properties.

The financial benefits for businesses that install solar are significant. According to the U.S. Energy Information Administration (EIA), the average commercial building spent \$7800 on electricity in 2021 (likely on par with most small-to-mid-sized businesses). This equates to about \$156,000 over 20 years. If this same business were to install a solar system that offsets 90 percent of its electricity consumption, it could save over \$100,000 in electricity costs over 20 years. The business also protects itself against electricity price volatility and inflation, making it easier to budget and plan for the future.



PHOTOS | COURTESY OF E2 SOLAR



Weighing the Pros and Cons

Beyond the short-term expense, a solar system is often a solid investment for property owners. High-quality solar panels have a lifespan of 20 to 30 years and require minimal maintenance. For both homeowners and business owners in Oregon, federal and state tax incentives can help offset installation costs, whether you’re looking to install solar panels or a solar plus battery storage system.

In addition to the financial benefits, solar panels have a positive environmental and social impact. By generating solar power, property owners can reduce their reliance on fossil fuels and lower greenhouse gas emissions. Properties that embrace green technologies often enhance the reputation of their neighborhoods and communities, too — making solar a win-win in many cases.

To find out if this form of renewable energy is a good fit for your property, we recommend talking to your real estate agent — and to a reputable, long-standing solar company willing to discuss the pros and cons of this technology.

e2solar.com

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Mortgage Companies *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Agwest Farm Credit 3113 S Hwy. 97, Ste. 100 PO Box 607 Redmond, OR 97756	541-504-3500	541-504-3505	www.agwestfarmcredit.com	Weston Flowers	8	1935	Agricultural & non-conforming loans, appraisal services.
All Seasons Mortgage 61124 Ambassador Dr. Bend, OR 97702	503-910-3043	N/A	www.allseasonslending.com team@allseasonslending.com	John Andersch, Travis Coursey, Sarah Andersch-Coursey	3	1990	Purchase & refinance loans, VA, FHA & USDA loans, reverse mortgages, construction loans, lot loans, jumbo loans & lines of credit.
Boss Mortgage, LLC 304 NE Third St., Ste 110 Bend, OR 97701	541-799-2677	541-204-0214	www.bossmortgage.com randy@bossmortgage.com	Randy Vance	13	2023	Residential mortgage loans.
Evergreen Home Loans 685 SE Third St. Bend, OR 97702	541-318-5500	541-318-5557	www.evergreenhomeloans.com kpangle@evergreenhomeloans.com	Kevin Pangle	13	1986	Construction, jumbo, residential, USDA, FHA, FHA 203K, VA & conforming
Fairway Independent Mortgate Company 1033 SW Highland Ave. Redmond, OR 97756	541-548-1957	541-610-1688	academymortgage.com/tyrellhobbs Tyrell.hobbs@academymortgage.com	Tyrell Hobbs	4	2022	Full service mortgage company, banker residential, FHA/VA construction & equity.
Movemnet Mortgage 209 NE Greenwood Ave., Ste. 100 Bend, OR 97701	541-323-0422	541-323-0426	www.movement.com chis.sterling@movement.com	Chris Starling	15	2007	Residential mortgages.
Northwestern Home Loans 906 NW Harriman St. Bend, OR 97703	541-323-7000	N/A	www.northwesternhomeloans.com matt@nwhomeloans.com	Matthew Bassitt	23	2007	Jumbo loans, VA high balance, FHA loans, conventional loans, VA loans, vacation home loans, investment property loans, reverse mortgage, out-of-state loans, USDA loans, purchase & refinance home loans.
Oracle Funding Corporation 61145 SE Wagyu Dr. Bend, OR 97702	888-216-9665	541-610-1678	www.ofcmortgage.com kent@ofcmortgage.com	Kent Vanderkamp	11	2001	Commercial & residential mortgage lender.
Paramount Resdntial Mortgage Group Bend, OR 97703	503-593-1885	N/A	www.prmg.net psteenson@prmg.net	Paul Steenson	1	2024	Lot & construction loans, special portfolio lending, jumbo, FHA/VA/USDA, local processing.

Continued on Page 30 ►



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Buy Now or Wait?

The Homebuyer's Tug-of-War

by **RANDY VANCE, Founder/CEO — Boss Mortgage**

Thinking about buying a home but stuck on the fence? One side is shouting, "Interest rates!" The other is saying, "Build equity!" Meanwhile, you're refreshing Zillow and wondering if now is the right time — or if you should just keep renting and hope for a sign.

Let's break it down:

Why Buying Might Make Sense

First off, whether you rent or buy, you're paying a mortgage. It just might not be yours. Rent is 100% interest — it doesn't build equity, and it's almost always going up.

Owning a home gives you predictable payments (thanks, fixed-rate mortgage), and with every payment, you're putting money back into your own future. Add in the fact that home values tend to rise over time, and you're building net worth whether or not rates are ideal.

And yes, while fewer people are selling right now, the ones who *are* usually need to. That can mean motivated sellers and deals you might not expect. You just need to know where to look.

Also, your space = your rules. Purple walls? Go for it. Custom kitchen? Yes, please. Shag carpet? Bold choice, but hey — it's your call.



But It's Not for Everyone (Yet)

Buying a home also means taking on the responsibility that comes with it. Stuff breaks. Toilets clog. Water heaters die — usually at the worst time. And now, you're the landlord.

Plus, you'll need some upfront cash. Not necessarily 20% down — there are low and no down payment options out there — but closing costs, moving expenses, and pizza for your friends don't pay for themselves.

And if you're not quite ready to settle into one spot for a few years, that's important to consider too. A lease is easy to walk away from. A mortgage? That takes more planning (and maybe a cocktail).

So, What's the Move?

There's no one-size-fits-all answer. It's not about timing the market — it's about understanding your goals and putting together a strategy that works for you.

Still on the fence? Let's talk. I'm not here to convince you one way or another — just to help you figure out what's possible and what's smart for *you*.

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▶ CONTINUED FROM PAGE 28

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
R.B. Financial Services Inc. NMLS 234048 500 Highland Meadow Lp. Redmond, OR 97756	877-757-8666	N/A	www.rbfinancialservices.com rb@rbfinancialservices.com	Robert W. Browne	1	2005	Specializing in home purchases, refinances & construction loans.
Shelton D. Kelley Realty 104 NW Franklin Ave. Bend, OR 97701	541-382-3099	541-382-3256	www.kelleyrealestatebend.com pat@kelleyrealestate.com	Patrick Kelley	3	1945	Purchase trust deeds, notes & loans prior to sale.
Summit Funding NMLS ID# 3199 334 NE Irving, Ste. #104 Branch NMLS ID# 1233411 Bend, OR 97701	541-390-0264	888-505-1876	www.summitfunding.net/sbrennan sean.brennan@summitfunding.net	Sean Brennan	3	1994	Residential mortgage.
U.S. Bank Home Mortgage 86 SW Century Dr. Bend, OR 97702	541-548-1123	N/A	www.usbank.com josh.alexander@usbank.com	Josh Alexander	1	2001	Full-service lender - purchase, refinance, lot loans, construction to permanent, jumbo, first-time home buyer, wealth management.
Umpqua Bank - Residential Mortgage 400 SW Bluff Dr., Ste. 100 Bend, OR 97702	541-312-4850	N/A	www.umpquabank.com jackiewestover@umpquabank.com	Jackie Westover	4	1996	Residential real estate financing for purchases, refinances & construction. A multitude of loan programs to choose from. Serving Oregon, Washington, Idaho, California & Nevada.
Washington Federal Bank 735 NE Percell Blvd. Bend, OR 97701	541-385-0485	541-385-0479	www.washingtonfederal.com	Customer Service	6	1995	Mortgage lending, construction lending & savings, checking deposit accounts, business accounts. Branch locations: La Pine (1), Bend (2), Redmond (1), Prineville (1) Madras (1), Sisters (1).
Washington Trust Bank 1219 NE Third St., Ste. 120 Bend, OR 97701	541-516-8320	N/A	www.watrust.com/centraloregon cjallen@watrust.com	Cory J. Allen	14	2021	Commercial loans, mortgage loans, consumer loans, deposits & wealth management.
Wells Fargo Home Mortgage 650 SW Bond St. Bend, OR 97702	541-633-1955	877-323-7823	www.wellsfargo.com	Custom Service	10	1990	Residential purchases, construction, refinances.

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

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Property Management *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Austin Property Management 1444 NW College Way, Ste. 7 Bend, OR 97701	541-317-1709	541-317-1707	www.bendapm.com hdenton@bendapm.com	Stephanie & Heather	3	2004	Property management services for single family homes, multi-plexes, condos & townhomes.
Bend Property Management Co. 405 NE Seward St., Ste. 4 Bend, OR 97701	541-382-7727	541-382-5987	www.bendpropertymanagement.com michelle@bendpropertymanagement.com	Michelle Bunting	4	1986	Full service residential & property mgmt. Central Oregon.
Bennington Properties, LLC 56842 Venture Ln. PO Box 3367 Sunriver, OR 97707	541-593-6300	541-593-7200	www.benningtonproperties.com reservations@benningtonproperties.com	Robert W. Bennington	30	1998	Vacation rentals & real estate sales in Sunriver & Caldera Spring, Oregon.
Black Butte Ranch Corporation 13895 Bishops Cap Black Butte Ranch, OR 97759	541-595-6211	541-595-2077	www.blackbutteranch.com info@blackbutteranch.com	Jill Rivoli	25	1971	Nightly vacation homes & condos in premier private-ly-owned Black Butte Ranch properties.
Black Butte Realty Group 377 W Sisters Park Dr. Sisters, OR 97759	541-595-3840	N/A	Blackbutte.com pmanagement@blackbutte.com	Kendra Littrell	10	1978	Vacation rentals, property management.
Cascara Vacations Rentals 57100 Beaver Dr., Bld. 6, Ste. 160 Sunriver, OR 97707	800-531-1130	N/A	www.cascaravacations.com cascara@cascaravacations.com	Stacy Wesson	10	1985	Vacation rentals, property mgmt. & maintenance, security, housekeeping & carpet cleaning services. Mailing address: 56880 Venture Ln., 104N PMB305, Sunriver, OR 97707.
Cobalt Properties Group 376 SW Bluff Dr., Ste. 8 Bend, OR 97702	541-322-5966	541-322-5967	www.cobaltpropertiesgroup.com jed@cobaltpropertiesgroup.com	Jed Bellefeuille	14	2003	Commercial & residential property management.
Compass Commercial Property Management 600 SW Columbia St., Ste. 6100-A Bend, OR 97702	541-330-0025	541-330-0110	www.compasscommercial.com/PM marketing@compasscommercial.com	Russ Monroe	22	2000	Commercial property management for retail, office & industrial properties throughout Central Oregon.
Dennis Haniford's Cascade Realty 51477 Hwy. 97 PO Box 428 La Pine, OR 97739	541-536-1731	541-536-1174	www.homes4oregon.com dennis.haniford@gmail.com	Dennis Haniford	0	1974	Real Estate & property management in La Pine.
Deschutes Property Management 605 NE Savannah Dr., Ste. 1 Bend, OR 97701	541-385-1515	541-385-6767	www.rentingoregon.com info@rentingoregon.com	Tiffany Lahey	12	1995	Residential & commercial management & sales; Bend, Redmond, Sisters.
Desert Pine Properties, LLC 1045 NW Bond St., Ste. 214 PO Box 88 Bend, OR 97709	541-388-9973	541-388-6733	www.desertpineproperties.com stay@desertpineproperties.com	Deborah Posso	2	2008	A full service real estate company with sales, property management & vacation homes.
First Rate Property Management 1950 SW Badger Ave., Ste. 102 Redmond, OR 97756	541-527-4200	541-527-4222	www.firstratepm.com sherry@firstratepm.com	Sherry Hoyer	7	2007	Residential & commercial property management in Bend, Redmond, Sisters, Culver, Terrebonne & Prineville.
Fratzke Property Management 963 SW Simpson, Ste. 220 Bend, OR 97702	541-306-4948	541-306-4860	www.fratzkecommercial.com chris@fratcommercial.com	Chris Cochran	10	2010	Full service property management.
Gibson's P.M.S. 9990 NE Crooked River Dr. PO Box 220 Terrebonne, OR 97760	541-504-0827	N/A	www.gibsonspms.com marla@gibsonspms.com	Marla Gibson	3	2003	Specialized residential & ranch management, structured for small client base.
High Desert Property Management Co. 1515 SW Reindeer Ave. Redmond, OR 97756	541-548-0383	541-923-0795	www.hdpm.net info@highdesertpm.com	N/A	7	1991	Property management, eviction for hire, tenant screening, placement residential & landlord/tenant hotline.
Inner Mountain Property Management LLC 145 SW Sixth St. PO Box 2530 Redmond, OR 97756	541-323-3497	N/A	innermountainpm.com innermountainproperty@gmail.com	Rebecca George	2	2010	Residential property management, Multi-family property management, commercial property management, HOA management, real estate sales.
Investors Real Estate Solutions, LLC 920 NW Bond St., Ste. 202 PO Box 2356 Bend, OR 97703	541-285-0110	N/A	www.investorsre.com scott@ires.email	Scott Gibbs	1	2014	Management, leasing, brokerage of commercial properties. Court appointed receivership, facility management, operations, 24/7/365 emergency response, tenant relations, full-cycle accounting, financial reporting, regulatory compliance, project management & consulting.
INVESTwest Commercial Real Estate PO Box 1381 Bend, OR 97709	541-480-7198	541-382-5981	www.investwestcommercial.com cbarber@investwestcommercial.com	Christin Barber	1	1989	Commercial leasing & mgmt. in Central Oregon.
La Pine Property Management Services 51493 Huntington Rd. PO Box 904 La Pine, OR 97739	541-536-1114	541-536-1114	rentinglapine.com rentinglapine@gmail.com	Brittney Manning	1	1997	Residential mgmt. including rentals in South Bend, La Pine, Gilchrist & Crescent. Evictions for hire in Deschutes & Klamath counties.
Lifestyles Real Estate & Property Management 208 SE Vine Lane Bend, OR 97702	541-797-0484	N/A	www.bendlifestylesrentals.com office@lifestylesgroupe.com	Michelle Hardesty	3	2004	A full spectrum property management company handling furnished & unfurnished rentals. Our inventory consists of condos, cottages & large homes. Our furnished properties work great for relocations, rent while building, insurance claims, remodels & corporate stays.
Mountain Resort Properties/EXP 57084 Grizzly Ln. PO Box 3508 Sunriver, OR 97707	800-346-6337	541-593-5041	www.mtresort.com Rentals@MtResort.com	Tim Hadley	10	1989	Vacation rentals, real estate sales & property management services
Mountain View Property Management 644 NE Greenwood Ave., Ste. 2 Bend, OR 97701	541-330-8373	541-389-1436	www.today4rent.com julie@today4rent.com	Julie Davison	5	2008	Residential property management.
My Lucky House Inc. 1293 NE Third St. Bend, OR 97701	541-815-8200	888-868-9947	www.MyLuckyHouse.com info@myluckyhouse.com	Andy Stearns, Shari Ballard	15	1996	Unfurnished & furnished rentals, rental/vacation rental sales, management, maintenance, screening, financials, collections, marketing, reservations.
PLUS Property Management 695 SW Mill View Way, Ste. 106 Bend, OR 97702	541-389-2486	541-389-2449	www.investoregon.com info@investoregon.com	Rick Hansen	11	2004	Property management in Central Oregon.
PLUS Property Management 615 SW Deschutes Ave. Redmond, OR 97756	541-923-6768	541-389-2449	www.investoregon.com redmondoffice@investoregon.com	Rick Hanson, Marlene Conway	2	2004	Property management in Central Oregon.
Property Systems Inc. 900 SE Wilson Ave., Ste. D Bend, OR 97702	541-382-4112	N/A	www.propertysystemsinc.com psibend@aol.com	Katrina Petrescu, Rob Petrescu	2	1995	Commercial, industrial & residential, in & outside of Central Oregon.
Rogue Real Estate Sales & Property Management 219 NW Sixth St., Ste. 1 Redmond, OR 97756	541-923-8222	541-923-8854	www.rogue realestate.com redmond@rogue realestate.com	Paula Dodge	12	2002	Real estate sales, property management, residential & commercial.

Central Oregon Residential Rental Market: A 2025 Outlook

Market Review: 2023-2024 Trends

by **RICK HANSEN, MBA, General Manager — PLUS PROPERTY MANAGEMENT**

The residential property sector in Central Oregon has experienced significant transitions over recent years. While 2020-2022 saw dramatic increases in rental rates, 2023 brought an adjustment period as new multi-family units entered the market, increasing supply and softening prices despite rising interest rates and declining residential sales.

Throughout 2024, as predicted, the rental market remained relatively stable, with flat rent growth in most areas. The housing market stayed tight, shifting more potential buyers toward renting. The trend away from Airbnb toward shorter-term rentals (one-three months) continued, alongside growing demand for smaller, single-occupancy units. The expansion of local colleges, including COCC and OSU-Cascades, maintained steady student housing demand throughout the region.

2025 Market Expectations

Looking ahead to 2025, we anticipate that the Central Oregon rental market will enter a phase of cautious growth. With fewer new multi-family developments scheduled to be completed this year compared to previous years, supply constraints are beginning to emerge once again. This tightening supply, combined with persistent demand from those priced out of the purchasing market due to still-elevated interest rates, suggests modest rent increases of 3-5% may return to the regional market.

The focus on location remains paramount, with properties in walkable areas near amenities, outdoor recreation access points, and educational institutions commanding premium rates and lower vacancy periods. The student housing segment will remain particularly robust as local institutions continue expanding their enrollment and program offerings.

Strategic Recommendations for Property Owners

Tenant Retention Remains Critical

The value of responsible tenants cannot be overstated in 2025's market



environment. A reliable tenant who pays on time and communicates property concerns promptly remains more valuable than the incremental income from tenant turnover and higher rates. We continue to recommend prioritizing lease renewals with good tenants, even if current rates are slightly below market potential.

Pet-Friendly Policies with Proper Screening

Central Oregon continues to boast pet ownership rates nearly three times the state average. Property owners can capitalize on this market characteristic by offering pet-friendly properties while implementing comprehensive pet screening protocols. This should include meeting pets in person, verifying veterinary records, and establishing clear guidelines for pet behavior and property maintenance.

Strategic Property Improvements

2025 offers excellent opportunities for enhancing property values through targeted improvements:

- Water conservation systems are increasingly valuable as the region faces ongoing drought concerns
- Energy-efficient upgrades qualify for expanded federal and state incentives
- Smart home technology installations can command premium rents while reducing operational costs
- Heat pump installations and weatherization improvements qualify for significant rebates
- Xeriscaping and native landscaping reduce maintenance costs while appealing to environmentally conscious renters

Conclusion

The 2025 Central Oregon rental market presents a balanced opportunity landscape for property owners. While dramatic growth is not anticipated, the stabilizing market with modest growth potential rewards strategic management approaches. Property owners focusing on tenant quality, targeted improvements, and understanding regional demand factors will be best positioned to maximize returns while protecting their investment value.

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Title Companies *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Parent Company
AmeriTitle - Bend Downtown 15 NW Oregon Ave., PO Box 875 Bend, OR 97703	541-389-7711	541-389-0506	www.Amerititle.com jan.millar@amerititle.com	Jan Millar	85	1929	Futura Title & Escrow Corporation, Boise, ID.
AmeriTitle - Bend South 345 SE Third St. Bend, OR 97702	541-389-9176	541-388-6939	www.Amerititle.com Jan.millar@amerititle.com	Jan Millar	7	1929	Futura Title & Escrow Corporation, Boise, ID.
AmeriTitle - Madras 739 SW Fourth St., PO Box 67 Madras, OR 97741	541-475-4885	541-475-4348	www.Amerititle.com madras@amerititle.com	Justin Homan	1	1985	Futura Title & Escrow Corporation, Boise, ID.
AmeriTitle - Old Mill 354 SW Upper Terrace Dr., Ste. 104 Bend, OR 97702	541-749-4040	541-749-2573	www.Amerititle.com dawn.bristow@amerititle.com	Dawn Bristow	5	1929	Futura Title & Escrow Corporation, Boise, ID.
AmeriTitle - Prineville 150 NE Court St., PO Box 487 Prineville, OR 97754	541-447-5181	541-447-3371	www.Amerititle.com justin.homan@amerititle.com	Justin Homan	11	1985	Futura Title & Escrow Corporation, Boise, ID.
AmeriTitle - Redmond 735 SW Sixth St. Redmond, OR 97756	541-923-1749	541-923-5427	www.Amerititle.com jan.millar@amerititle.com	Jan Millar	6	1929	Futura Title & Escrow Corporation, Boise, ID.
AmeriTitle - Sunriver 57100 Beaver Dr., Ste. 130, PO Box 4325 Sunriver, OR 97707	541-593-1613	541-593-2546	www.Amerititle.com dawn.bristow@amerititle.com	Dawn Bristow	3	1929	Futura Title & Escrow Corporation, Boise, ID.
Deschutes Title 397 SW Upper Terrace Dr. Bend, OR 97702	541-389-2120	541-389-2180	www.deschutescountytile.com customerservice@deschutestitle.com	Kurtis Lasater	20	2003	N/A
Deschutes Title 845 SW Veterans Way Redmond, OR 97756	541-527-1274	541-527-1281	www.deschutescountytile.com redmondscrow@deschutestitle.com	Kurtis Lasatar	8	2017	N/A
Deschutes Title - La Pine 51515 Huntington Rd., Ste. 1, PO Box 1037 La Pine, OR 97739	541-876-6990	541-876-2740	deschutescountytile.com lapine@deschutestitle.com	Evie Henderson, Nicole Day	2	2020	N/A
First American Title Company of Oregon - Deschutes Division 395 SW Bluff Dr., Ste. 100 Bend, OR 97702	541-382-4201	866-902-9868	www.firstam.com/deschutes margreen@firstam.com	Mark Green	33	1890	First American Title Co.
First American Title Company of Oregon - Redmond 631 W Antler, Ste. 110 Redmond, OR 97756	541-923-3014	866-902-9868	www.firstam.com/title-or/deschutes margreen@firstam.com	Mark Green	3	1890	First American Title Co.
First American Title Company of Oregon - Sunriver 57100 Beaver Dr., Ste. 140 Sunriver, OR 97707	541-593-5242	866-902-9874	www.firstam.com/title-or/deschutes margreen@firstam.com	Mark Green	3	1890	First American Title Co.
First American Title of Oregon - Sisters 431 E Cascade Ave. Sisters, OR 97759	541-904-3048	866-902-9868	www.firstam.com/deschutes margreen@firstam.com	Mark Green	2	1890	First American Title Co.
Western Title & Escrow Company - Bend 1777 SW Chandler Ave., Ste. 100 Bend, OR 97702	541-389-5751	541-330-1242	www.westerntitle.com sean.mcdonald@westerntitle.com	Sean McDonald	47	1987	Western Title & Escrow Co., Bend, OR.
Western Title & Escrow Company - Madras 60 SE Sixth St. Madras, OR 97741	541-460-5107	541-460-5019	www.westerntitle.com sean.mcdonald@westerntitle.com	Sean McDonald	3	2014	Western Title & Escrow Co., Bend, OR.
Western Title & Escrow Company - Prineville 446NW Third St., Ste. 107 Prineville, OR 97754	541-447-7861	541-447-5424	www.westerntitle.com sean.mcdonald@westerntitle.com	Sean McDonald	2	1987	Western Title & Escrow Co., Bend, OR.
Western Title & Escrow Company - Redmond 153 SW Fifth St. Redmond, OR 97756	541-548-2911	541-548-8601	www.westerntitle.com sean.mcdonald@westerntitle.com	Sean McDonald	7	1987	Western Title & Escrow Co., Bend, OR.
Western Title & Escrow Company - Sisters 220 S Pine St., Ste. 102 Sisters, OR 97759	541-548-9180	N/A	www.westerntitle.com sean.mcdonald@westerntitle.com	Sean McDonald	4	1987	Western Title & Escrow Co., Bend, OR.

Property Management *(Listed Alphabetically)*

► CONTINUED FROM PAGE 32

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Rosewood Property Management, LLC 527 SW Deschutes Ave. Redmond, OR 97756	541-923-6250	N/A	www.rosewoodpm.com gena@rosewoodpm.com	Gena Huff	1	1993	Residential & commercial property mgmt. All of Central Oregon.
Sunriver Resort 17600 One Center Dr. PO Box 3609 Sunriver, OR 97707	855-420-8206	541-593-2742	www.sunriver-resort.com info@sunriver-resort.com	Griffin Priebe	950	1968	Vacation rentals.
Sunset Lodging 56935 Enterprise Dr. PO Box 3515 Sunriver, OR 97707	541-593-5018	N/A	www.sunriverlodging.com resdesk@sunriverlodging.com	Front Desk	32	1987	Over 130 vacation homes & condos in Sunriver. Property management.
Trout Realty Inc. Property Management Division 1241 SW Highland Ave. Redmond, OR 97756	541-548-8159	N/A	www.troutrealty.com jason@troutrealty.com	Jason Trout	1	1972	Commercial & residential property mgmt. & sales. Central Oregon.
Velocity Property Management 25 Minnesota Ave., Ste. 8 Bend, OR 97703	541-388-1382	541-408-9841	velocitypropertymanagement.com info@velocitypropertymanagement.com	Stevie Thompson, Lindsay Cloud	3	2009	Residential property management services for Bend, Redmond, Terrebonne & Culver. 2018 Property Manager of the Year.
Viking Property Management, LLC 779 N Main St. Prineville, OR 97754	541-416-0191	N/A	www.viking-pm.com vikingpm@live.com	Toni O'Hara	3	2002	Residential & commercial in Prineville & Bend.
Willow Canyon Properties 212 SW Fourth St., Ste. 201 Madras, OR 97741	541-475-8000	541-475-8001	www.willowcanyonproperties.com frontdesk@willowcanyonproperties.com	Carrie Corey	4	2001	Residential, commercial & industrial property management. Placement & property management of single & multi-family units.

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

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



Redpoint Construction Management announced the addition of **Brian Murphy** as director of construction, as the company expands its service offerings. Redpoint serves a diverse clientele across public and private sectors, including multi-family, hospitality, senior living, non-profit, and now luxury custom homes throughout Oregon, Washington, and Idaho. Murphy has joined the team in Bend.

With a wealth of experience in the luxury custom home building market by serving as the CEO of one of Bend's most acclaimed custom home builders, Murphy is thrilled to return to the commercial construction world. He brings valuable business development skills and a strong Bend construction network, positioning Redpoint for continued

growth in Oregon.

Murphy is particularly excited to work on the Deschutes Library Bond Program, which emphasizes mass timber, LEED certification, and sustainability efforts, as well as Heart of Oregon Corps — Central Campus which empowers the local community.

Gabe Pagano, principal of Cascade Middle School, has been selected as Bend-La Pine Schools' director of District Activities and Athletics. Pagano will begin his new role on July 1, supporting middle and high schools across the district in coordinating athletics, clubs and other extracurricular activities.

This position was created to help ensure all students have access to consistent, high-quality opportunities beyond the classroom, no matter which school they attend. From sports to student leadership to clubs, extracurricular programs are a vital part of helping students grow, connect and thrive.

Pagano brings more than a decade of experience in student activities and secondary school leadership. He served as Athletic Director at Summit High School from 2011 to 2018, Assistant Principal at Bend High School from 2018 to 2021, and is now completing his third year as Principal of Cascade Middle School.

In his new role, he will work closely with staff, students, and families to build strong systems that support coaches, advisors, and programs across the district.



The Environmental Center's Board of Directors recently announced the departure of Executive Director **Mike Riley**, who is stepping down after nearly 17 years with the organization.

Riley joined The Environmental Center in 2008 as executive director. He has worked in the nonprofit sector for most of his career, with more than 40 years of experience in environmental advocacy, outdoor education, community radio, and health care organizations. Prior to joining The Environmental Center, he served as executive director of The Recycling Team, which later merged with The Environmental Center.

In addition to his work at The Environmental Center, Riley has served the community in a variety of volunteer capacities and was elected to the Bend City Council in November 2022. He and his wife raised their two sons here in Bend, his home since 1997.

While stepping away from his role as executive director, Riley will continue to support the organization for the next six months in a part-time capacity as it finishes its EcoCentral Capital Campaign and a renovation of its facility in downtown Bend.

During the leadership transition, the Environmental Center will be managed by its staff leadership team, which includes Associate Director Lauren Williams, Development Director Tim Page, and Program Director Denise Rowcroft, with engagement and oversight from the Board of Directors. Williams, Page and Rowcroft each have over a decade of experience with the organization in leadership roles.

The Board of Directors has begun a search for The Environmental Center's new executive director. The Board anticipates announcing the opening of the executive director search in early May 2025; their goal is for a new executive director to start in the fall of 2025.

Sunriver Music Festival has selected **David Young-Wolff's** *River Dreaming* as its featured artwork for 2025.

Young-Wolff's journey through the world of photography has always been guided by one constant: light. As a child, he was captivated by the way light danced through the leaves, wrapped around mountains and over every object in its path. He couldn't resist following its journey as it traveled across people, faces, and shapes. This early fascination with light has defined his nearly 45-year career as a professional photographer in Los Angeles.

Young-Wolff became one of the top producers of stock photography, before shifting his focus to creating powerful, evocative images for clients and embarking on his own personal photography projects.

One of the defining moments of his career was working on the book *Navajo Mothers and Daughters: Portraits of Beauty*. Over the course of five years, Young-Wolff and his wife traveled more than 14,000 miles from Santa Monica to Flagstaff where they spent time on the Navajo reservation capturing intimate portraits of Navajo women for a project that was both technically demanding and personally fulfilling. It was an extraordinary opportunity for Young-Wolff, made even more meaningful by the close friendship with the book's author, a longtime friend of his and his wife, Pam.

Young-Wolff deeply appreciates a lifetime in photography, which has given him the opportunity to meet and collaborate with incredible people, learning from each interaction. Working on numerous creative projects has allowed him to experience the power of teamwork. At the same time, photography has also given him the freedom to create powerful images on his own, capturing moments through his unique perspective.

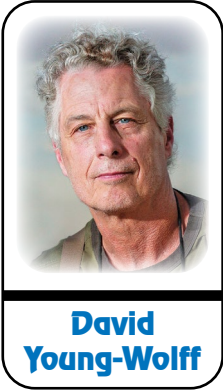
Today, Young-Wolff and his wife now reside in Sunriver, where his photography continues to evolve, shaped by a lifelong love of light.



Sunriver Music Festival

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RIVER DREAMING BY DAVID YOUNG-WOLFF



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Partners In Care Announces Queen of Hearts Campaign for Hospice House

by MORGAN SARTIN, MNLM, Philanthropy Manager — Partners In Care

Partners In Care announces its “Queen of Hearts” endowment campaign for Hospice House.

In 1979, a group of volunteers created their own model of care for people who were terminally ill, based on the hospice philosophy of care that had been adopted in the United States just years earlier. The organization, first known as ‘Friends of Hospice’ evolved into what we now know as Partners In Care, and has been serving communities across Deschutes, Crook, Jefferson, Upper Klamath and Lake Counties for over 45 years.

In 2022, Partners In Care opened a new 12 bed Hospice House to serve the Central Oregon community. Now they are seeking support through an endowment campaign, to secure its legacy for the years to come.

“We want the community to know how thankful we are to the donors who so generously gave to the capital campaign that helped build our Hospice House,” said Greg Hagfors, CEO of Partners In Care. “Those donors built the foundation that we can then build upon for the goal of establishing this endowment.”

Partners In Care is seeking 1,000 donors to honor 1,000 women to create a \$1,000,000 to start an endowment for the Hospice House. The first 1,000 people to donate to this endowment, will be listed as a “Queen,” forever leaving their legacy as providing security for Hospice House in years to come. Once the endowment is established, the goal is to continue to grow this fund over time.

The kickoff lunch for this campaign took place on Saturday, April 12, 2025, at the Tetherow Resort. Partners In Care’s Philanthropy Manager, Morgan Sartin said, “this kickoff lunch was for the people who have been identified as connectors within our community who can help us reach this incredible goal. We are so excited to collaborate with our community and to have more events in Central Oregon as the year goes on.”

To get involved, or learn more about Hospice House and the “Queen of Hearts” endowment, please visit partnersbend.org/queenofhearts or call the Partners In Care Philanthropy Team at 541-410-3918.

About Partners In Care

Partners In Care is a local, independent, 501(c)(3) nonprofit organization serving a 10,000 square mile region of Central Oregon. It is now the leading provider of hospice, home health, and palliative care in the region, with over 200 staff members and nearly 200 volunteers. In addition to community Hospice care in homes, facilities, and Hospice House, Partners In Care also provides: Home Health in the patient’s home or care facility; Palliative Care symptom management and support; a non-medical case management program called Transitions; and Grief Support for adults and children experiencing a loss.

partnersbend.org

COMMUNITY Vision Summit on Workforce Housing

by AMBER THACHER, Interim Executive Director — City Club of Central Oregon

Envision Bend and City Club of Central Oregon invite you to the Community Vision Summit on April 17. This event will explore innovative solutions to one of Central Oregon’s most pressing challenges — workforce housing.

During the input for the community’s Vision Action Plan, Innovative Workforce Housing was one of four ‘Game Changer’ vision strategies and a top factor identified to improve our quality of life in greater Bend.

The Community Vision Summit will include a resources fair with multiple organizations providing affordable housing opportunities, a Vision Progress Report, and an expert panel of speakers about the challenges to workforce housing and the success stories here in Central Oregon.

Event Details:

- **Date:** Thursday, April 17
- **Time:** 5pm Doors Open, 5:30pm-7pm Program, 7-7:30pm Resource fair/Networking/Refreshments
- **Location:** UUFCO, 61980 Skyline Ranch Road, Bend, OR 97703

• **Register Now:** Click here to sign up

Central Oregon’s rapid growth has brought new opportunities and significant challenges. The region’s population has grown by more than 30% over the past decade, causing housing costs to skyrocket. The keynote will be delivered by Jonathan Bach, journalist at the Oregonian and author of a new book *High Desert, High Cost: Bend and the Housing Crisis in the American West*.

“Workforce housing remains a key challenge that impacts the overall health of our region,” said Sarah Holcombe, chair of Envision Bend. “However, there are many innovative and collaborative housing programs on-going today to solve these gaps. These programs need more visibility and funding to address the need at scale.”

Don’t miss this opportunity to learn about the status of Workforce Housing and get information on innovative housing opportunities. Onsite childcare, refreshments, and more will be provided.

Register today on the City Club of Central Oregon website!

cityclubco.org



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May 10, 2025 | 5:30pm
Tetherow Pavilion



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“Hope & Faith”

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Donors Needed to Help La Pine’s Wellness Center ‘Cross the Finish Line’

by **ANDREA HINE** — CBN Feature Writer

“Those of you who know me realize that I speak what’s on my mind,” said Erin Trapp, chief executive officer of La Pine Community Health Center (LCHC). “And it can’t be emphasized enough that the population we serve — estimated as high as 25,000 adults, children, and adolescents — needs the services that will be available in the new LCHC Wellness Center, which is an expansion of our existing campus.”

Addressing attendees at SLED’s sold-out annual luncheon, Trapp explained that in addition to bringing dental services, diagnostic imaging, and increased mental and behavioral support to the community, the project “is not just about health care. It’s about economic growth, job creation, and long-term prosperity for our region. The 27,000-square-foot Wellness Center will have an impact not just on current generations, but on generations to follow.”

Continuing her candid analysis, Trapp noted that — similar to any large construction project — the Wellness Center is experiencing various financial and logistical hurdles. “One factor is required change orders to the original design (which was drawn up in 2021). In addition, rising costs, supply chain disruptions, and delays in securing funding have significantly slowed our progress,” she said.

(Initially expected to open early in 2025, the timeline has now shifted to this fall, although construction is 85 percent completed.)

“It is important to clarify that the financing for this capital project is entirely separate from LCHC’s operational budget,” Trapp said. “The capital campaign to build the Wellness Center is funded through dedicated financing and fundraising efforts, distinct from the monies used for day-to-day operations and patient care.”

Like many community health centers across the nation, LCHC faced uncertainty earlier this year regarding federal operational funding — and, in response, implemented an 11 percent workforce reduction to protect long-term patient services.

Congress subsequently approved funding for community health centers through September 30, allowing LCHC to recall some previously affected employees and begin rebuilding its team.

Facing the attentive SLED audience of business and community leaders, Trapp pointed out that — like the nation’s other 1,400 Federally Qualified Health Centers (FQHCs), also known as Community Health Centers (CHCs) — LCHC is “mission-driven, rather than profit-driven, and committed to providing comprehensive primary care and support services to medically underserved populations, regardless of their insurance status or income. However, she added, “everybody is welcome.”

This nationwide network of 1,400 safety-net providers served more than 31 million patients in 2023, with LCHC supporting its patients from locations in both La Pine and Gilchrist.

“Although all CHCs provide the same basic services, they are very unique based on the needs of the communities they serve,” Trapp said. “For example, LCHC’s patients can currently receive a waiver to help pay for emergent dental care, which is crucial for overall well-being.”

This, however, is a band aid addressing a larger problem: patients deserve a dental home. Oral health impacts everything from the ability to eat and speak comfortably to early detection and treatment of issues that can be linked to an increased risk of heart disease, stroke, diabetes, and respiratory infections that can have long-lasting, harmful effects. Among other new services, the Wellness Center will bring a comprehensive dental clinic to La Pine.”

In addition, Trapp said, “the Wellness Center will offer imaging services that the region needs — removing the need to travel to Bend for diagnosis and intervention for concerns such as blood clots, cancer, or other abnormalities that can have serious medical consequences.”

“These new services, as well as expansion of existing primary care space, are estimated to almost double the size of LCHC’s staff,” she added, “and enable it to serve 4,600 more medical patients. That’s in addition to the patients who will be served by the Wellness Center.”

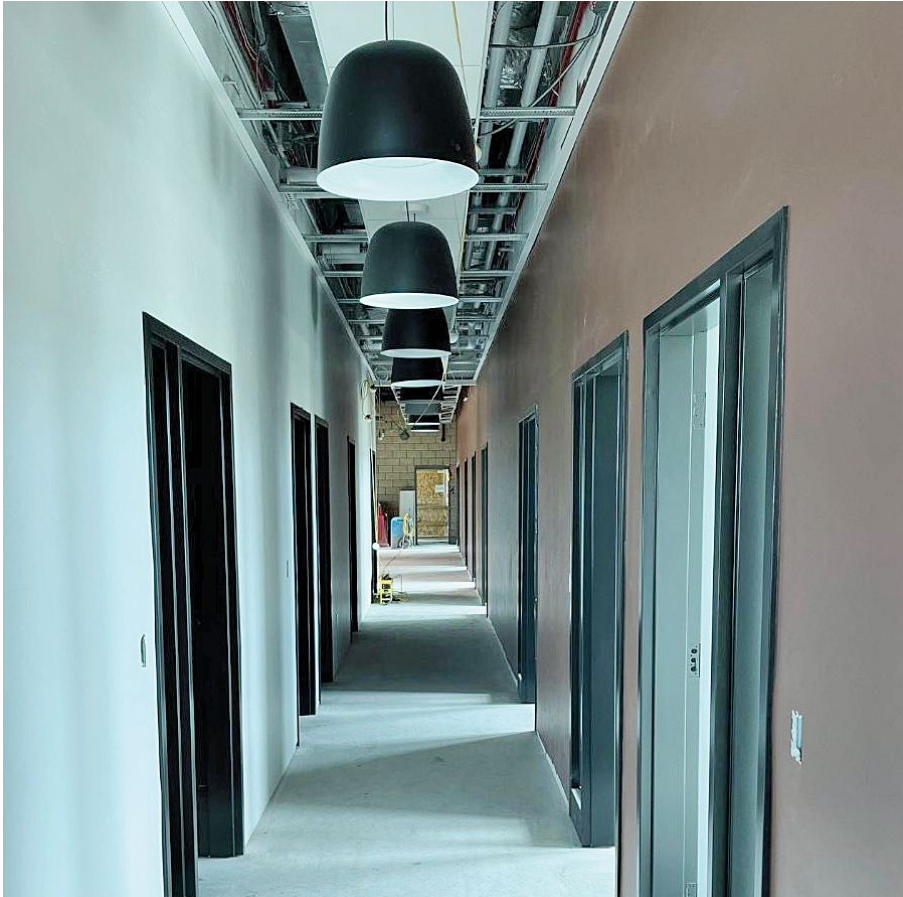


BEHAVIORAL HEALTH, OCCUPATIONAL THERAPY, NUTRITION AND OUTREACH ARE AMONG THE SERVICES TO BE LOCATED ON THE WELLNESS CENTER’S SECOND FLOOR, SHOWN UNDER CONSTRUCTION | PHOTOS COURTESY OF LA PINE COMMUNITY HEALTH CENTER

Standing between LCHC’s plans “to better care for the whole person” and their actualization is the fact that — “despite securing financing to cover a portion of the Wellness Center project last year, and despite tremendous community enthusiasm, those secured funds will not be released to LCHC until additional monies totaling approximately two million dollars are raised to bring this vital project to completion.”

“Our commitment to seeing the Wellness Center become reality is undiminished,” said Trapp, “as this facility will serve as a crucial resource for the region. But we can’t move forward and cross the finish line without the community’s financial backing. We need donors, both large and small, to help us build a healthier future together.”

lapinehealth.org



THE THREE-STORY, 27,000-SQUARE-FOOT WELLNESS CENTER WILL INCLUDE SPACE ON THE THIRD FLOOR, SHOWN UNDER CONSTRUCTION, FOR ADMINISTRATIVE AND SUPPORT SERVICES STAFF, AS WELL AS MEETING ROOMS



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EDCO

Continued from page 3

111,110. St. Charles Health System tops the list again, employing 5,188 people regionwide, an 8.29% increase since last year at the same time.

The top five private traded-sector businesses, those that primarily sell their goods or services outside the local market and bring revenue into the region from national or international markets, include:

1. **Bright Wood Corporation (Regional, Oregon)** — The largest independent manufacturer of window and patio door components and engineered dimension lumber in the U.S. The company was founded in Madras in 1960.

2. **BASX Solutions (Redmond)** — An industry leader in manufacturing high-efficiency data center cooling solutions, cleanroom systems, custom HVAC systems, and modular solutions. The

company recently completed a 36,000 square-foot weld shop in Redmond.

3. **Les Schwab Headquarters & Tire Centers (Regional, Oregon)** — Founded in 1952 with a single store in Prineville, Les Schwab Tire Centers now employs over 7,000 people across the nation.

4. **Epic Aircraft, LLC (Bend)** — Founded in 2004, Epic Aircraft is a leading designer and manufacturer of high-performance, all-composite, six-seat, single-engine turboprop aircraft. Their flagship model, the Epic E1000, is known for its speed, range, payload, and luxurious features, catering primarily to business and private aviation markets.

5. **Lonza (Bend)** — A leading global provider of integrated healthcare solutions ranging from early-phase development to custom development and manufacturing of active pharmaceutical ingredients. Founded as Bend Research in 1975, they have evaluated or developed thousands of compounds.

BASX Solutions experienced the most significant increase in new jobs among

the top traded-sector businesses, adding 399 positions, a 60.36% rise compared to last year.

“Traded-sector businesses are the backbone of Central Oregon’s economy, driving resilience and enriching our communities. At EDCO, we are proud to support these companies as they navigate challenges in workforce development, market research and access to resources. Working closely with over 400 businesses annually, we take great pride in seeing them thrive, create valuable job opportunities and increase the quality of life for Central Oregonians,” said Jon Stark, CEO of EDCO.

When companies consider moving to or expanding within Central Oregon, they often seek insights from EDCO regarding the local business landscape. One resource provided is valuable information about employers across various sectors, including high technology, advanced manufacturing, and scientific industries, as well as non-traded sector industries, which include

retail, education, healthcare, hospitality, and construction. EDCO offers a range of services to support business growth, including assistance with relocation, access to incentives and financing options, entrepreneurial support, and connections to essential resources and mentorship opportunities.

To view the lists in their entirety, go to edcoinfo.com/about-the-area/major-employers.

Data for the lists is self-reported and not audited and should only be used as an informational guideline. Businesses are asked to provide the total number of employees, not full-time equivalency, during their most recent pay period or, for companies with seasonal patterns of employment, their seasonal high. Numbers only include employees working in Central Oregon and contain contractors or interns if they are full-time and long-term. Some businesses chose not to participate in these lists and are therefore excluded.

edcoinfo.com

Visit Central Oregon

Continued from page 3

rural Antelope to be used for travelers to use restrooms, refill on water, and more.

Visit Central Oregon chose the seven recipients in cooperation with seven advisory grant reviewers, which included industry representatives from regional tourism and hospitality, Central Oregon’s rural communities, economic development, outdoor recreation, and the Confederated Tribes of Warm Springs.

Each of the recipients has at least one thing in common: Every project awarded a Central Oregon Future Fund grant emphasized tourism-related programs and enhancements in line with the Fund’s pillars of promoting accessible adventure, cultural tourism, and stewardship. The 19 applications included six access

adventure projects, eight cultural tourism projects, and five stewardship projects. The seven recipients include five access adventure projects and two cultural tourism projects.

In addition to the Future Fund, Visit Central Oregon supports stewardship projects through the Central Oregon Destination Management Studio, which is a regional collaborative process. That program includes more than \$100,000 in support for stewardship projects, including Dark Sky initiatives, a trails improvement project managed by the Deschutes Trails Coalition, and the development of an arts and heritage program focused on Central Oregon’s music culture.

“We continue to be inspired by the innovation and deep commitment to Central Oregon shown by so many applicants,” said Scott Larson, CEO of Visit Central Oregon. “The Future Fund has been remarkably successful in its

three years, and we’re proud to keep supporting projects and initiatives that make a meaningful, positive impact in communities across the region.”

The 2025 Central Oregon Future Fund Grantees include: Antelope 3, LLC — Antelope Pavilion, Final Phase; Dirty Freehub — High Desert Gravel Guide; Explore Prineville — Golf “Fore” All: The Adaptive Golf Project; Deschutes River Alliance — Troutfest 2025-Access Adventure Promotion; High Desert Museum — Our Place, Our Cultures; Oregon Adaptive Sports — Access, Elevated; and Tower Theatre Foundation — Enhanced ADA Accessibility at Tower Theatre.

To be eligible, winning applications had to be aligned with three program pillars: Stewardship, cultural tourism, and expanding access to outdoor adventure. Since its inception in 2023, the Central Oregon Future Fund has awarded more

than \$1.5 million. The grants are entirely funded by revenue generated from the region’s transient room tax that is dedicated to tourism programs.

“The Central Oregon Future Fund is a vital part of Visit Central Oregon’s commitment to sustainable tourism and our responsibility to minimize its impact on the communities we serve,” Larson said. “By reinvesting tourism-generated revenue into projects that directly benefit the people who call this region home, we’re not only supporting a thriving visitor economy — we’re reinforcing our role as stewards of the landscapes, resources, and communities that make Central Oregon such a remarkable place to live and visit.”

To learn more about the Central Oregon Future Fund and this year’s grant recipients, visit visitcentraloregon.com/Future-Fund.

visitcentraloregon.com

Iyela Luxury Skin & Body

Continued from page 3

- Brow & Lash Services
- Sugaring Hair Removal
- Spray Tanning
- Body Wraps & Scrubs
- Energy Work
- Seasonal Offerings

Iyela Luxury Skin & Body is housed in a sophisticated five-room facility, strategically designed to offer an intimate, elevated experience. The spa will also welcome a curated selection of independent wellness professionals who will complement the spa’s services, enriching the experience for clients. These

professionals will fill the doors of the spa, offering their expertise in alignment with the spa’s vision of providing only the highest level of service and care.

“We are thrilled to bring Iyela Luxury Skin & Body to Bend,” said Heather Nashelle, founder and CEO. “Our goal is to provide an elevated experience — where clients not only receive high-quality treatments but also feel truly cared for. This spa is about blending expertise with a luxury experience that leaves people feeling refreshed, confident, and radiant.”

Nashelle, founder and creator of Nashelle Jewelry, is widely recognized for her role in growing Nashelle Jewelry into a globally successful brand. With a deep passion for craftsmanship, sustainability, and ethical business practices, she has now brought her expertise into the wellness space, curating a spa experience that is both indulgent and intentional.

To celebrate its soft opening, Iyela Luxury Skin & Body is offering 25% off all services through April 30, 2025. Use code: [newlocation!](#)

Clients can also take advantage of the new Loyalty Program, designed to reward returning guests with exclusive perks and discounts.

Iyela Luxury Skin & Body is committed to sustainability and excellence, utilizing eco-conscious products and ethical practices to ensure a luxurious yet responsible experience.

Appointments are now available for booking, with a grand opening event planned for May. For more information, visit iyelaluxury.com or follow @iyela_skinandbody on social media for updates, exclusive offers, and behind-the-scenes looks.

iyelaluxury.com

RECENT TRANSACTIONS

Continued from Page 3

Compass Commercial Real Estate Services brokers **Dan Kemp, CCIM**, and **Emilio Tiscareno** represented the buyer, Heart of Oregon Corps, in the purchase of 15.69 acres of land located at 835 E Hwy 126 in Redmond. The sale closed for \$1,272,038.34.

Brokers **Jay Lyons, SIOR, CCIM**, and **Graham Dent, SIOR**, with **Compass Commercial Real Estate Services** represented the buyer in the sale of 14 acres of land located on Tom McCall Rd in Prineville. **Compass Commercial Real Estate Services** broker **Bruce Churchill** represented the seller, Three Sisters Holding LLC. The property sold for \$2,781,523.80.

Compass Commercial Real Estate Services brokers **Peter May, CCIM**, **Emilio Tiscareno**, **Russell Huntamer, CCIM**, and **Eli Harrison** represented the landlord in the lease of a 2,054 SF office suite at 744 NW Bond Street, Suite A, in Bend. The landlord was Jerry Boddum.

Broker **Bruce Churchill** with **Compass Commercial Real Estate Services** represented the landlord, River Bend Investors II, LLC, in the lease of a 4,000 SF retail space at 389 SW Scalehouse Ct., Suite 100A, in Bend.

Brokers **Russell Huntamer, CCIM** and **Eli Harrison** with **Compass Commercial Real Estate Services** represented both the tenant and the landlord in a 29,403 SF Redmond land lease at 1425 NE Greenwood Ave. The landlord was Dawn Liberty, LLC and the tenant was Apollo Recovery Services, LLC.

Compass Commercial Real Estate Services broker **Luke Ross** represented the tenant in a 2,243 SF office lease at 550 NW Franklin Ave., Suite 228 in Bend. The tenant was Youth Villages.

Brokers **Grant Schultz, CCIM**, and **Jay Lyons, SIOR, CCIM**, with **Compass Commercial Real Estate Services** represented both the landlord, Merchant Way, LLC, and the tenant, The Montessori Center, in a Bend office lease. The 2,220 SF space is located at 3052 NW Merchant Way, Suite 100.

Compass Commercial Real Estate Services broker **Matt Sichel** represented both the landlord and the tenant in a 1,868 SF Clackamas office lease at 10001 SE Sunnyside Rd., Suite 210. The landlord was Regals NW, LLC and the tenant was Allstate Insurance.

Brokers **Grant Schultz, CCIM**, and **Jay Lyons, SIOR, CCIM**, with **Compass Commercial Real Estate Services** represented both the landlord, Carriage House Building, LLC, and the tenant, Deschutes Defenders, in the 2,020 SF Bend office lease. The space is located at 210 NW Irving Ave., Suite 101.

Submit your Recent Transactions to Jeff@CascadeBusNews.com to be seen in the next edition of *Cascade Business News*

Central Oregon Business Calendar

Email Your Upcoming Business Events to CBN@CascadeBusNews.com

Event Details at CascadeBusNews.com/Business-Events

BUSINESS

EVENTS



- April 16**
4-5pm Bend Chamber Ribbon cutting at Sumner College.
- April 16**
5:30-8pm ConnectW Monthly Dinner Meeting at High Desert Music Hall, Redmond.
- April 17**
11am-12pm TIGERS Success Series Virtual Webinar, The Power of Transformational Feedback That Inspires Growth — Not Resentment.
- April 17**
5-7pm Bend Chamber Bend ET Social at Worldmark Bend, Seventh Mountain Resort.
- April 17**
5:30-7:30pm City Club of Central Oregon and Envision Bend Innovations in Workforce Housing Community Vi-

- sion Summit at Unitarian Universalist Fellowship of Central Oregon.
- April 18**
12-5:30pm Redmond Chamber Business Summit at Deschutes County Fair & Expo Center.
- April 19**
12-1:30pm City of Bend Virtual and In-Person BMPO Policy Board Meeting at ODOT Region 4, Building M, Baney Conference Room, Bend.
- April 22**
5:30-7:30pm SCORE Free, Confidential One-on-One Small Business Counseling at Bend Downtown Library.
- April 23**
4-7pm Bend Chamber Ribbon Cutting at Evergreen Oculofacial Plastic Surgery, Bend.
- April 24**
12:30-6:30pm Bend Chamber 2025 Bend Emerging Talent Summit at Tower Theatre, Bend.

- April 24**
5-6:30pm SCORE Central Oregon and ConnectW Free Networking Event, Empowering Women Through Connection, at 10 Barrel East, Bend.
- April 24**
5-6:30pm City of Bend Virtual and In-Person Transportation Utility Fee Phase 2 Business Roundtable at Bend City Hall Council Chambers.
- April 24**
6-8pm RootedHomes Sip + Support at Tetherow Resort.

WORKSHOPS

& TRAINING



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

Building Permits

DESCHUTES COUNTY 4.1.25 & 4.8.25

- \$225,000.00 - Commercial (Addition) at 7325 SW Robin Ct. Redmond 97756 OR Owner: Eagle Crest Master Assn PO Box 1215 Redmond, OR 97756
Builder: Keeton King Contracting, LLC 541-923-0704 Permit # 247-24-007735
- \$185,000.00 - Commercial (Alteration) 20,658 sf. at 750 Barclay Dr. Sisters 97759 OR Owner: Sisters Airport Property, LLC PO Box 2402 Sisters, OR 97759
Builder: Jeffrey Mitchell Hardcastle 541-639-6995 Permit # 247-24-007489
- \$100,000.00 - Commercial (Alteration) 150 sf. at 16800 Reed Rd. La Pine 97739 OR Owner: AT & T PO Box 3055 La Pine, OR 97739
Builder: Ericsson, Inc. 469-266-1818 Permit # 247-24-007662
- \$475,000.00 - Commercial (Addition) 140 sf. at 7325 SW Robin Ct. Redmond 97756 OR Owner: Eagle Crest Master Assn PO Box 1215 Redmond, OR 97756
Builder: Keeton King Contracting, LLC 541-923-0704 Permit # 247-24-007025
- \$372,000.00 - Commercial (New) 924 sf. at 57850 West Cascade Rd. Sunriver 97707 OR Owner: Sunriver Environmental, LLC PO Box 3699 Sunriver, OR 97707
Builder: Slayden Constructors, LLC 720-547-5400 Permit # 247-24-005555

CITY OF REDMOND 4.1.25 & 4.8.25

- \$424,099.00 - Commercial (New) 2,520 sf. at 365 NW 19th St. Redmond 97756 OR Owner: Kor Community Land Trust 150 NE Hawthorne Ave. Ste#11 Bend, OR 97701
Builder: Solaire Residential, LLC 541-383-2140 Permit # 711-25-000267
- \$424,099.00 - Commercial (New) 2,520 sf. at 369 NW 19th St. Redmond 97756 OR Owner: Kor Community Land Trust 150 NE Hawthorne Ave. Ste#11 Bend, OR 97701
Builder: Solaire Residential, LLC 541-383-2140 Permit # 711-25-000268

Target Sector Analysis

Continued from page 3

Bend, including those industries that have workers relative to Bend’s working population, as well as industries that are growing faster than state and national averages. This included industry sectors that primarily serve the local community and ones that export their services and products outside of Central Oregon. Broadly, the analysis suggests sectors like healthcare and bioscience research are two industries expected to grow significantly over the next decade, and that industries like manufacturing and tourism will remain important to support. The local economy

is continuing to move away from resource-based economies like forestry and mining. This analysis helps the City focus planning efforts to incentivize and accommodate emerging, growing and stable industries. This information will ultimately inform an economic opportunities analysis, which will look at how much land and infrastructure we will need in the next 20 years to support these growing economic sectors. This will be a key element of the forthcoming Growth Plan. Some examples of how a City can support economic growth include policy incentives, zoning and infrastructure planning. The analysis highlights other findings, such as Bend’s robust remote worker population. According to the analysis, 28% of Bend’s workforce works remotely —

well above state and national averages. This fact, for example, may also influence future analysis around how much land will or won’t be needed to support certain economic sectors. **The report is available to review here.** The Bend Economic Development Advisory Board will discuss the analysis and make a recommendation to the Bend City Council at its April 2 meeting. **Accommodation Information for People with Disabilities:** To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. contact Jacob Larsen at 541-647-0696 or jlarsen@bendoregon.gov. bendoregon.gov



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