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Event Elegance Expands Reach Across Central Oregon

New Owners Build on Longtime Local Reputation

by JEFF SPRY — CBN Feature Writer



DAVE AND BOBBIE BASHIAN | PHOTO COURTESY OF EVENT ELEGANCE

Faithfully serving Central Oregon and the surrounding region, Event Elegance is your one-stop celebration emporium for nearly any occasion imaginable. Their full-service equipment rental enterprise is primed and ready to provide everything from tables, chairs, tents, arbors and beverage bars to lighting, linens, flowers, games and even dance floors.

Owners Dave and Bobbie Bashian recently took over Event Elegance and the longtime area residents are keeping up the company's sterling reputation of delivering reliable support and logistics for planning and successfully pulling off any number of bespoke gatherings including weddings, anniversaries, trade shows and birthdays.

"I'm born and raised here and Dave came here when he was five, so we're very, very local," Bobbie tells Cascade Business News. "We've raised our two kids here and we've always owned our own business and have an entrepreneurial spirit. This business was presented to us and we were excited to acquire it and give back to our community. Event Elegance has been in business for quite some time, but we took over just last month, in April of 2026."

Their vision for Event Elegance maintains that each special event is unique, from intimate remembrances to large corporate meetings. Their hassle-free process takes customers from comprehensive consultations and all through planning, delivery and pick-up. While they do not feature a brick-and-mortar showroom, everything is available to view on their official website.

One of the new things the Bashians added to the company regarding operations is a fantastic way to bring smiles to Central Oregon by repurposing some of the happenings' decorations.

"After weddings and parties, we noticed that a lot of stuff just goes right in the garbage," she notes. "So now if anyone

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Kiln Co-Work Space to Ignite Bend Business Creativity

Innovative 43,000 Sq. Ft. Flex-Office Concept Launched in Old Mill District

by SIMON MATHER — CBN Feature Writer

A potential hotbed for talent and innovation has emerged on Bend's west side in the shape of the new "Kiln" co-working space, offering the opportunity for businesses to thrive in a dynamic, creative atmosphere.

Kiln — the company behind the flex-office style project — already has numerous locations across the Western U.S., and has transformed the 43,000-square-foot former Ibox Global call center space in the Old Mill District into a broad array of work and lifestyle options.

The latest addition to the brand, located at 501 SW Hill Street, officially opened May 18 and offers a diverse mix of private offices, open and resident desks, conference rooms and content creation studios, as well as wellness and lifestyle amenities designed



KILN BEND CO-WORKING SPACE GATHERING AREA COMPLETE WITH COUCHES AND ADJUSTABLE DESKS | PHOTO KILN CO-WORK SPACE

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Central Oregon Home Builders Spotlight — Pages 9-25

State of the College Address – Bend

COCC Delivers Annual Update

by NOAH NELSON — CBN Feature Writer

On Tuesday, May 5, COCC held its State of The College Address for its Bend campus. Delivered by COCC President Dr. Greg Pereira, the address aimed to cover primary topics, such as the state of the college today, community and economic impact, challenges and areas of opportunity, managing/tracking growth between multiple campuses, as well as the strategic direction that will determine the future of COCC.

Held at Wille Hall on COCC's Bend campus, the address began with Pereira being introduced, and clarifying the intent of the day's talks: to show how COCC lives up to their mission of empowering students and engaging with community through high-quality, accessible and equitable lifelong education.

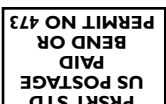
"It can be difficult to serve students across five campuses and 10,000 square miles, but that is our mission and it's what we do," said Pereira.

Taking a look at some data, Pereira shared the news that COCC's student population had grown in two specific ways: first, COCC students have gotten more diverse, with more than 16 percent of the student body coming from a Latino/a or Hispanic background. Additionally, COCC has a higher-than-average student age,



COCC PRESIDENT GREG PEREIRA SPEAKING WITH STUDENTS | PHOTO BY ROSIE DAY, CENTRAL OREGON COMMUNITY COLLEGE

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Stereo Planet Returns to Downtown Bend

Some things streaming simply can't replace. The ritual of lowering a needle onto vinyl. The feeling of sitting still long enough to actually listen. The moment great music stops being background noise and, after 45 years as a dependable Bend business, Stereo Planet becomes an immersive experience again, encouraging the community to look forward to rediscovering sound and sparking curiosity about new listening adventures.

That spirit returns to downtown Bend on First Friday, June 5, as beloved local audio destination Stereo Planet officially reopens its doors at 1008 NW Bond Street — this time in collaboration with the passionate music lovers, longtime Central Oregon resident and local music fixture and owner of Smith Rock Records, Patrick Smith, and his team.

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Deschutes County Solid Waste Launches Program to Help Reduce Recycling Contamination

Deschutes County Solid Waste, in collaboration with The Recycling Partnership, City of Bend, Cascade Disposal and Republic Services, is announcing a Clean Cart education program to help residents recycle right and reduce contamination in the recycling stream.

only on carts that are set out for recycling on scheduled collection days.

“Our goal with this educational program is to help residents identify and avoid common contaminants that don't belong in your recycling cart,” said Solid Waste Director Jeff Merwin. “One wrong item in the cart doesn't ruin a whole truckload, but it can lower the value of

Continued on Page 30 ▶

Wealth Enhancement Announces Acquisition of Sherpa Wealth Strategies

Wealth Enhancement, a national independent wealth management firm dedicated to enriching clients' lives, announced it has acquired Sherpa Wealth Strategies, a hybrid RIA in Bend, Oregon. The team is led by Brian Stallcop, CFP, founder, and manages over \$108 million in client assets.

decades of experience, which makes us especially proud to partner with them. As we continue to grow, preserving and strengthening our culture remains a top priority, and we're confident the Sherpa team will be a great fit within our community.”

Jeff Dekko, chief executive officer of Wealth Enhancement, said, “Sherpa Wealth Strategies has built its reputation on trust, transparency, and

Founded in 2011, Sherpa Wealth Strategies provides comprehensive,

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City Club of Central Oregon Launches 20 for 20 Fundraising Campaign in Celebration of 20th Anniversary

City Club of Central Oregon announces the launch of its 20 for 20 fundraising campaign, a milestone initiative celebrating the organization's 20th anniversary with a goal of raising \$20,000 from community members, members and supporters who believe in the power of civic conversation.

healthcare to the environment, economic development and local governance. What started as a small gathering of civic-minded residents has grown into one of the region's most trusted nonpartisan platforms for public dialogue, education and community connection.

Founded in 2006, City Club of Central Oregon has spent two decades bringing Central Oregonians together around the issues that matter most - from housing and

“Twenty years ago, a group of passionate community members decided

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RECENT TRANSACTIONS

Brokers **Russell Huntamer, CCIM, Dan Kemp, CCIM, Eli Harrison, and Emilio Tiscareno**, with **Compass Commercial Real Estate Services**, represented both buyer and seller in the sale of four industrial storage condo units totaling 8,800 SF at Falcon Storage in Bend. The seller was FSC Bend, LLC, the buyer was Brian Mariotti, and the units sold for \$3,260,135.

Jenn Limoges, CCIM, of **NAI Cascade** represented the Buyer in the acquisition of an 11,178 SF medical office property located at 2698 NE Courtney Dr in Bend. NAI Cascade introduced multiple buyers to the opportunity, demonstrating the value of consistent market presence, strong buyer relationships, and long-term deal pursuit, ultimately resulting in a successful \$3,700,000 closing.

Compass Commercial Real Estate Services brokers **Dan Kemp, CCIM, Emilio Tiscareno,**

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

Bend Handmade Market Returns to Downtown Bend with 100+ Local Makers

The Bend Handmade Market will return to downtown Bend on Saturday, June 6, 2026, featuring more than 100 independent makers and artisans showcasing handcrafted goods. The free, all-ages outdoor market has become a beloved community event, offering shoppers a curated selection of ceramics, clothing, jewelry, fine art, home décor, and more.

celebrates the incredible talent and creativity of our regional maker community,” said Lindsey Ross of Urban Craft Uprising. “It's a wonderful opportunity for both locals and visitors to discover unique, quality pieces while supporting independent artists and small businesses.”

“The Bend Handmade Market

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State of the College Address

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sitting at 25.3 years old.

“When you think about economic development, redevelopment of the workforce and expanding opportunities, it makes a lot of sense that we have a lot of individuals re-careering at COCC,” Pereira said.

Looking at achieving their mission, Pereira noted that COCC stands uniquely among other community colleges, as it is the only community college that serves Central Oregon, over 10,000 square miles. In other regions and states, multiple community colleges cover similar spans of land, which takes the pressure off of each one to provide every possible service and educational opportunity. For COCC, there is no other community college to serve the community, which has helped push COCC to be a jack of all trades, when it comes to providing educational opportunities.

In terms of providing opportunity geared towards student success, Pereira highlighted how 51 percent of the student population received financial aid in the 2024-25 school year. This amounts to more than \$22 million spent during that school year to help students achieve their educational goals, when they otherwise may not be able to.

Another standout stat for the college is the percent of students who are enrolled in lifelong learning programs, such as the Small Business Development Center (SBDC) and the Center for Business and Education. Approximately half of the students who attend COCC enroll in these non-credit courses or others, with the goal of taking home real skills that translate into success.

In 2025, COCC was awarded 38 new grants totaling nearly \$8 million in funding for a variety of projects and expansions, including a \$2.2 million Department of Education FIPSE grant that will help the Redmond campus meet the needs of a growing workforce and evolving industries.

As a result of their wide reach and constantly pushing towards their mission statement, COCC generates \$349.2 million in annual economic impact, with one out of every 41 jobs in Central Oregon tied to COCC in some way. Of that economic impact, COCC alumni contribute about 74 percent, or \$257.8 million annually.

The address also covered challenges, mostly surrounding budgeting. Most community colleges in the state and across the nation are cutting programs and funding, and Pereira was met with the difficult question of what that would look like for Central Oregon.

“We put forth a petition to protect higher education in our region with more than 1,400 signatures; more than any other community college in the state,” he said.

While support from the general public as well as our elected officials is there, COCC still has some difficulties to contend with, including deferred maintenance (after 76 years in operation), infrastructure needs, dealing with the national decline in enrollment in higher education and the rising cost of living in Central Oregon.

Despite these challenges, Pereira put a strong foot forward and stated, “The key takeaway from today’s state of the college is that COCC is an absolutely incredible institution, and despite challenges that come up, we always find a way forward, and we’re doing incredible work in this community.”

cocc.edu

Event Elegance

Continued from page 1

leaves fresh flowers, we kindly ask them to keep them to the side and we collect them and take them to area nursing homes and assisted living facilities.”

Basic Event Elegance services include free delivery and pick-up. Everything is available a-la-carte and set-up can be arranged if needed. They can handle anything from a little kid’s first birthday to an elaborate 400-person wedding. There’s no minimum or maximum size order.

Something the Bashians did not expect coming from other endeavors is how

friendly and helpful the event rental business is, and that each competitor is happy to assist to everyone’s benefit.

“It’s like a collaborative situation,” Bobbie adds. “We’ve met several of the other competitors locally and it’s so much fun in that way that everybody works together. If we don’t have something, someone else has it, or vice versa. That was surprising to me and it’s been amazing. The best part is being involved in so many events and to give customers that stress-free moment. We’re looking forward to a busy summer and continuing to grow the business and make the brand more well-known. Being new owners, it’s all about making the business ours. Plus, we get to see some really super cool places that are right here in our own backyard. Sometimes after we set up I don’t want to leave. I just want to stay for the party!”

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Rooted in Place

SZABO Landscape Architecture & the City of Bend Public Works Campus

by **CHERYL McINTOSH**

When the City of Bend set out to consolidate its scattered public works operations into a single, unified campus, the project demanded a team that could see the land first and build a vision around what was already there. That instinct is precisely what SZABO Landscape Architecture brings to every project and was one of the leading drivers behind the planning and landscape architecture for the new City of Bend Public Works Campus at Juniper Ridge.

A Firm Built on Place

Founded and based in Bend, SZABO Landscape Architecture has spent years developing a design sensibility that is inseparable from Central Oregon's high desert character. The SZABO team's projects consistently reflect a careful reading of topography, hydrology, native vegetation, and climate, which translates into functional, beautiful, and durable outdoor environments. The firm's portfolio spans civic spaces, commercial developments, parks, and residential work, with a through-line of ecological intelligence, sustainable infrastructure, and close collaboration with owners, architects, engineers, and contractors. That track record of working effectively across disciplines, from schematic design through construction administration, prepared SZABO well for the complexity and scale of what the City of Bend was asking for at Juniper Ridge.

A 34-Acre Challenge

The new Public Works Campus consolidates fleet storage, maintenance facilities, field operations, engineering, general staff offices, and public-facing customer services into a single, highly efficient 34-acre hub. The site presented formidable physical challenges such as a 55-foot grade change, significant rock outcroppings, and mature juniper stands, including century-old specimens whose survival was non-negotiable. The City's goals were clear from the outset. SZABO was to create a campus that felt anchored in the landscape, minimize disturbance to natural features, promote safe pedestrian and vehicular circulation, while honoring the native high desert ecosystem.

SZABO led a careful study of the topography to "lightly touch" the land. Parking fields and building pads were

fitted around the site's inherent structure. The result was over 400 juniper trees preserved, many of them centuries old, along with numerous rock outcroppings that now anchor the character of the campus. It is a balance that comes from a team that genuinely understands the land they are working with.

Safety, Circulation, and Community

Operational complexity was a core driver of the design. With so many different user groups, the site plan had to work harder than most. SZABO worked with the architects at Henneberry Eddy to organize the campus so that pedestrian paths never cross active vehicular drives. Intuitive circulation and legible wayfinding create a safe, navigable environment in all weather conditions, for both employees and visitors alike. Outdoor gathering spaces extend the social and functional life of the buildings, providing places for impromptu meetings, casual conversations, and cross-departmental connections. The new campus dynamic reinforces the organizational culture the City sought to build by bringing its teams together under one roof.

Water Wisdom as a Civic Statement

Sustainability and water stewardship sit at the heart of SZABO's landscape concept for the campus. Nowhere is that more visible than in the Demonstration Garden at the campus entrance. SZABO conceived this garden as a space where residents, staff, and visitors can see and experience how thoughtful plant selection, irrigation strategy, and permeable materials create a beautiful, functional landscape while dramatically reducing water use.

The garden is organized into four distinct hydrozones. There is very low, low, medium, and high water use, and each zone is irrigated differently and metered separately. Real-time water consumption in each zone is displayed on a digital screen in the campus lobby, giving everyone who passes through a tangible, data-driven window into the impact of design choices. A subsurface drip mat system in the lawn area demonstrates an alternative to conventional spray irrigation. Pervious pavers and decomposed granite paths show how hardscape can be designed to infiltrate stormwater. For the department that manages water, stormwater, and infrastructure



PHOTOS | BY CHERYL MCINTOSH PHOTOGRAPHY

citywide, this on-site educational tool is a statement of institutional values.

A Model for the Region

The project was delivered as one of the largest progressive design-build efforts in the Pacific Northwest at the time, with SZABO Landscape Architecture, builder Kirby Naglehout, architects Henneberry Eddy, landscape contractor Botanical Developments, and site planning collaborator Place, all engaged from day one. This collaborative structure enabled continuous value engineering and real-time decision-making and it suited SZABO's culture well. The firm has always operated as a genuine partner within design teams, and that collaborative fluency helped keep design intent, budget, and schedule in alignment throughout.

The City of Bend Public Works Campus stands as a replicable model for municipalities across the region. For SZABO Landscape Architecture, it is the fullest expression yet of what the firm has always believed. Good design begins with listening to the land.

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Kiln Co-Work Space

Continued from page 1

to foster community and creativity. Various membership tier options are available depending on individual needs.

“Bend is full of people doing meaningful work and living inspired lives,” said Alexa Ford, senior community director and area manager for Oregon. “Our goal is to create a space that not only supports business growth but also fosters connection and balance. We’re so excited to open our doors to this community.”

Ford added that by blending workspace, wellness and community under one roof, Kiln Bend will reimagine the workday for entrepreneurs, remote workers, small businesses and enterprise teams alike.

The two-story location features fully furnished private offices, open and resident desks, state-of-the-art conference rooms and content creation studios — complemented by lifestyle amenities including a theater, refresh rooms, wellness zones and vibrant communal lounges designed to foster connection and creativity.

Each Kiln location — particularly geared toward sub-metro areas with strong economic hubs within larger regions — is uniquely designed to reflect the energy and culture of its host city, while offering access to a broader network of professionals and resources throughout the Western U.S.

Kiln currently operates more than 20 locations in Arizona, California, Colorado, Idaho, Montana, Nevada, Oregon and Utah, with membership programs allowing participants to use any facility within the group.

The Bend site sits on 4.6 acres, with an ample 150-space parking lot and easy access off the Bond & Wilson roundabout, and is expected to become a key anchor among the Old Mill District’s diverse mix of businesses, restaurants and entertainment venues.

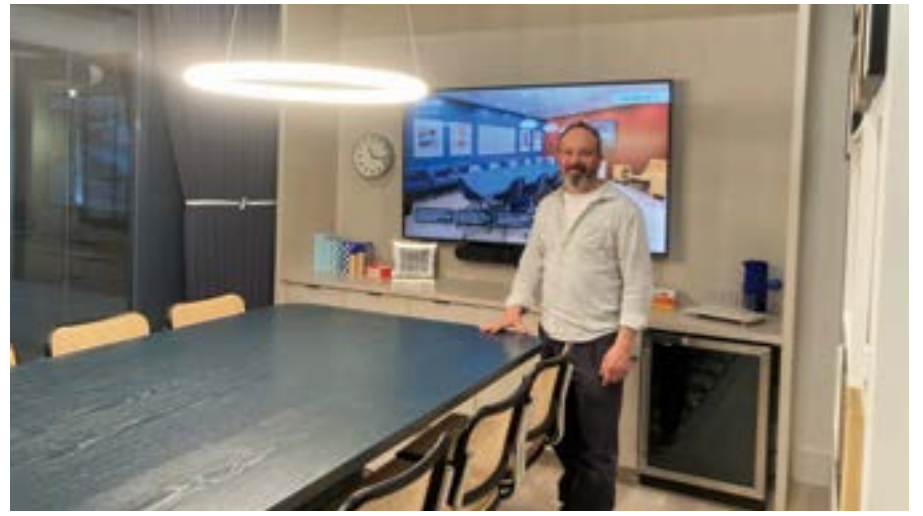
The company’s founders chose the venture’s name as symbolizing a “firing” experience, similar to how a kiln transforms clay. In that same fashion, Kiln aims to be a place that “shapes, accelerates and improves” the work and potential of startups and remote teams.

Kiln Bend Community Director Juli Somers said the company views its coworking spaces as a place that blends community and innovation to help professionals and teams grow and thrive — with a focus on fostering an environment of “curated community” and collaboration, acting as a “living library” for solving problems and fostering innovation among members.

In that same vein, she said Kiln Bend focuses on creating a “lifestyle-driven” environment designed to lift productivity, rather than just providing desk space, with all-inclusive amenities, creating a seamless blend of work and lifestyle. “This boutique coworking, office and event space offers cutting edge flexible workspace solutions for teams of all sizes, including round-the-clock access, numerous meeting rooms of different sizes, and future networking and educational events such as ‘lunch and learn.’ “We see this as an ideal fit for Bend’s creative and innovative business community, and plan to adapt and evolve in a way that continues to reflect the city’s values.”

She described the member kitchen as the “heartbeat” of the site, surrounded by comfortable gathering areas and a centerpiece floating vapor flame fireplace.

As part of adapting to the local environment, Kiln’s in-house design team used



KILN CO-FOUNDER & CREATIVE DIRECTOR LEIGH RADFORD - ORIGINALLY FROM ENGLAND, BUT NOW BASED IN UTAH - PICTURED VISITING THE COMPANY’S NEW BEND LOCATION | PHOTOS KILN CO-WORK SPACE



KILN BEND CENTRAL STAIRCASE CONNECTING UPPER FLOOR TO ENTRANCE LOBBY AREA, FEATURING COLORFUL ARTWORK

earth tones and textiles reflective of the region in the buildout, undertaken by Central Oregon’s SunWest Builders.

An on-site theater room is complemented by overflow space able to televise presentations and boost audience capacity to over 150 attendees.

There is space for fitness classes, a gym pod, private phone booths with desks, and cutting edge audio-visual amenities in multiple meeting rooms, along with restrooms and shower facilities.

Two wings feature couches and seating scattered throughout, offering the opportunity for breakout meetings, together with a makers’ space, including access to 3-D printing equipment, and a fully equipped podcast space.

The fully furnished facility is dog-friendly and includes upper-floor offices with mountain views and adjustable height desks, as well as bike storage on the ground floor and outdoor seating areas.

Somers added, “We offer a kind of ‘plug in and play’ scenario and maximum flexibility, with the potential for expansion as businesses grow.

“It is also a chance for remote workers to ease back into an office space scenario amid a lively collaborative environment.

“We are excited to be here and open, and look forward to continuing to evolve to refine opportunities and reflect the Bend community’s values.”

“This is the future of office space, illustrating a new way of doing business,” Beau Eastes, marketing director for the Old Mill District said. “Kiln is an ideal fit for Bend and for the Old Mill District and they have created spaces that go far beyond a typical office.

“These are places that inspire people to do their best work and build real community, while offering optimal flexibility. Everything is thoughtfully designed for the modern era, featuring the latest technology and promoting a synergy that adds to the energy.”

The Hill St. building, now hosting Kiln Bend, actually has a long association with the Old Mill District. It originally housed telecommunications fiber optic cable provider Tektronix — one of the development’s first tenants in the late 1990’s — before going on to accommodate major employer Ibx Global for over two decades from the year 2000.

Economic Development for Central Oregon (EDCO) Director of Marketing and Communications Ellen Wayte said, “We’re thrilled to welcome Kiln to Bend. Spaces like Kiln play an important role in supporting how people work today, offering flexibility, connection and a sense of place.

“Just as importantly, they’ll have event space that will bring people together, strengthening relationships and fostering the kind of collaboration that fuels a vibrant and resilient economic ecosystem in Central Oregon.”

The fully furnished flexible co-working space is designed to support teams of all sizes, from solo professionals to large enterprises, all complemented by front desk services, stocked kitchens, 24/7 access, mail services and month-to-month flexibility.

The property features multiple elevators for quick access throughout the building, abundant natural light, a state-of-the-art fitness center, and ample surface parking spaces, ideal for members who value convenience and accessibility.

Members also gain access to curated networking events and professional growth programs, along with all 26 of Kiln’s signature workspace products, from club desks to private offices.

Somers added, “Kiln Bend isn’t just an office, it’s a hub for innovation, collaboration and growth. Suitable for solo entrepreneurs, remote workers, or growing companies, it delivers the perfect blend of coworking flexibility and premium amenities.

“We are excited to welcome Bend’s renowned community of innovators and help elevate the work experience in a dynamic location.”

About Kiln:

Kiln is a flex-office community designed to elevate performance and lifestyle. The company’s leaders say that by bringing together thoughtfully curated workspaces with top-tier amenities, dynamic programming and a thriving member network, Kiln helps individuals and teams unlock their full potential. With locations across Arizona, California, Colorado, Idaho, Montana, Nevada, Oregon and Utah, Kiln serves a diverse and growing ecosystem of remote professionals, startups and enterprise teams.

kiln.com

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New Proposed Rule on Joint Employment Aims to Clarify Federal Standards

by **ABBY FITTS, Partner — Barran Liebman LLP**

The U.S. Department of Labor (DOL) recently issued a proposed rule intended to clarify when joint-employer liability exists under the Fair Labor Standards Act (FLSA), the Family and Medical Leave Act (FMLA), and the Migrant and Seasonal Agricultural Worker Protection Act (MSPA). The proposed rule is designed to resolve a circuit split and create a consistent nationwide framework for determining when two or more businesses may be considered joint employers of the same worker under these three laws. Comment period ends on June 22, 2026.



Under the FLSA, joint-employer liability can have significant consequences for employers. When two or more entities are determined to be joint employers, each entity may be held jointly and severally liable for unpaid wages, overtime compensation, damages, and other relief owed to employees. This means that an employee's hours worked for multiple employers may need to be aggregated for purposes of overtime calculations, and each employer could be responsible for the entire amount of unpaid compensation. Similar concepts apply under the FMLA and MSPA. The FMLA adopts the FLSA's definitions of "employ" and "employee," and joint employers may therefore share responsibility for providing leave protections and reinstatement rights. Likewise, MSPA regulations recognize joint employment principles in providing wage and employment protections for agricultural workers.

The proposed rule is the DOL's first formal attempt since rescinding its 2021 joint-employer regulation to clarify liability under the FLSA. The absence of guidance has created uncertainty for businesses, workers, and courts, especially in "vertical" joint employment cases, where a worker's services benefit multiple entities at once, such as in staffing, subcontracting, or labor-provider arrangements. Horizontal joint employment, by contrast, involves

an employee working for two related employers in the same workweek, with hours combined for compliance purposes. Because these arrangements differ in structure, they require separate analyses to determine joint-employment status.

For vertical joint employment, the proposed rule adopts a four-factor test drawn from federal case law. No single factor is controlling, and the analysis depends on the totality of the circumstances. The test considers whether the potential joint employer: (1) hires or fires the employee; (2) substantially supervises or controls the employee's work schedule or conditions of employment; (3) determines the employee's rate or method of pay; and (4) maintains the employee's employment records.

Although additional considerations may be relevant depending on the circumstances, where all four primary factors point in the same direction, there is a substantial likelihood that joint-employer status either does or does not exist. Importantly, the proposal acknowledges that a company's reserved right to control workers may be relevant to the analysis, even if that authority is not exercised on a day-to-day basis. At the same time, a company's actual exercise of control remains more important than merely possessing theoretical authority.

The proposed rule largely maintains the DOL's existing approach to horizontal joint employment. Employers may be considered "sufficiently associated" if they share an employee's services, one employer acts in the interest of the other, or the employers share common control over the employee. In those situations, hours worked for both employers in the same workweek are generally combined for overtime purposes, and both employers may be jointly liable for wage violations.

The proposed rule also seeks to clarify that common business practices do not automatically create joint-employer liability. For example, franchise relationships,

brand-and-supply arrangements, and similar business models alone are not enough to establish joint employment. Likewise, requiring compliance with legal, safety, or quality-control standards, providing sample handbooks, or offering access to benefit or apprenticeship programs generally would not, by themselves, create joint-employer liability.

The proposed rule would not bind courts, which could still apply their own tests under the FLSA, FMLA, and MSPA, but it would guide enforcement and signal how future investigations may be handled. Clarifying the standard applied by the DOL may also reduce compliance and litigation costs by reducing uncertainty around certain partnerships. It may also lead to more consistent enforcement and provide courts with a more uniform framework that could reduce variation across jurisdictions.

As a practical matter, employers should evaluate relationships with staffing agencies, subcontractors, franchisees, farm labor contractors, and other entities to identify situations where joint-employment issues could arise. Businesses that exercise substantial control over another entity's workers—or reserve the authority to do so—may face increased scrutiny under the proposed framework.

The proposed rule also arrives amid broader developments concerning joint-employer liability under other federal labor laws. Recently, the National Labor Relations Board ("NLRB") issued its own joint-employer rule under the National Labor Relations Act, focusing its standard on whether multiple entities share or codetermine essential terms and conditions of employment. While the DOL's proposal and the NLRB's rule arise under different statutes, both developments indicate continuing federal attention on the scope of joint-employer liability.

Abby Fitts is a partner at Barran Liebman LLP where she advises and represents employers on a wide range of employment issues. For questions, contact Fitts at 503-276-2190 or afitts@barran.com.
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Why “Feeling” Is Driving Value in Central Oregon Real Estate

by **CHRISTIN J HUNTER, Principal Broker — The Agency Bend**

Over the past several years, Central Oregon has experienced a significant shift in its real estate market. After a period defined by rapid appreciation, limited inventory and urgency-driven decisions, the market has moved toward a more balanced environment — one where buyers have more time, more options and greater discretion in how they make decisions.



That shift is changing what drives value.

Increasingly, the intangibles are playing a larger role in the business of real estate than they have in the past. Property value is no longer driven solely by traditional metrics like size, features, or price per square foot. It is becoming, in part, a reflection of how a home feels — how it lives, how it connects and how it aligns with a buyer's lifestyle.

What I'm hearing more and more in conversations isn't centered on square footage or specifications. It's something less tangible.

“It just feels right.”

In today's market, that difference — how a home *feels* within the first few minutes — is becoming one of the most important drivers of value. Research tied to the National Association of Realtors supports this shift, showing that 87% of buyers consider emotional connection an important part of their decision.

A Shift in Luxury at the Top of the Market

This is especially evident at higher price points.

Luxury buyers in Central Oregon are not simply looking for more. More space, more features, more visible upgrades are no longer enough on their own. Instead, there is a clear move toward homes that feel cohesive, grounded and aligned with the lifestyle they came here for.

There is also a noticeable shift away from outward opulence toward a more understated form of luxury — less about “look at what I have,” and more about how a home feels to live in day-to-day.

Zillow data reflects this broader change, showing that homes with architectural character and a strong sense of identity generate 13% to 19% more buyer engagement than more generic, high-gloss designs.

In other words, buyers are not just responding to what a home has. They're responding to how it *lives*.

The Central Oregon “Vibe”

In a lifestyle-driven market like Central Oregon, that feeling often comes down to a few defining elements: light, flow and connection to the outdoors.

Homes that resonate tend to frame the landscape rather than compete with it. Views are intentional. Windows are placed to capture natural light throughout the day. Outdoor spaces are designed as functional extensions of

the home, not seasonal add-ons.

Inside, the most compelling homes create a sense of calm. Materials feel natural and cohesive. Spaces are balanced and proportional. There is a level of restraint that allows the home to feel like a refuge rather than a showcase.

For many buyers, particularly those relocating from more urban environments, the home is not meant to impress. It's meant to restore.

Designing for How a Home Lives

At a practical level, this shift is changing what buyers prioritize.

Light, layout and livability are carrying more weight than individual features. Buyers are paying closer attention to how a home functions throughout the day — how natural light moves through the space, how easily rooms connect, and whether the layout supports both daily routines and downtime.

Flow has become more important than openness alone. Homes that feel intuitive to move through, without wasted or awkward space, tend to hold attention longer.

Scale is also being reconsidered. Well-proportioned rooms are often valued over larger, less defined spaces that don't translate well to everyday use.

These are not always headline features, but they directly impact how a home performs over time. Increasingly, buyers are distinguishing between homes that present well and those that live well — and placing a premium on the latter.

A Lifestyle Investment

Buyers are also approaching these decisions with a longer-term mindset.

The average homeowner now stays in a home for more than eight years, according to national housing data. That reality is influencing how buyers evaluate not just resale potential, but how a home will support their quality of life over time.

For many, this is both a financial decision and a personal investment. Buyers are placing greater value on environments that reduce stress, support well-being and create a stronger sense of balance in everyday life.

That thinking is increasingly backed by research. A University of Oxford study found that happier people are approximately 13% more productive overall, reinforcing the broader connection between environment, well-being and performance.

In Central Oregon, where many buyers are intentionally pursuing a different pace and quality of life, the home itself has become part of that equation.

Buyers Are Taking Their Time

With more balance in the market, buyers are no longer making decisions as quickly. They are revisiting homes, comparing how each one feels, and paying closer attention to how a space aligns with their lifestyle.

Instead of reacting to urgency, buyers are making more deliberate decisions. Homes that rely on trend-driven features or surface-level upgrades may capture attention initially, but they don't always sustain it. The homes that continue to resonate are the ones that feel right on a second or third visit.

A More Considered Buyer

At the same time, the buyer profile itself is evolving. The median age of first-time homebuyers has climbed to 40, reflecting a more experienced and intentional consumer.

These buyers are less focused on chasing trends and more focused on how a home will function and feel over time. They've lived in different environments and understand the difference between a home that looks good and one that lives well.

They're not just asking what a home offers. They're asking what it will continue to offer.

A Different Definition of Luxury

As the market continues to evolve, luxury is becoming less about what stands out in the moment and more about what holds up over time.

At higher price points, the distinction is increasingly clear. Homes that rely on scale, features, or trend-driven design may capture attention, but they don't always sustain it. Buyers are placing more value on environments that feel balanced, functional and aligned with how they actually live.

In Central Oregon, that often translates to homes that prioritize light, connection to the outdoors, and a sense of calm over visual impact.

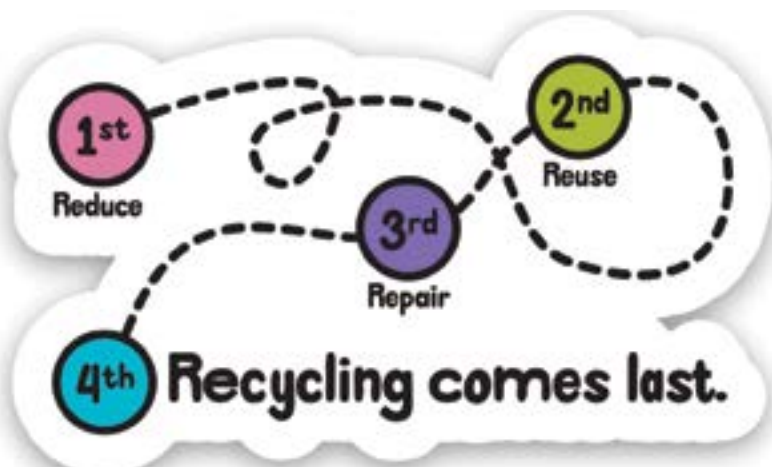
The shift toward understated luxury is not about doing less. It's about doing the right things well — creating spaces that support daily life, adapt over time and continue to feel relevant beyond the initial showing.

Because ultimately, buyers are no longer just evaluating what a home offers.

They're evaluating how it performs — and how it will continue to feel — long after the purchase is made.

Christin J Hunter is a principal broker with The Agency Bend and a Central Oregon real estate advisor and market strategist specializing in residential, investment and evolving market trends.

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BUSINESS NEWS

AI in the AEC

by **CHERYL McINTOSH — Quanta Collectiv**

The architecture, engineering, and construction (A/E/C) industry is standing at a crossroads. I'm not going to sugar-coat this: Firms that ignore AI are losing ground.

Artificial intelligence is actively reshaping how projects are won, designed, priced, and built. For builders, architects, and engineers, the question is no longer if AI will change your business. It already has. The only question is whether you'll adapt before it's too late.

"The power of AI is astonishing, and the pace at which it's advancing is remarkable," said Mike Szabo, SZABO Landscape Architecture. "In landscape architecture, it has the potential to become an invaluable tool if its capabilities are harnessed thoughtfully. Those who choose to ignore it risk falling behind very quickly."

The Threat Is Real

According to the ASCE Survey (March 2026), only 27% of AEC firms are actively using AI, but 94% of those adopters plan to scale up investment in 2026, creating a widening gap between early movers and the rest of the industry.

The ethical dimension of this shift is one the industry can't afford to ignore. Firms that quietly eliminate junior roles to cut overhead while adopting AI may win short-term margin gains, but risk hollowing out their own talent pipeline. The more constructive path is intentional redeployment. When AI handles the repetitive layer of production, it frees junior staff to do the work that develops them professionally.

Firms that frame AI as a capacity multiplier can take on more projects with the same team while elevating quality at every touchpoint. Ask your team: What would you do if you had more time in your day? What great ideas have you never been able to execute? The wisdom of tenure is key to a firm's long-term success, and staff retention has never mattered more. Firms that use AI



as an excuse to stop investing in their people will suffer when the novelty wears off.

While tech giants race toward building AI smarter than humans, AI still relies on our intelligence to build its own. It researches what has already been done and is incapable of generating original creative ideas. By refocusing your

team on what AI *can't* do, you amplify the one thing that sets you apart from every competitor: the real human minds that have written your company's story. The word that keeps coming to mind is nuance — a uniquely human quality. No matter how smart AI becomes, it will never replace the human soul of our businesses.

The Opportunity Is Enormous

The same forces driving disruption are handing forward-thinking firms an extraordinary competitive advantage.

Proposal Writing

Tools like Shred.ai and Unanet ProposalAI can generate high-quality proposal drafts up to 70% faster than traditional methods. Joist AI builds a contextual knowledge graph from your existing proposals, so your institutional voice automatically informs every new submission. Shred.ai 2.0 (released January 2026) added a Proposal Studio and deeper AI chat integration, nudging it toward more agentic behavior, though it still functions primarily as a smart assistant that augments a human-led process.

For the seasoned proposal writer, this is an opportunity to do the work that actually wins projects such as researching the client, tailoring the approach to the specific selection panel, and crafting the kind of personalized cover letter that makes an evaluator feel seen. AI handles the scaffolding. The proposal writer still builds what goes inside it.

Renderings and Visualization

With 44% of architects now using AI for concept imagery, the technology is going mainstream. Veras by EvolveLab integrates directly with Revit and SketchUp, transforming your live BIM model into photorealistic renderings without breaking your geometry. Midjourney excels at early-stage moodboards, while tools like Rendair AI sit in the middle — ideal for fast client-facing images without the complexity of a full BIM workflow.



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Design Optimization

Platforms like ArkDesign.ai generate optimized schematic designs automatically, checking code compliance and exploring multiple layout configurations. Autodesk AI, embedded across the Design and Make Platform, automates repetitive drafting tasks and model coordination.

The CAD technician role is the most vulnerable position in a design firm's org chart, but that doesn't mean the person in that role is expendable. It means the role needs to evolve. A technician who deeply understands how buildings go together is exactly the kind of person who should be in the field during design development or sitting across from a contractor in a constructability review. Their technical literacy becomes a quality control superpower when AI is doing the production work. Forward-thinking firms are already retraining CAD technicians as AI workflow coordinators. These are people who can prompt platforms intelligently, review output critically, and catch the things no model has been taught to care about.

What Are AI Agents and Why Should You Care?

Most people use AI for simple requests or image generation. AI agents are something fundamentally different. An agent is an autonomous software system that sets sub-goals, uses external tools, and evaluates its own progress toward completing a complex task. Think of it as the difference between hiring someone to answer your email and hiring someone to manage your entire inbox, draft responses, and schedule follow-ups, all while you're out in the field.

It sounds like science fiction, but it's very real. I'm teaching myself Claude Code, which allows me to build

Continued on Page 12 ▶



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Central Oregon Home Builders *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Type of Construction	Area Projects
Adair Homes 3853 21st St., Ste. 101 Redmond, OR 97756	541-382-4068	N/A	www.adairhomes.com CustomerCare@AdairHomes.com	Customer Care	10	1969	Residential.	Central Oregon.
Arrowood Development LLC 250 NW Franklin Ave., Ste. 403 Bend, OR 97701	541-322-9064	541-383-3727	arrowooddev.com jlietz@arrowooddev.com	John Lietz	10	2001	Luxurious townhomes & residential.	Bridge Creek Village, Arrowood Trail I & II, Whisper Ridge, Arrowood Summit, Tyrion Sky, Tetherow, Pointswest.
Babcock Bros. Inc. 20260 Moonlight Ct., PO Box 6703 Bend, OR 97702	541-420-3060	N/A	bbinc1975@gmail.com	Ken Babcock	3	1975	Development, residential & commercial construction & excavation.	High-end homes, Lost Tracks & Sunriver.
Bend Craftsmen Company 674 NE Seward Ave. Bend, OR 97701	541-728-8214	N/A	www.bendcraftsmencompany.com bendcraftsmencompany@gmail.com	Hank Hill	1	2012	Residential, remodeling.	Central Oregon Awards: 2021 Best of Houzz winner.
Box Car Productions 1650 NW Fresno Ave. Bend, OR 97701	541-420-6636	N/A	www.boxcarhomes.com boxcarwood@gmail.com	Paul Schmitz	3	1993	We build houses utilizing sustainable building concepts as well as dismantle & sell reclaimed building materials.	Private homes throughout Central Oregon & the Northwest. 1600 block on Fresno Ave.
Buckingham Resources 2900 NW Clearwater Dr. Bend, OR 97703	541-508-9765	N/A	www.buckinghamresources.com info@buckinghamresources.com	Tom Buckingham	4	1990	Custom homes & large-scale residential renovations.	Central Oregon.
Cascade Custom Homes LLC PO Box 2174 Sisters, OR 97759	541-390-8258	541-549-1791	www.CPDDBEND.com cpdbuilder@gmail.com	Tom Pryor	1	2000	Custom homes, additions, remodels.	Sunriver, Awbrey Butte, Awbrey Glen & Tri-County area.
Copperline Homes 84 NW Drake Rd., PO Box 9 Bend, OR 97703	541-330-8700	N/A	www.copperlinehomes.com hello@copperlinehomes.com	Josh Wilhite	2	2003	Custom homes, sustainable building & unique projects.	Tetherow, North Rim, Shevlin Commons, Awbrey Butte, Historic District.
DH Builders, Inc. 20765 Carmen Loop, Ste. 130 Bend, OR 97702	541-420-7355	N/A	www.dh-builders.com hello@dh-builders.com	David Hall	9	2017	Custom home builder, remodeling, finish carpentry, furniture design.	N/A
Dyer Construction & Renovation, Inc. PO Box 1147 Sisters, OR 97759	541-420-8448	N/A	www.dyerconstructionrenovation.com mike@dyerconstructionrenovation.com	Michael Dyer	8	2001	Custom home design, build & renovation.	All of Central Oregon.
Earthwood Timber Frame Homes of Oregon 148 W Sisters Park Dr., PO Box 807 Sisters, OR 97759	541-549-0924	N/A	www.earthwoodhomes.com	Kris Calvin	2	1990	Custom timber framing.	Ridge Indian Ford, Black Butte Ranch, homes throughout Oregon, Washington & Northern California.
Empire Construction & Development, LLC 63026 Lower Meadow Dr., Ste. 200 Bend, OR 97701	541-389-0070	541-383-2477	www.empirecon-dev.com sspencer@kstone.com	S. DeMoss	10	2004	Commercial, multi-family residential, custom home residential.	Acme Electric Corporation Prineville, Stoner Electric Group Prineville, CESCO Prineville, Ridgeview Townhomes Redmond, Reed South at 27th & Reed Bend, Three Peaks Industrial Park Sisters, Shelvin's West Residential Development, Bend, South Brinson Industrial Park, Bend, No Bake Cookie Company, Custom Commercial Building Bend, Cascade Integration & Development, Custom Commercial Building Bend OR; Westgate Lot 45 Custom Home Bend, Tetherow Lot 4 Custom Home Bend, Custom Hangar at Bend Airport; Custom Hangar at Redmond Airport & more.
FR Custom Builders Inc. 593 NW York Dr. Bend, OR 97703	541-647-1148	N/A	www.frcustombuilders.com frcustom@hotmail.com	Frank Ring	6	1984	Custom residential.	Eagle Crest & Brasada, Tetherow.
Gary Laursen Construction 125 SE Taft Ave., Ste. #2 Bend, OR 97702	458-836-9352	N/A	GaryLaursen123@gmail.com	Gary Laursen	3	1965	Custom homes, remodeling, additions, small commercial, tenant improvements, home repair.	Central Oregon.
GJ Miller Construction PO Box 789 Sisters, OR 97759	541-549-6691	541-549-1142	www.gjmilller.com glenn@gjmilller.com	Glenn Miller	3	1979	High end residential & commercial.	Throughout Central Oregon, Broken Top & Black Butte Ranch.
Hayden Homes, LLC 250 SE Timber Ave. Redmond, OR 97756	541-923-6607	541-548-0761	www.hayden-homes.com kmcgowan@hayden-homes.com	Katie McGowan	105	1989	Residential & neighborhood development.	Bend, Redmond.
HilLine Homes 2420 NW Seventh St. Redmond, OR 97756	541-647-1600	N/A	www.HilLineHomes.com Info.Redmond@HilLineHomes.com	Customer Service	12	1996	On-your-lot builder.	Central Oregon.
K&P Remodeling Inc. 501 NE Greenwood Ave., Ste. 500 Bend, OR 97701	541-317-5555	N/A	www.kp-remodeling.com ken@kp-remodeling.com	Ken Seiber	8	2009	Remodeling of residential homes, specializing in kitchens & baths.	Central Oregon & Willamette Valley.
Kallberg Construction, LLC PO Box 3500 Sisters, OR 97759	541-549-0549	N/A	www.kallbergconstructionllc.com	Curt Kallberg	1	1989	Commercial, residential & remodel.	Central Oregon.
Klein Architecture 70 SW Century Dr., Ste. 100-186 Bend, OR 97702	541-419-3561	N/A	www.kleinarchitecture.com jeff@kleinarchitecture.com	Jeff Klein	1	2005	Residential custom homes & remodels.	Tetherow, Sisters (Holmes Rd.), The Parks, Vandeventer Ranch, Awbrey Butte.
Larraneta & Company/Genesis Custom Homes 62576 Eagle Rd. Bend, OR 97701	541-389-7321	541-389-7321	www.larranetaandco.com office@larranetaandco.com	Michael Larraneta	3	1991	Residential, light commercial, remodeling & design/build capabilities.	Custom home projects throughout Central Oregon, including nearly every high end neighborhood in the area.
Leader Builders 117 NE Greenwood Bend, OR 97701	541-480-3547	N/A	www.leaderbuildersllc.com info@leaderbuildersllc.com	Dennis Szigeti	2	1997	Custom residential.	Bend, Redmond & beyond.
Mahler Homes, LLC 65180 Smokey Butte Dr. Bend, OR 97703	541-350-3090	N/A	www.mahlerhomes.com mahlerhomes@msn.com	Jim Mahler	1	2002	Custom homes, custom remodeling.	Homes in Aspen Lakes, Sisters; Canyon Rim Village & Cascade Views in Redmond; Powell Butte acreages; Awbrey Butte, Bend.
Malace Homes PO Box 2332 Bend, OR 97709	541-408-2178	N/A	www.malacehomes.com tomm@malacehomes.com	Tom Malace	1	2015	Residential.	Central Oregon.

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Building Better Solar Projects by Thinking Local

by **ROB BLACK — E2 Solar**

As the adoption of solar continues across Central Oregon, more commercial builders are incorporating rooftop solar into their projects. For many, the process seems straightforward: issue a request for proposals (RFP), compare bids, and select the lowest price.



of Central Oregon installs a system, post-installation support can become complicated. Without a local office or dedicated service team in the region, there are often significant delays in addressing even minor issues. Service calls often require coordinating travel, lodging, and scheduling from afar, which can push response times from days to weeks or even months.

This approach appears fiscally responsible, but selecting a rooftop solar subcontractor solely based on upfront cost can create long-term challenges for building owners and operators. Rather than basing their selection on which solar company offers the lowest bid, builders should also ask: "Who will be here to support this system over its lifetime?"

The Hidden Cost of Distance

Unlike many subcontracted components of a build, a solar energy system isn't a one-and-done installation. Rather, it's a long-term investment with moving parts and electrical components that are expected to perform for 25 years or more. Over that time, service needs are inevitable.

When a solar contractor based outside

In some cases, out-of-area contractors attempt to subcontract service work to local solar companies. But local providers may be reluctant to service systems they didn't install. When they do accept the work, it's usually at an increased cost for the end user. Ultimately, the building owner bears the burden of these delays and added expenses, whether it's a school, business, or other public entity.

Why Local Presence Is Important

Choosing a solar contractor with a staffed, physical presence in Central Oregon offers a distinct advantage: proximity. Local teams are often able to diagnose and address issues quickly, in addition to maintaining ongoing



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relationships with clients.

For example, a locally based contractor can often dispatch a technician within days (or sometimes sooner) for urgent issues. That level of responsiveness is difficult for crews that must travel from Portland, Seattle, or beyond. This delay directly impacts system uptime, energy production, and customer satisfaction.

Responsiveness aside, local contractors also bring a greater understanding of regional conditions. From weather patterns to permitting processes and utility requirements, their familiarity with the Central Oregon region helps ensure systems are designed and maintained with long-term performance in mind.

The Limits of Selecting the Lowest Bid

During the bidding process, cost control is a valid priority. However, consistently selecting the lowest bid can introduce risk. Lower bids may reflect tighter margins, surplus materials, or reduced scope in areas not immediately visible in an RFP. Proposals may appear comparable on paper, but they don't always account for long-term service capabilities. Specifically, does the contractor have the capacity and commitment to support the system locally?

With solar energy systems, components can fail, wiring may need adjustments, and monitoring systems require ongoing oversight. Assuming a system will operate flawlessly for decades without service is unrealistic. Builders who prioritize short-term savings without evaluating long-term support may inadvertently pass along avoidable problems to their clients.

The Value of a Community-Centered Approach

The strong ties within our community make Central Oregon unique, and many builders take pride in contributing

to our region's growth and success. Selecting local solar contractors aligns with that ethos. By doing so, builders support local businesses, strengthen the regional workforce, and ensure that projects are backed by teams who live here, work here, and have a vested interest in our community.

While builders may not be directly responsible for a system's long-term performance, their choice of subcontractors also reflects on their overall reputation and perception of project quality. Over time, consistently choosing partners who deliver high-quality installations and reliable support can improve a builder's credibility and create trust within the community.

Future-Proofing Solar Projects

As solar continues to play a role in commercial construction in Central Oregon, builders have an opportunity to refine how they evaluate proposals. In addition to price and product details, consideration should be given to the following:

- Does the contractor have a staffed, physical location in Central Oregon?
- What is their typical response time for service requests?
- Do they maintain dedicated service technicians in the area?
- How do they support systems over the full warranty period?

These questions help shift the focus from short-term cost to long-term value.

Solar is a decades-long investment. Therefore, the decisions made during the bidding process affect both the installation and the ownership experience for years to come. By prioritizing local presence and service capabilities alongside price, Central Oregon builders can be sure their projects will result in satisfied clients and a lasting impact in the community we serve. e2solar.com



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AI in the AEC

Continued from page 9

agents and assign each a specific set of skills. I can literally sit back and watch as an agent takes over my computer, accesses my files, and completes a complex task list with a single prompt. It's both exciting and horrifying at the same time.

I'll confess: I was at the bank recently after hours deep in Claude Code, and I kept interrupting my own meeting about a credit line to talk about AI and why the manager needed to start learning it immediately. I also mentioned the recent developments with Anthropic's Mythos, and the looming security risks for banking institutions. Mythos is a new "frontier" AI model, similar in class to advanced chatbots/agents but with unusually strong capabilities in finding and exploiting software vulnerabilities. I could tell nothing I said was hitting home, and the bank manager had that look in her eyes like she might even call security. Oh well. You win some, you lose some.

I have worked with Central Oregon's best architects, landscape architects, builders, and engineers since launching a branding agency in 2009. Today, my business is Quanta Collectiv, where I work as an architectural photographer and A/E/C marketing specialist. I can help you get a handle on this AI thing. We can learn together — because trust me, it's a moving target.

quantacollectiv.com • cheryl@quantacollectiv.com

Building Practical Housing Solutions Through Collaboration

by **SARA ODENDAHL, CEO — Bend Chamber**

Addressing Bend's housing needs requires coordinated action, practical tools and continued partnership across the public, private and nonprofit sectors. Many organizations are working hard on distinct parts of the issue, from policy and infrastructure to financing, construction and community support. The Bend Chamber's Workforce Housing Initiative complements that work by helping align partners, elevate practical tools and move more homes from concept to construction.



For the Bend Chamber, workforce housing is central to the region's economic health. When employees cannot find affordable housing near where they work, the impacts are felt across the community. Businesses struggle to hire and retain employees. Workers face longer commutes and greater financial pressure. Essential services become harder to staff. The strength of Bend's economy depends, in part, on whether the people who keep it running can build stable lives here.

This understanding is at the center of the Chamber's Workforce Housing Initiative¹. Launched in 2021, the initiative focuses on three areas: Education, Advocacy and Investment. Together, these priorities reflect the Chamber's role as a convener, partner and problem-solver on a complex regional issue.

Through EDUCATION, the Chamber works to build shared understanding of workforce housing needs, barriers and opportunities. Housing policy and development can be technical. Productive conversations require a common foundation. By bringing employers, builders, public agencies, nonprofit partners and community members into the discussion, the Chamber helps connect housing outcomes to workforce stability and business continuity. Collaboration with housing advocacy organizations such as Partners for Affordable Housing and Central Oregon YIMBY is essential to this work.

Through ADVOCACY, the Chamber supports policies and partnerships that make it easier to produce a wider range of housing types. Bend needs more options across the housing continuum, including accessory dwelling units, cottage clusters, duplexes, townhomes and homes affordable to local workers. Advocacy also means collaborating with partners to identify barriers such as infrastructure gaps, permitting challenges and financing constraints. From there, the Chamber helps advance solutions that are practical, durable and responsive to local conditions.

Through INVESTMENT, the Chamber is helping pressure-test and support

tools that can have a direct impact on housing production. Two current projects illustrate this approach.

The Pre-approved ADU Design Library², in partnership with the City of Bend and Simplicity by Hayden Homes, is designed to reduce friction for homeowners, designers and builders interested in adding accessory dwelling units. The library offers access to ADU plans reviewed through the City of Bend's Master Re-Issue Permit Program. This can help simplify early decision-making and create a more efficient path toward construction. ADUs are not a standalone answer to Bend's housing needs, but they are an important infill strategy. They can create smaller-scale rental options, support multigenerational households and make better use of existing neighborhoods and infrastructure.

Launched in 2024, the Workforce Housing Revolving Loan Program addresses a different barrier: access to flexible capital. The program, via partnership with Mid Oregon Credit Union, provides short-term, low-interest loans to vetted partners and builders working to produce deed-restricted homes for locally employed households. By helping with land acquisition and development costs, the fund supports projects that serve middle-income workers. These are workers who often earn too much to qualify for traditional affordable housing, but not enough to purchase in Bend's market.

These programs reflect the Chamber's broader commitment to collaboration and partnership. Builders, public agencies, nonprofits, employers and community organizations each play a key role in addressing the region's housing needs. The Chamber's work is focused on helping align these efforts, strengthening connections between partners and supporting practical solutions where we can add value. Lasting progress will require sustained cooperation across sectors and a shared commitment to Bend's long-term housing needs.

For Bend's homebuilding and business communities, the opportunity is clear. Housing is part of the region's economic infrastructure. Continued progress will depend on shared investment, practical innovation and a willingness to work across sectors toward solutions that serve both our workforce and the long-term health of our community.

¹bendchamber.org/advocacy/workforce-housing-initiative

²bendchamber.org/pre-approved-adu-design-library

BendChamber.org



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We are a purposely kept small business, with a hands-on approach by the owner of the company, working from the very early stages of design and pre-construction all the way through construction and post-construction. Our goal is to provide an intimate, pleasant experience along the way that exceeds expectations in both quality and craftsmanship, while providing an unparalleled working relationship.

Central Oregon Home Builders *(Listed Alphabetically)*

▶ CONTINUED FROM PAGE 10

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Type of Construction	Area Projects
Mt. Bachelor Homes, LLC 61396 S Hwy. 97, PO Box 7095 Bend, OR 97702	541-389-5061	N/A	N/A	Mike Balloun	1	1985	Custom homes.	Bend, Sunriver & Redmond.
New Era Homes 1351 NE Third St. Bend, OR 97701	800-970-8461	541-382-1968	www.newerahomes.com todd@newerahomes.com	Todd McKinney	7	2007	Custom & semi-custom home building. Member of COBA.	Central Oregon.
Nordic Construction LLC, CCB #189824 345 NW 16th St. Bend, OR 97703	541-383-2459	541-383-4131	www.nordicbend.com kurt@nordicbend.com	Kurt Reynolds	1	1991	Residential.	West Bend Village, Miller Heights, Shevlin Crest, North West Crossing, Broken Top, North Point, Oak Tree, Shevlin Commons, Awbrey Butte, Shevlin Ridge, IronHorse, Tetherow, Tree Farm, Brasada Ranch & more.
Norman Building & Design LLC 1016 SW Emkay Dr. Bend, OR 97702	541-389-4245	541-389-0779	www.normanbuilding.com greg@normanbuilding.com	Greg Garrick	20	1977	Custom residential & remodels, home design, custom cabinetry design & construction. CCB #149151.	Ranch at Canyons, Widgi Creek, Broken Top, Awbrey Glenn, Awbrey Butte, North Rim, Pronghorn, Crosswater, The Highlands at Broken Top, Tetherow, Sisters, Black Butte, Powell Butte, Broken Top, Westgate, Tree Farm, Caldera Springs/Sunriver/Crosswater & all of Central Oregon.
Pacwest Builders LLC CCB# 211007 65050 Hwy. 20, PO Box 5639 Bend, OR 97703	541-389-2089	541-389-4591	www.pacwesthomes.com jim@pacwesthomes.com	Jim Yozamp, Spencer Williams	12	1999	New custom build & design services.	Projects completed from Black Butte to Sunriver & Caldera Springs.
Pahlisch Homes, Inc. 210 SW Wilson Ave., Ste. 100 Bend, OR 97702	541-385-6762	541-385-6742	www.pahlischhomes.com jessicas@pahlischhomes.com	Jessica Seidel	105	1983	Luxury residential homes.	Petrosa, Easton, Collier, Meridian, Ochoco Pointe, Crescent Creek, Trailside.
PGC Building + Design 62980 Boyd Acres Rd., Ste. F3, PO Box 1076 Bend, OR 97701	541-312-4201	N/A	www.pgcbuilding.com info@pgcbuilding.com	Ed Busch	12	2006	Residential - custom homes, remodels, additions, restorations. Also, home/remodel design & interior design.	Bend, Sunriver, Eagle Crest, Redmond, Tumalo, Sisters, Black Butte, Powell Butte.
Powell Builders, Inc. PO Box 1569 Redmond, OR 97756	541-815-3066	N/A	www.powellbuildersinc.com powellbuildersinc@gmail.com	Nate Powell, Janey Powell	2	1998	Custom residential & remodel.	Homes in Sunriver, Eagle Crest, Eagle Crest Ridge, Crooked River Ranch, Broken Top, Tumalo & Central Oregon.
R&H Construction 61426 American Lane, Ste. 100 Bend, OR 97702	541-312-2961	541-312-2962	www.rhconst.com centraloregon@rhconst.com	Jacob Hartley	28	1999	Custom homes, custom remodeling.	Bend, Sunriver, Sisters, Tumalo, Powell Butte.
Rea Company Homes 3003 NE Red Oak Dr. Bend, OR 97701	541-390-9848	N/A	www.reacohomes.com kevin@reacohomes.com	Kevin Rea	2	1977	Custom residential, real estate development & light commercial.	Broken Top, Awbrey Butte, Sisters, Crosswater, Black Butte Ranch & Widgi Creek, Sunriver, Village Wiestoria, Tetherow, NW Crossings, Brasada & Shevlin Commons, Caldera West Gate & the Tree Farm.
Reinhardt Homes 525 SW Umatilla Ave., Ste. 205, PO Box 2057 Redmond, OR 97756	541-593-8574	541-593-7722	www.reinhardt-homes.com info@reinhardt-homes.com	Bryan Reinhardt	5	1992	Residential & light commercial.	Homes contracted to be built on property owned by client.
Ridgeline Custom Homes, LLC 2693 NW Nordeen Way Bend, OR 97703	541-815-3813	N/A	www.rchbend.com nate@rchbend.com	Nate Connolly	3	2002	Residential.	Custom built site specific residential homes throughout Central Oregon.
Sage Builders PO Box 458 Redmond, OR 97756	541-312-8892	N/A	www.sagebuildersllc.com ryanstill@bendbroadband.com	Ryan Still	1	1996	Custom homes & multi-unit housing.	Awbrey Butte, Northwest Crossing, Eagle Crest.
Salvesen Homes 2693 NW Crossing Dr. Bend, OR 97703	541-788-4572	N/A	www.salvesenhomes.com aaron@salvesenhomes.com	Aaron Salvesen	3	2010	Custom residential.	NorthWest Crossing, Central Oregon.
Schumacher Construction, Inc. 61396 S. Hwy. 97, Ste. 226 Bend, OR 97702	541-382-1071	541-382-1051	www.schumacherconstructioninc.com jacobgschumacher@gmail.com	Jacob Schumacher	2	1990	Custom homes, additions & remodels.	Sunriver, Caldera, River Rim, Three Pines, Awbrey Glen, Broken Top, Highlands, Tetherow & throughout Central Oregon.

Continued on Page 18 ▶

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The High Desert Housing Hustle

A Technical (But Not Boring) Look at Central Oregon's Growth

by CHRIS PIPER, Area Manager — BBSI Central Oregon

The Economic Engine: More Than Just Sawdust and Stress

If you've lived in Deschutes, Jefferson, or Crook counties for more than 15 minutes, you've likely noticed that construction is the region's favorite spectator sport. However, beneath the layer of ubiquitous orange cones and the distinct aroma of fresh-cut 2x4s lies the bedrock of our regional economy. The construction industry doesn't just build walls; it acts as a massive financial sprinkler system, distributing economic vitality across the high desert.

When a project breaks ground, it's not just the developers who get to work. There is a complex, high-stakes relay race involving site engineers, electricians, and plumbers — most of whom fuel their workday with staggering amounts of local coffee. This activity creates a "multiplier effect" that keeps our small businesses humming. From the lumber yard owner who knows everyone's name to the food truck operator serving "construction-grade" sandwiches, the building sector ensures that local dollars stay in local pockets.

But here's the serious part: economic vitality is a house of cards if the people holding the cards can't afford a house. When our "missing middle" — the teachers who educate our kids and the nurses who patch us up — are forced to live three towns over, the economic engine starts to knock. Stable housing is the literal foundation of a stable workforce, and without it, our small business ecosystem loses the very human capital that makes it tick.

The "Not-So-Secret" Sauce of Partnerships

We've all heard the campaign slogans about "affordable housing" until our ears ring. But in the world of professional development, the conversation is shifting toward the technical mechanics of Private-Public Partnerships, or PPPs — because an acronym always makes things feel more official. A standout example of this in our backyard is the Parkside Place by Hayden Homes development in Bend (Highway 20 East).

Think of Parkside Place as the "Model T" of collaborative housing: it's a replicable blueprint for how developers and city hall can stop shaking fists and start shaking hands. This model isn't about magic; it's about math. By aligning the developer's expertise with the city's regulatory tools, they managed to build homes that real people can actually afford — without needing to win the lottery first.

The technical advantages of this collaborative model include:

- **Administrative Speed-Dating:** By aligning goals early, projects can skip the bureaucratic "limbo" and utilize streamlined permitting tracks that save massive amounts of time and money.
- **Creative Math:** Partnerships allow for things like System Development



Charge (SDC) deferrals — which is essentially the city saying, "Pay us later so you can build now."

- **Price Tag Realism:** Instead of building for speculative highs, these collaborations target price points based on what local workers actually earn.

This isn't a private club for one developer. Whether you're a boutique builder or a regional firm, this framework is open-source. It's about distributing risk so that everyone — from the city planner to the first-time homebuyer — walks away with a win.

SB 100: Why We Can't Just Build Everywhere

In Oregon, our land-use laws are treated with a level of reverence usually reserved for the last remaining parking spot at a crowded trailhead. Senate Bill 100 and the resulting Urban Growth Boundaries (UGBs) are designed to keep our forests looking like forests and our farms looking like farms. While this is great for our weekend hiking plans, it creates a bit of a "Tetris" challenge for builders trying to fit a growing population into a fixed amount of space.

To solve this without ruining the scenery, the industry is leaning into "managed growth" strategies. This is the technical way of saying we need to be smarter with the dirt we already have:

- **Smart Infill:** This is about finding the "missing teeth" in our neighborhoods and filling them with high-quality, higher-density residential units.
- **The Variety Pack:** We're moving away from the "one-size-fits-all" single-family home toward cottage clusters, townhomes, and duplexes. It turns out, not everyone wants a giant lawn to mow on Saturdays.
- **Infrastructure Teamwork:** You can't build a neighborhood if there aren't pipes to bring in the water or roads to get the kids to school. Public-sector investment in these "bones" of the community is what allows the private sector to actually put the skin on the building.

Less Talk, More Chalk

The future of Central Oregon isn't going to be decided by a 30-second campaign ad. It's going to be decided at the intersection of private-sector grit and public-sector policy. By taking the knowledge gained from models like Parkside Place and applying it across the region, we can move past the repetitive rhetoric of "year after year."

When we work together, we create more than just structures; we create stability for families and a future where our small businesses don't just survive but thrive. Let's keep the humor, lose the headaches, and get back to building a Central Oregon that has room for everyone.

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Outdoor Living Deserves a Seat at the Design Table

by **CHERYL MCINTOSH**

When Eric Holmer talks about outdoor living, he is not selling furniture. He is making an argument grounded in decades of experience and a passion for helping people connect with their homes and nature.

Holmer is the owner of Patio World, the Bend showroom his father founded before passing it to the next generation. The business has been around long enough to weather a pandemic that nearly leveled the industry, and to witness a quiet but meaningful shift in how Central Oregonians think about the space beyond their back door. When COVID-19 shut down travel and pushed people home in 2020, demand for outdoor furniture surged. Supply did not keep up, and the industry spent the better part of two years digging out. What emerged on the other side was a customer base that thinks differently about their relationship with the outdoors.

The Lounge Revolution

Walk into Patio World and roughly 70 percent of what you see is lounge furniture such as sectionals, fire pit groupings, and chairs built for settling in. That ratio was closer to 50-50 before 2020, split evenly between dining and lounge.

"After the pandemic, more people decided they'd rather have appetizers and drinks around a fire pit and go inside for the actual meal," Holmer says. Patios, decks, and other outdoor spaces are now used more often as a place to decompress than as an extension of the dining room.

Plan It Like a Room

"If more architects, engineers, and construction companies had outdoor living space on the forefront as they design everything, it would be better for the

outcome of the structure down the road," he says. "The outdoor space shouldn't be an afterthought."

Consider window heights relative to deck railings, or furniture scale relative to view corridors. These are design decisions that become expensive to undo after the concrete is poured.

Holmer offers best practices for builders and clients alike. A 48-inch round dining table with four chairs requires a minimum 12-by-12-foot area. A deck only eight feet deep cannot comfortably fit a dining set. Ten feet is the bare minimum. Twelve is where it starts to feel right. And as a general principle, a custom-built home of 5,000 square feet should have a deck that is at least 20 percent of that footprint.

The same logic applies to utilities. Running conduit for future electrical or roughing in a natural gas line costs a fraction during construction of what it costs to retrofit later. "You lump that into the mortgage, it's five dollars a month," Holmer says. "Versus dropping three or four thousand dollars to run wire after the fact."

He speaks from experience. When Holmer built his own home in 2015, he deliberately over-engineered the deck, reinforcing one corner he suspected might someday hold a hot tub. Seven years later, the hot tub arrived. The infrastructure was already there.

Quality as a Long-Term Investment

Holmer is direct about the core difference between what Patio World carries and what customers find at a big-box retailer. The gap comes down to frame construction, multiple layers of powder coating, and enduring fabric. Most of Patio World's upholstered pieces use Sunbrella, an outdoor fabric that has set the industry standard for UV resistance and durability. One brand Holmer carries applies seven layers of powder coating to ensure every seam is sealed against moisture and wear.

The numbers tell the story. A premium piece, properly maintained, can last 15 years or more. Holmer has six metal dining chairs on his own deck purchased in 2006 that are still in use.

"If you leave everything outside uncovered, it's going to be fully functional for five-plus years," he says. "If you take care of the fabrics, you're looking at 10 to 15 years."

Furniture that fades and cracks after two seasons is a recurring cost. "With the quality of our products, they're not going into the landfill every couple of years," he says.



PHOTOS | BY CHERYL MCINTOSH PHOTOGRAPHY

"We don't try to compete with the big box stores on price, because our pieces are an investment in long-term comfort and durability." For customers who want something tailored, most custom orders arrive within six weeks.

Asked what he most wants builders, architects, and homeowners to take away, Holmer doesn't hesitate.

"Everyone focuses so much on how the front of the house looks, and the kitchen and living room," he says. "But what are you envisioning for the next five, ten years? Don't sell yourself short on the outdoor living aspect of the house."

Zone it deliberately. Build in the infrastructure. Size the deck to match the house. Think about what you'll want in a decade, not just this summer.

"It's part of a homeowner's living space," he says. "It should be stewarded with the same care."

Patio World is located at 665 SW Columbia Street, overlooking Riverbend Park in Bend.
patioworldbend.com



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Central Oregon Home Builders

Building Designers *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Clough Design Studio 952 NE Francis Ct. Bend, OR 97701	541-389-7999	N/A	www.cloughdesignstudio.com cdesigns@bendcable.com	Levi Howe	1	1955	Custom home designs & remodels.
Cornerstone Drafting & Design PO Box 1421 Prineville, OR 97754	458-231-3160	N/A	www.cornerstonedd.com sales@cornerstonedd.com	Scott & Rebekah Kuyper	2	2008	Architectural design for residential & permit submittals.
Evolution Home Design Inc. 20566 Goldenrod Ln. Bend, OR 97702	541-480-3725	N/A	www.evolutionhomedesign.com evolutionhomedesign@gmail.com	John Jordan	1	1998	Custom homes, remodels, additions, passive & active solar homes, solar tempered additions & remodels, historic preservation, timber frame design & furniture design.
Homeland Design, LLC 2337 NE Eighth St. Bend, OR 97701	541-312-2141	541-312-2141	www.homelanddesignllc.com joey@homelanddesignllc.com	Joey & Becky Shaw	2	2009	Full service custom & residential home & landscape design, remodel design irrigation design, builder/permit set drawings, onsite DIY consultations, computer renderings, study scale models, construction administration & bid review.
Jason Todd Home Design 19855 Fourth St., Ste. 201 Bend, OR 97703	541-317-1289	N/A	www.jasontoddsgdesigns.com jason@jasontoddsgdesigns.com	Jason Todd	2	1998	Custom home design.
Mackprang Design Inc. 1069 NE Kayak Lp., Unit 1 Bend, OR 97701	541-389-5421	N/A	www.mackprangdesign.com mackprangdesign@bendbroadband.com	Don Mackprang	2	1978	Custom homes & remodels.
Middleton Design & Drafting 1627 NE Third St., Ste. 4 Bend, OR 97701	541-383-0633	N/A	eagle88@bendbroadband.com	Michael Middleton	4	1996	Custom homes & add-ons.
Muddy River Design 244 SE Miller Ave. Bend, OR 97702	541-350-2319	N/A	www.muddyriverdesign.com apeterson@muddyriverdesign.com	Adam R. Peterson	1	2001	Award winning home designs. Custom & stock plans.
Outwest Plans Bend, OR 97702	541-480-7206	N/A	www.outwestplans.com outwestplans@yahoo.com	Lawren Duncan	2	1997	Crafted designs for mountain living. Specializing in homes & garages, new construction & remodels. Based in Bend. Working with builders & homeowners primarily in Oregon, Washington, Idaho, Colorado, New Mexico & Arizona.
Pacwest Builders LLC CCB# 211007 65050 Hwy. 20, PO Box 5639 Bend, OR 97703	541-389-2089	541-389-4591	www.pacwesthomes.com jim@pacwesthomes.com	Jim Yozamp, Spencer Williams	12	1999	Custom home & remodeling design, interior design, commercial construction.
Rozewski & Co Designers LLC 806 NW Brooks St. Bend, OR 97701	541-385-3296	N/A	www.rcodesigners.com jim@rcodesigners.com	James Rozewski	2	1983	Residential & small commercial building design.
Saarin Design, LLC Bend, OR 97701	541-390-5068	N/A	www.saarinhomedesign.com dano@saarinhomedesign.com	Dano Saarin	2	1993	New residential, replacement, remodels & additions, green design.
Sun Forest Construction 803 SW Industrial Way, Ste. 204 Bend, OR 97702	541-385-8522	541-385-8557	www.sforest.com sales@sforest.com	Glen Dietrich, Sam Houston, Bob Williams	30	1977	Custom home building, design & remodels, painting
Tebbs Design Group 390 SW Columbia St., Ste. 220 Bend, OR 97702	541-389-0375	N/A	www.tebbsdesign.com info@tebbsdesign.com	Jim Tebbs	4	1992	High-end residential custom homes, green homes specialist, LEED certified homes, remodels, interior design.
The Shelter Studio, Inc. 62968 OB Riley Rd., Ste. E2-2 Bend, OR 97703	541-306-4270	N/A	www.theshelterstudio.com construct@theshelterstudio.com	Jason Offutt	3	2007	Custom homes, ADU designs, speculative homes, remodels, additions, renderings, vacation homes, retirement homes, in town lots, view lots. Projects in Brasada, Tetherow, Discovery West, Tree Farm, Caldera, NorthWest Crossing, Highlands at Broken Top, throughout Central Oregon & the U.S.
Vellum Design Studio PO Box 128 Bend, OR 97709	541-550-9919	N/A	www.vellumdesignstudio.com bucca@vellumdesignstudio.com	Bucca	1	2022	Residential design for custom homes, additions & remodels.
Western Design International 317 NW Locust Ave., Ste.100 Prineville, OR 97754	541-447-3341	877-442-8369	westerndesignintl.com 4Info@WesternDesignIntl.com	Elvin Spurling	2	1990	Residential & commercial design

This is a sampling of Central Oregon Building Designers. If you would like to be added to this list, please email cbn@cascadebusnews.com.

Central Oregon Home Builders *(Listed Alphabetically)*

▶ CONTINUED FROM PAGE 14

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Type of Construction	Area Projects
Simplicity by Hayden Homes 250 SE Timber Ave. Redmond, OR 97756	877-417-4675	N/A	www.simplicity-homes.com sales@simplicity-homes.com	Customer Service	57	2009	Residential, multi-family, investor housing on-your-land, ADU.	Bend, Redmond, Prineville, La Pine, Madras & Sunriver.
Solaire Homebuilders 549 SW Mill View Way, Ste. 103 Bend, OR 97702	541-383-2140	N/A	www.solairehomebuilders.com gharris@solairehomebuilders.com	Geoff Harris, MaryLea Harris	8	1995	Specializing in high performance homes & sustainable building practices. Net Zero Energy Homes, LEED for Homes. Earth Advantage Platinum is our routine certification.	Bend, Redmond, Tumalo, Sisters, Prineville, Madras, La Pine, Sunriver & Alfalfa, Terrebonne.
Steve Bennett Builders 611 SE Business Way Bend, OR 97702	541-383-5833	N/A	www.stevebennettbuilders.com	Steve Bennett	1	1995	Custom residential & commercial.	Tetherow, Caldera Springs, The Tree Farm, Sunriver,Ranch at the Canyons,Vandevent Ranch, Crosswater, Aspen Lakes, Pronghorn.
Steve Keeton Construction Inc. 68590 Cloverdale Rd., PO Box 1120 Sisters, OR 97759	541-549-6571	N/A	www.stevekeetonconstruction.com Keetonksc@gmail.com	Steve Keeton	7	1990	Residential, commercial, remodel & excavating.	Central Oregon.
Stillwater Construction 70 SW Century Dr., Ste. 100-481 Bend, OR 97701	541-678-2994	N/A	www.stillwaterconstructionbend.com bart@stillwaterconstructionbend.com	Bart Mitchell	1	2008	Residential & light commercial new construction.	Bend, Tumalo, Tetherow, Shevlin, Deschutes County
Structure Development NW 120 SW Crowell, Ste. 210, PO Box 7695 Bend, OR 97702	541-948-0056	N/A	www.structuredevelopmentnw.com dan@structuredevelopmentnw.com	Scott Houck, Dan Goodrich	6	2009	Residential, new construction.	Central Oregon & Willamette Valley.
Sun Forest Construction 803 SW Industrial Way, Ste. 204 Bend, OR 97702	541-385-8522	541-385-8557	www.sforest.com sales@sforest.com	Bob Williams, Sam Houston	30	1977	Design, build, remodel.	Caldera Springs, Bend, Sunriver, Broken Top, Brasada Ranch, Eagle Crest, Pronghorn, Thethero, Highland & more.
Sunterra Homes PO Box 5278 Bend, OR 97708	541-389-4733	N/A	www.sunterrahomes.com sunterra@bendcable.com	Jim Chauncey	2	1975	Residential design & energy-efficient construction.	Tri-county area of Central Oregon.
SunWest Builders 2642 SW Fourth St., PO Box 489 Redmond, OR 97756	541-548-7341	541-548-2855	www.sunwestbuilders.com crystalh@sunwestbuilders.com	Steve Buettner	55	1989	Commercial, custom residential.	Residential: Broken Top, Sunriver, Caldera, Eagle Crest & more. Commercial & resort: Tetherow, Iron Horse Lodge & more.
Tebbs Design Group 390 SW Columbia St., Ste. 220 Bend, OR 97702	541-389-0375	N/A	www.tebbsdesign.com info@tebbsdesign.com	Jim Tebbs	4	1992	Custom home designer - High-end residential custom homes, green homes specialist, LEED certified homes, remodels, interior design.	Throughout Central Oregon & the Pacific Northwest.
the Bend Contractor, LLC 65336 73rd St. Bend, Or 97703	541-306-7222	N/A	www.thebendcontractor.com hans@thebendcontractor.com	Hans Schwarz	4	2005	General residential.	Building all of Central Oregon
Timberline Construction of Bend LLC 1655 NE Lytle St. (Physical), PO Box 94 (Mailing) Bend, OR 97709	541-388-3979	N/A	www.timberlinebend.com info@timberlinebend.com	Kristian Willman	4	1999	Custom homes & green building.	Projects in Awbrey Butte, Highlands, Old Bend, Shevlin Commons, Tetherow, Tumalo, West Gate.
Western Design International 317 NW Locust Ave., Ste. 100 Prineville, OR 97754	541-382-3578	877-442-8369	westerndesignintl.com 4Info@WesternDesignIntl.com	Elvin Spurling	2	1990	Custom home design, small commercial, green & off-grid.	Western United States, Brasada Ranch, Caldera Springs, etc.
Winsome Construction 520 SW Powerhouse Dr., Ste. 628 Bend, OR 97702	541-797-7927	866-324-7799	www.winsomeconstruction.com shan@winsomeconstruction.com	Shan Stassens	18	2018	Architecturally designed residential. Whole home renovation.	Tetherow, Pronghorn, Caldera, Brasada Ranch, Ranch at the Canyons, Sunriver, Westgate, North Rim & more.
WoodHill Homes 70 SW Century Dr., Ste. 100-240 Bend, OR 97702	541-330-5559	541-330-5739	www.woodhillhomes.net info@woodhillhomes.net	Jay Campbell	25	2002	Home building, build on your lot & apartments.	Countryside (Bend), Sagebrook Estates (Madras), Haystack Butte (Culver), Sunset Meadows (Sisters) & Bend westside infill.

This is a sampling of Central Oregon Home Builders. If you would like to be added to this list, please email cbn@cascadebusnews.com.



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Caldera Springs Sustains Buyer Demand with Debut of Lakeside Vacation Homes

by **CAROLYN McMORRAN**

Caldera Springs, the 1,000-acre residential resort community located 15 miles south of Bend within the Sunriver Resort corridor, continues to post sales momentum across its second-home and primary-residence buyer segments, with the new Lakeside Vacation Home collection now entering the market.

The community has emerged as one of the Pacific Northwest's most active luxury residential resorts, drawing buyers from Portland, Seattle, and California, along with a growing share of full-time residents relocating from Bend and other Western markets.

"Demand remains incredibly strong across both second-home and primary buyers," said Krista Miller, Vice President of Real Estate and Development for Caldera Springs and Sunriver Resort. "We consistently see interest from families who want a second home they can use year-round, as well as full-time residents choosing to relocate for lifestyle, outdoor access, and community."

Lakeside positions homes along the edge of Lava Springs Lake. This limited collection of homes are being crafted by Curtis Homes, a Bend-based builder recognized for craftsmanship, architectural design, and energy efficiency. The collection follows the successful debut of Forestbrook Vacation Homes, the community's first developer-built release since its original Caldera Cabins, which delivered turnkey ownership and strong rental performance.

Custom homesite sales are also progressing through the recently launched Wild Pine neighborhood, a limited release of forested homesites with select water views and architectural flexibility within established community design standards.

Beyond new homes, Caldera Springs has invested in amenities that drive long-term absorption. Forest House serves as the community's aquatic complex and social hub, featuring outdoor pools, poolside cafe and bar, a fitness center, and year-round programming. Lake House, positioned on Obsidian Lake with Mt. Bachelor views, has become one of the Bend area's most sought-after lakefront dining destinations and a meaningful driver of buyer engagement.

"Lake House has quickly become a favorite of the community," Miller said. "It gave owners a true lakefront dining destination they could walk or bike to, while also introducing the wider Bend community to what Caldera Springs offers."

The community offers 13 miles of paved and soft-surface trails, lake activities, tennis and pickleball courts, and close proximity to Mt. Bachelor, supporting year-round use for owners and guests.



PHOTOS | COURTESY OF CALDERA SPRINGS

Caldera Springs also holds a distinction within Sunriver Resort Vacation Properties, serving as the premier home collection for guests seeking elevated accommodations with full resort access, available for booking through Sunriver Resort. Participation in the rental program offers owners income potential during periods of non-use, helping offset ownership costs through professionally managed bookings.

"The rental program gives owners flexibility," Miller noted. "They can enjoy their home personally while also potentially generating revenue during peak demand periods."

To learn more about ownership opportunities at Caldera Springs, including Lakeside Vacation Homes, Forestbrook Vacation Homes, and Wild Pine Homesites, call 541-593-3000 or visit CalderaSprings.com.

Building for Wildfire Reality

The New Stakes for Central Oregon

by **MONICA ELSOM, Owner & Principal Agent — Insure Pacific**

In Central Oregon, the wildfire conversation has fundamentally shifted. What was once a seasonal checklist — clearing brush and hoping for a mild summer — has become a year-round mandate for homeowners, developers, and business owners alike.

As the owner of Insure Pacific, I am proud to launch this monthly column with *Cascade Business News* to bring local clarity to an increasingly complex industry. Today, two powerful forces are reshaping our region: the implementation of the R327 wildfire code and a tightening insurance market that is far less forgiving than it was even two years ago. Together, these factors are changing how we build, maintain, and protect our assets.

The New Standard: Home Hardening

The R327 wildfire code, now in effect for new residential construction in Deschutes County and the City of Sisters, focuses on "home hardening." The goal is to reduce the chance a structure ignites from embers, which can travel miles ahead of a fire front and account for the vast majority of home losses.

For builders, fire-resistant roofing, ember-resistant vents, and enclosed eaves are no longer upgrades — they are expectations. While R327 technically applies to new builds, its influence is much broader. Insurance carriers are using these same standards to evaluate *existing* properties. In the eyes of an underwriter, what is required for new construction today is quickly becoming the benchmark for all properties tomorrow.

Insurance Is No Longer a Passive Safety Net

We are currently in a "hard market." Carriers are aggressively reducing risk, tightening guidelines, and issuing non-renewals — especially in wildfire-prone areas.

Most importantly, many carriers are no longer reinstating policies after a lapse. In the past, a missed payment could often be resolved with a quick phone call. Today, a lapse — even unintentional — can mean losing coverage entirely and being forced into "surplus lines" options where premiums are significantly higher. My advice is simple: pay your premium weeks early. In this environment, your current policy is an asset you cannot afford to lose.

Strategic Mitigation for Business Owners

For the business community, wildfire risk extends beyond physical structures to operational continuity. Carriers now scrutinize "Business Income" and "Extra Expense" coverage more than ever. They want to see that a business has a clear plan for disruption before they offer terms.

Preparation now directly impacts both your safety and your insurability. Key proactive steps include:

The Five-Foot Rule: Clear all vegetation and combustible materials (including bark mulch) within five feet of your building.

Maintenance as Marketing: Keep roofs and gutters free of debris. Photos of these efforts can support underwriting and renewal discussions.

Vulnerability Upgrades: Consider ember-resistant vents during any repairs or remodels.

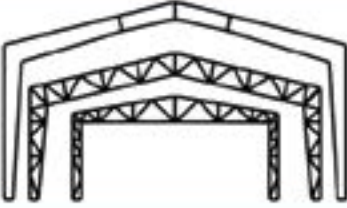
A Shared Responsibility

Wildfire risk is now a shared responsibility. Builders must construct with resilience, and owners must actively maintain their properties. In today's environment, preparation isn't just smart — it's necessary to protect the life and business you've built in the community we all call home.


Monica Elsom is the owner and principal agent of Insure Pacific. Their new Bend office is located at 2843 NW Lolo Dr.

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Designer Baths & Kitchens

30 Years of Remodeling Experience

by NOAH NELSON — CBN Feature Writer

Chad Terry, owner and designer of Designer Baths & Kitchens (DBK), boasts an impressive 30 years of professional kitchen and bath design/remodeling experience, entering the industry back in 1996. His parents originally founded DBK in 1976, allowing Terry to grow up learning the tools of the trade, following in their footsteps.

“My parents were not only pioneers in the kitchen and bath remodeling industry, but their passion and dedication made them true leaders and influencers,” Terry said. “They understood — a half century ago — that true excellence comes from focus and commitment. Rather than trying to satisfy the masses and be everything for everyone, they poured their hearts into perfecting what mattered most to them: kitchen and bath design and renovation. By dedicating themselves to these fundamental spaces, they built a legacy rooted in quality, care and a deep appreciation for the rooms that truly make a house a home.”

Terry said that, growing up immersed in the family business, he came to truly appreciate the special role that kitchens and bathrooms play as the heart of the home.

“Kitchens are more than just spaces for preparing meals — they are places where families gather, where traditions are lovingly passed down, and where every shared meal is enriched by laughter and connection,” he said. “Bathrooms are personal sanctuaries, offering a much-needed retreat from the stresses of daily life. The

greatest gift I’ve inherited is the ability to help others experience the comfort, joy and sense of belonging that these spaces can bring — continuing my family’s legacy of transforming kitchens and baths into cherished centers of home life.”

Terry mentioned that the eventual move to Bend in 2017 was spurred by a love of the natural beauty that fills the region. For years, his family’s vacations here felt like cherished escapes, and the idea of living where they vacation began to take root. “After four decades dedicated to delivering exceptional kitchen and bath renovations in Memphis, Tennessee, we felt drawn to begin a new chapter surrounded by this inspiring natural landscape and vibrant community,” he said. “Relocating 2,000 miles from everything familiar was no small feat, and the challenges of uprooting our lives were very real. Yet, from the moment we arrived, we were embraced by the warmth and generosity of the Bend community.” Since the move, Terry has happily helped nearly 100 of his new neighbors turn their dream kitchens, bathrooms and closets into reality.

In a market like Bend, there are many options for home remodeling. However, Terry says that his company stands out as unique due to their commitment to their niche — kitchen and bath design and renovation. “While many general contractors may be licensed to tackle these spaces, genuine expertise is essential for transforming them into places of comfort, beauty and lasting memories,” he said. “We understand our strengths and focus exclusively on what matters most to us and our clients, rather than being a ‘jack of all trades’ and venturing into areas like home theater installation, roofing replacement or building exterior decks, even though we are licensed to do so.

“Instead, our goal is to continually raise the standard for kitchen and bathroom remodeling in Bend, serving discerning homeowners who seek more than just a contractor, but rather a dedicated and experienced kitchen and bath professional who brings deep industry knowledge, expertise and creativity to every project.”

Looking back at his 30-year career, Terry is grateful for the people he’s met, the work he has accomplished, and



(L-R) CHAD TERRY, OWNER/DESIGNER; HEATHER TERRY, OFFICE MANAGER; ASHTIN GILLESPIE, JOURNEYMAN CARPENTER; AND HELSEA GILLESPIE - ASSOCIATE | PHOTOS COURTESY OF DESIGNER BATHS & KITCHENS, LLC

he’s constantly inspired by the ever-changing trends, styles and unique needs of every homeowner. “Every project brings a sense of excitement and possibility, reminding me of how far Designer Baths & Kitchens has come from its humble roots,” he said. “While those years were filled with pride and accomplishment, the current chapter of DBK is crafted with intentionality and care. Today, we are purposefully smaller and more personal, dedicated to serving discerning homeowners who value true expertise and the reassurance that comes from knowing their project is entrusted to passionate professionals.”

Looking to the future of his business here in Central Oregon, Terry said, “Our passionate team is committed to earning recognition throughout the region for our unwavering professionalism and inspired creativity — all while keeping remodeling accessible and affordable for our neighbors by avoiding burdensome overhead costs often passed onto homeowners to bear, and is a common practice with larger remodeling firms.”

Happy with his newly planted roots in Bend, the talented team he’s assembled, and the welcoming community, Terry plans on continuing to grow client relationships and his reputation as a specialized kitchen and bath remodeler who turns houses into beloved homes.

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The Future of Homebuilding is Health & Resilience

by **PETER GRUBE, Co-Owner — Northwest AeroBarrier**

Walk into a new home and you notice the obvious things first. The light fixtures. How tall the ceilings feel. The tile in the kitchen. That's how homes are sold.

How a home *lives* is something you discover later. Is the air fresh? Is the bedroom cold in February? Is there a draft along the living room floor? When the smoke rolls in from a fire near Sisters in August, can you easily breathe inside?

How a home lives matters as much as how a home looks. And the thing that determines how a home lives isn't on any spec sheet.

It's behind the walls.

Your house is leaking right now.

Most homes have thousands of small gaps in the building envelope: the layers of the walls, ceilings and floors that separate inside from outside. Tiny openings around electrical boxes, plumbing penetrations, top plates, rim joists. Each one is small. Together, they're the equivalent of leaving a window open 24 hours a day, seven days a week, no matter what's happening outside.

That's not an exaggeration. It's what blower door testing results across our service area show, year after year.

When wildfire smoke fills the Central Oregon skies, that air leakage pulls smoke inside. When pollen counts spike, it pulls in pollen. When it's 19 degrees in January or 99 degrees in July, your HVAC system is fighting outdoor air the entire time. Air leakage accounts for 25 to 40 percent of the energy used to heat and cool a typical home.

The leak is also a moisture problem. Indoor air carries water vapor. When that warm indoor air pushes through wall and roof assemblies and hits a cold surface, it will condense. Condensation inside a wall is how mold starts and how framing rots, damage you don't find until it's expensive.

At Northwest AeroBarrier, we've been working with builders, contractors and homeowners across Oregon and Southwest Washington since 2018 as specialists in building envelope air sealing. What we've learned over the years, confirmed by building science at every turn, is that a home's ability to protect its occupants starts with one fundamental principle: the tighter the envelope, the more control you have over everything that happens inside.

There's a number that tells you how leaky a home is.

It's called ACH: air changes per hour. It measures how often the entire volume



of air in a home is replaced through air leaks. A measurement of 5 ACH means the air is changing more than five times an hour. A measurement of 1 ACH means you have control: outdoor air comes in when you want it, through a filter, on your terms.

Lower ACH is better. The number is measurable and verifiable. A blower door test at the end of construction tells you exactly how controlled your home envelope is.

Oregon code is currently 3.25 ACH, but is not usually verified with a blower door test. Anything below that provides enhanced building performance over code. 1.5 is where leading builders are headed. 0.6 is passive house tight.

When you build tight and ventilate intentionally, you get to decide what air enters your home, when, and through what filtration.

For homeowners, the takeaway is to ask about air sealing when evaluating a new home — specifically, to ask for blower door test results.

For builders, specify air sealing, detail it and verify it with an independent, third-party verifier. Tight homes outperform leaky homes on every metric that matters: Comfort, durability, health and energy.

The future of home building is resilience, comfort and health.

Central Oregon is a spectacular place to live and build. The landscape, climate, opportunity and the community draw people here from across the country, and the region continues to grow. The homes we build today will be sheltering families through smoke seasons, cold snaps, heat domes, allergy seasons and everything else this high desert throws at us for decades to come.

The single best investment we can make in the health and resilience of those homes is sealing them as tightly as possible and ventilating with intention.

It's what science supports. And it's what Central Oregon homes deserve.

One question to ask your builder.

If you're shopping for a new home or hiring a builder to build one, ask a single question: *What's the blower door number?* If they don't know, that tells you something. If they do, you've found someone treating air sealing as the foundation it is.

That number is the difference between a home that looks great and one that lives great. Both matter. Only one of them impacts comfort, durability, health and energy.

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Mother of Four Achieves Dream of Homeownership with Home Loan from First Story

by **JOELLE MARX, Communications Coordinator — First Story**

This morning, all were invited to help “raise the walls” as First Story and community partners kicked off construction of a new Hayden Home in the First Place community.

The wall raising celebrated the family’s eight-year journey to homeownership, as well as impactful public-private partnerships between First Story, NeighborImpact, and industry leaders. Hayden Homes and supporters who value affordable homeownership opportunities spent the morning volunteering to construct the home’s frame.

Regional leaders, including State Representative Emerson Levy, was in attendance to congratulate the Hammons and share remarks regarding solutions to the ongoing challenges of housing affordability in Central Oregon and around the state.

“Hardworking Central Oregonians deserve access to the security, stability, and wealth-building benefits of homeownership,” said Representative Emerson Levy. “As my colleagues and I advocate for long-term housing solutions on the House floor in Salem, we are grateful to partners like First Story, who are working on the ground with families ready to take the next steps toward homeownership. By working together at all levels, we will lift our community out of the housing crisis.”

In addition to celebrating her son’s high school graduation this year, Kimberly Hammons and her four children are celebrating a long-time dream come true. Hammons endured divorce, the loss of her mother and a housing market that felt out of reach for someone like her working in the hospitality industry. She had little faith in ever achieving homeownership, but decided, “The answer is always no if you don’t ask.”

Hammons applied for a First Story home loan two years ago but didn’t meet all of the criteria at the time. When her NeighborImpact coordinator suggested she apply again, she almost disregarded the opportunity. But staying true to her motto, she submitted an application — and was surprised to be the first applicant to qualify.

“You just gotta keep at it, and this is proof that if you stay consistent, things will work out,” Hammons said about receiving the zero-down, zero-interest, 30-year mortgage from First Story. “It’s like winning the lottery. It’s going to be such a relief for the kids and me to have a place that can’t be taken away.”

First Story’s affordable home loan program enables local families like the Hammons to achieve affordable homeownership through the unique mortgage that provides access to a new, move-in-ready Hayden Home. First Story’s homes are built with the same quality, care and aesthetics as every other Hayden Home. Homes are sold with all appliances, a washer and dryer and finished landscaping so they’re ready for families from day one.

First Story partners with its founder, Hayden Homes, plus in-kind donations of labor and building materials and the financial support of a robust network of donors to provide loans for community members who would otherwise be unable to afford homeownership.

“When things got tough, Kimberly stayed true to what she knew she needed to do, and it paid off,” said Claire Duncan, executive director of First Story. “If there’s anything we hope other families take from Kimberly’s story, it’s her tenacity. Keep saving, keep applying, reach out to your support network at NeighborImpact, and don’t give up.”

The wall raising kicked off a summer of construction on the Hammons family home, which will be completed by mid-August, when a home dedication and key ceremony will occur.

To date, First Story has helped 128 families become homeowners. Of those families:

- 100% earn less than 80% of area median income
- 100% are first-time homebuyers
- 80% are the first in their families ever to own a home
- 23% identify as minority households
- 25% are families with members with disabilities

About First Story:

First Story’s mission is to address the affordable housing crisis in the Northwest. First Story uses an integrated approach to affordable housing by giving individuals a hand up to homeownership while encouraging inclusivity.

First Story collaborates with builder Hayden Homes and Simplicity by Hayden Homes and in-kind partners to construct or fully refurbish homes. The homes are then sold to individuals and families earning 80 percent of area median income or below through First Story’s innovative loan program, which provides loans at zero-down, zero-percent interest for 30 years. First Story’s Fresh Start homes are originally built new by Hayden Homes and provided to one or more previous First Story families. As those families move forward and upward, the homes are sold back to First Story to be fully refurbished and provided to a new family, ensuring this critical housing opportunity stays in the community for years to come.

First Story is an equal-opportunity, fair-housing lender. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We promote and back a positive advertising and marketing plan where everyone can access housing without being stopped due to their race, skin color, religion, gender, physical or mental challenges, family situation, or where they come from. The first eligible applicant will be selected. First Story is a 501(c)(3) nonprofit based in Bend, serving Oregon, Washington, Idaho and Montana. Tax ID: 91-1755886. First Story is registered with Washington State’s Charities Program; more information is available at 360-725-0377 or ccfs.sos.wa.gov/#.

About Hayden Homes:

Established in Redmond in 1989, Hayden Homes has provided over 28,000 new homes to price-conscious, value-driven homebuyers in underserved, secondary markets throughout Washington, Oregon, Idaho and Montana. Hayden Homes continues to be the largest privately-owned new home builder in the Pacific Northwest. Hayden Homes exists to Give As You Go, so together we build a strong community, and lead fulfilled lives.

Hayden Homes has contributed \$7.7 billion to local economies and has created more than 112,000 jobs since the company’s inception. Hayden Homes supports philanthropic efforts in the communities in which they build and have contributed more than \$88 million in charitable donations with the flagship of their giving through the 501(c)(3) nonprofit, First Story. To date, First Story has provided over 125 families throughout the Pacific Northwest with an affordable home and a first step toward financial freedom. The Hayden Homes brand family of companies includes Simplicity by Hayden Homes, Wise Size Homes, and Hayden Homes, all providing an unparalleled selection of opportunities for those looking to purchase a new home.

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Tiny Home Movement Increases in Popularity

by **ANDREA HINE** — CBN Feature Writer

With 10,000 tiny homes in the United States, there's no denying that this movement toward smaller living spaces which began in the late 1990s — is gaining momentum.

In fact, the market for tiny homes is projected to grow from \$1.42 billion in 2026 to \$1.79 billion by 2031 with North America leading the way due to strong demand for affordable housing solutions, followed by the Asia-Pacific region that will be driven by increasing urbanization and space constraints.

In the U.S., California, Florida, Texas, Oregon and Colorado boast the highest concentration of tiny homes, while other states with significant tiny home populations include Arizona, Georgia, Indiana, Mississippi and Washington.

So what exactly is a tiny home, who is drawn to this lifestyle, what does a tiny home cost, and what are the market's primary considerations and constraints?

Defining Tiny Homes & Their Demographics

Tiny homes — small, efficient living spaces typically ranging from 100 to 400 square feet can take many forms, from mobile houses on wheels to repurposed shipping containers to permanent structures built on foundations. They reflect an intentional lifestyle choice to maximize functionality while minimizing excess space with an emphasis on simplicity and making a smaller carbon footprint.

Tiny homes continue to attract a mix of age groups, from older adults (around 39% are age 50+), many of whom are retirees downsizing for simpler living, to young adults seeking financial freedom. Those between 40 and 50 make up 18%, adults 30-40 comprise 21%, and under-30 homeowners also account for 21%.

In addition to providing an affordable, sustainable living option, tiny houses are also being explored as alternatives to nursing homes, temporary shelters for disaster zones, and solutions for homelessness. (For example, Oasis Village in Redmond, featuring 15



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OREGON BOASTS ONE OF THE HIGHEST CONCENTRATIONS OF TINY HOMES IN THE U.S.

tiny homes with access to social services, is designed to assist homeless individuals in their journey toward stable housing.)

Tiny Home Costs

Whether people purchase a pre-built model or construct their own, the total cost of a tiny home can be a fraction of a traditional full-size property. (Average construction costs for a tiny home range from \$30,000 to \$60,000. Compare this to the typical home value in the U.S., which was approximately \$356,000 to \$366,000 as of early 2026, according to the Zillow Home Value Index.)

In addition, maintenance costs are lower (depending on the quality of construction materials), property taxes are often reduced and homeowners avoid large mortgages.

However, there can be additional expenses. If the tiny home is on wheels, purchasing a suitable truck, hitch and trailer drives up costs, as does securing land for a permanent or semi-permanent spot, especially in areas with high demand or strict zoning restrictions.

Environmental Impact

Tiny homes contribute to sustainability through reduced resource use. Many designs incorporate eco-friendly materials such as reclaimed wood, compact solar panels and energy-efficient appliances. In addition, smaller spaces consume less heating, cooling and electricity, lowering environmental footprints. For example, a 250-square-foot home uses 50% less energy than a standard home of 2,500 square feet. Some tiny homeowners even go off-grid, further minimizing ecological impacts.

Legal and Zoning Considerations

Zoning laws and building codes can complicate tiny home ownership. Many jurisdictions restrict where tiny homes can be placed, particularly movable ones. For instance, areas might only allow permanent structures or enforce minimum size requirements, making tiny living options limited.

However, RV parks, tiny home communities, or off-grid locations often offer more flexibility, and an increasing number of states are expanding legal pathways for both mobile and permanent setups.

In Portland and Eugene, Oregon, for example, tiny homes built on foundations can

be treated as ADUs, simplifying the permitting process.

Perspective of Bend-Based Tiny Home Builder

"The market is definitely ramping up," said Bijan, owner of Bend-based Spindrift Homes, who has been building custom tiny houses in Deschutes County for nine years since moving from Northern California. "People want them, and we're booked out for a year."



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Investment Insights

A Look at Globalization

by **ERIN SCANNELL — Heritage Wealth Advisors**

Our team at Heritage Wealth Advisors recently held our Quarterly Market and Investment Update virtual event as part of our monthly educational workshop series. We're fortunate to have a premier in-house investment department that does an incredible amount of research and drives very informed decisions about what we're doing with our investments, which in turn drives very good outcomes for our clients.



for the stock market.

Global trade expansion, though, was not a free lunch. Many Americans lost high-paying union jobs due to outsourcing, with limited options to retrain in new fields. Political swing states like Ohio, Michigan, and Pennsylvania were hit the hardest, and influenced the rise in the political polarization we see today. It seems we are now moving into a period of deglobalization as a response to the unfair deal many Americans feel globalization offered.

Heightened tariffs will likely weigh on global trade and lead to an economic and investment future that differs from the past. For example, we believe:

- Decades of deficit spending amid large trade imbalances crowded out productive infrastructure investment — like roads and bridges that we are now woefully behind on updating — and increase the likelihood for higher future taxes and inflation.
- China's rise as a geopolitical power and past transgressions of intellectual property theft have escalated into an AI arms race against the U.S., increasing market volatility while potentially widening the disparity between nations generating above- and below-average returns.
- Finally, wealth inequality, accelerated by outsourcing well-paying union jobs, has been a key driver of political polarization, intensified by aging U.S. demographics.

Given recent economic conditions, we think investors should be prepared for both future volatility and a broad range of potential investment outcomes. The global economy is becoming bifurcated in a manner that is creating fractures in the financial system. What follows is our view on how the last several decades of globalization can help explain the investment outcomes of investors to this point, and how deglobalization may alter those outcomes — a small preview of the wealth of information we presented during the event.

The evolution of global trade helps to highlight our shift in expectations for the future. Looking back at the last century, we can see both the impact World War II had on global trade, and the post-war recovery the world experienced.

In the decades following WWII, international trade expanded with the U.S. leading the way — climbing from 11.9% of GDP to 57.8%, boosted by the emergence of China as a global manufacturing hub. That export of labor to lower-cost countries such as China drove down inflation, causing interest rates to fall, while expanding corporate margins and creating a highly constructive environment



Source: Ameriprise Investment Research Group; As of: 12/31/2025

GRAPH | COURTESY OF HERITAGE WEALTH ADVISORS

To reach their retirement goals, investors will likely need to focus on what will work in the future — not what's worked in the past. If you're interested in getting the full recap from the event, or in connecting with an advisor to learn more about our portfolio positioning strategies, use the QR code to get connected with us.



ameripriseadvisors.com/team/heritage-wealth-advisors

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Shane Cochran

Wallace Group announced the recent promotion of **Shane Cochran, R.G., L.G.**, to the role of chief operating officer (COO). As a longstanding project manager and senior geologist, this transition reflects both exceptional leadership and a deep understanding of our work from the ground up.

Over the last 20 years, Cochran has played a pivotal role in shaping our company's capabilities. With a strong foundation in geology and extensive experience managing complex field operations, he has consistently bridged the gap between scientific rigor and practical execution. From early-stage site assessments to large-scale project delivery, Shane has demonstrated an ability to navigate uncertainty, align multidisciplinary teams and deliver quality results efficiently.

What makes this transition especially powerful is the perspective Cochran brings into the COO role. His background combines hands-on field experience with strategic project oversight, which are two elements critical to operational excellence. He understands the realities of fieldwork, the importance of data-driven decisions, and the coordination required to move projects forward in dynamic environments.

Cochran will focus on strengthening operational consistency, enhancing cross-functional collaboration and ensuring that our projects continue to meet the highest standards of quality, safety and responsibility. His leadership is grounded in accountability, clear communication and a commitment to continuous improvement, which is a quality that has defined his career with The Wallace Group.

The **St. Charles Health System** Board of Directors announced that **Michael Hartke** will serve as the next president and CEO of the organization as **Dr. Steve Gordon** plans to retire later this year. Hartke currently serves as executive vice president and chief operating officer for the health system and is looking forward to taking on the new role.

After four years as president and CEO, Gordon said it is time to get back to the retirement plans he delayed when originally agreeing to serve in the role on an interim basis.

The transition will officially take place July 5, but Gordon will continue to provide support through the third quarter of the year and also plans to remain a part of the Central Oregon community in his retirement.

In addition, Rhoads shared that the board is thrilled that Michael Hartke has agreed to take on the president and CEO role.

Hartke has more than 25 years of health care leadership experience, including serving as President of Northwest Community Healthcare, a division of Endeavor Health, in Arlington Heights, Ill. He holds a bachelor's degree from Northern Illinois University and a Master of Business Administration from Kellogg Graduate School of Management at Northwestern University in Chicago. He has been in his role with St. Charles for a little more than a year and joined the St. Charles Foundation Board of Directors earlier this year. He and his wife Amy enjoy living in Bend and appreciate all of the amazing outdoor activities and climate that Central Oregon has to offer. The Hartkes have three adult sons that live in Madison, Wisconsin, Chicago, Illinois and Southern California.



Michael Hartke

Steve Gordon

SCORE Central Oregon welcomes two new fully certified mentors to our team of volunteer mentors.

Erin Colbrese spent the last 18 years at Microsoft after careers in pro sports and advertising. She holds a bachelor of arts from Central Washington University in sports management and marketing and a minor in English. She also holds a 200-hour yoga teaching certification along with an Integrative Mind Body Somatic Therapy Certificate. She moved to Bend three years ago from Seattle, after growing up in Montana and



Erin Colbrese

Ken VanDomelen

Wyoming. Colbrese is excited to join SCORE to serve her community and help small business owners thrive in Central Oregon.

Ken VanDomelen spent his 37-year career in the construction industry centered around asphalt pavement maintenance and underground construction. He garnered an MBA from George Fox University with a passion for environmental practices in the paving industry. VanDomelen's side interest is in real estate investment and development. With the sale of his business in 2024, he relocated to Bend to focus on volunteer work through the Greater Bend Rotary Club alongside his work with Score.

Partners In Care recently announced the appointment of **John Weinsheim, MPA, FACMPE**, as its next chief executive officer, effective July 1, 2026, and the upcoming retirement of current CEO Greg Hagfors, who has led the organization since 2022. The selection followed a rigorous search process that recognized exceptional talent and reflected the remarkable depth of leadership that exists at Partners In Care.

Weinsheim is a healthcare leader whose career has been defined by a commitment to patient-centered care, caregiver engagement and building organizations where quality and compassion are inseparable. He has spent more than 30 years developing and leading healthcare teams across the Pacific Northwest and Midwest, consistently crediting the people around him for the success of the organizations he has served. Known for cultivating strong staff culture, Weinsheim has built teams recognized for exceptional engagement and among the lowest turnover rates in their health systems, a reflection of the kind of leadership that puts people first.

Most recently, he has served as executive vice president of Kootenai Clinic in Coeur d'Alene, Idaho, where he has fostered one of the highest caregiver engagement cultures in the health system while overseeing a large multispecialty clinical delivery organization. Prior to that, Weinsheim spent nearly a decade at St. Charles Health System in Bend, where he built the employed physician group from the ground up, growing it through a deep focus on provider relationships, quality improvement and community partnership. He holds a master of public administration with a healthcare agency concentration from the University of Wisconsin Oshkosh and is a Fellow of the American College of Medical Practice Executives. Weinsheim and his family first moved to Central Oregon in 2010, and he has long admired Partners In Care's mission and reputation. Weinsheim is eager to serve the Central Oregon community he calls home.

The Partners In Care Governing Board expressed strong confidence in the organization's new leadership following a thorough and deliberate search process. The Board was drawn to Weinsheim's rare combination of deep commitment to caregiver culture and quality patient care, combined with his strategic acumen, and genuine connection to Central Oregon. His familiarity with the region's healthcare landscape, and with Partners In Care itself, along with his proven ability to build high-performing, mission-aligned organizations, made him the clear choice to lead the organization into its next chapter.

Greg Hagfors' retirement marks the close of a period of significant growth and impact for the community-based nonprofit. Since assuming the role of CEO in 2022, Hagfors provided steady leadership through a time of expansion and innovation, most notably overseeing the opening of the organization's 12-bed Hospice House, the only inpatient specialty hospice hospital east of the Cascades. This milestone significantly expanded access to inpatient hospice care and reinforced Partners In Care's role as a trusted nonprofit healthcare provider in the region.

With the appointment of Weinsheim, Partners In Care enters its next chapter with a leader whose values align deeply with the organization's mission, and with the remarkable team that carries that mission forward every day. The Board recognizes that the strength of Partners In Care has never resided in any single leader, but in the collective dedication of its staff, its volunteers and its leadership team, whose excellence and passion for this work are what make this organization extraordinary. Weinsheim inherits not just a strong organization but an exceptional team, and the Board is confident that together, the quality of care and the trust of the community that Partners In Care has earned will only deepen.

Economic Development for Central Oregon (EDCO) announced the hiring of **Garrett Loveall** as Bend area director and **Christine Munsey** as director of events and community relations. Both roles are key to advancing EDCO's efforts to support a strong, diverse and connected regional economy.

As Bend area director, Loveall will assist EDCO and local leaders in executing business retention, expansion and recruitment strategies that support the growth of primary employers and strengthen the region's economic competitiveness. The position works in coordination with the City of Bend's Economic Development Division and focuses on initiatives and policies that make Bend an attractive place to do business.

Loveall has lived in Central Oregon for over 13 years and brings a diverse background in entrepreneurship, operations and supply chain management. In 2013, he founded July Nine, a lightweight bag company that began in Bend and expanded through local manufacturing and online sales. Before joining EDCO, he spent four and a half years at Hydro Flask, working in supply planning and inventory management.

In her role as director of events and community relations, Munsey will lead EDCO's efforts to design and deliver engaging experiences that showcase the organization's impact across Central Oregon. The public-facing role includes oversight of events, board meetings and community engagement initiatives that strengthen relationships across the region.

Munsey has lived in Central Oregon for 20 years and has a background in guest experience, coordination and event planning, most recently supporting events through COBA. She is passionate about creating positive experiences and cultivating strong relationships within the community.



Garrett Loveall

Christine Munsey



Heidi Friesen

Five local schools have won the 2026 OnPoint Prize for Excellence in Education Community Builder awards. Each school will receive a cash prize for a special project that positively impacts its school and community.

OnPoint Community Credit Union also named the eight finalists for its Educator of the Year awards. Each educator is in the running to have their mortgage or rent paid for one full year and receive \$2,500 for their school. The four winners in each category (K-5, 6-8, 9-12 and Gold Star) will be announced on May 20, 2026. The remaining four runners-up in each category will receive a \$5,000 cash award and a \$1,500 donation to their schools for resources and supplies.

Community Builder Awards are to \$5,000 Community Builder Award grand prize winner **Cedar Ridge Middle School: Kiln for Kids** (Oregon Trail School District, Sandy, Oregon).

\$2,000 Community Builder Award winners are: **Carus Elementary** (Canby School District, Oregon City, Oregon), **Mapleton School District** (Mapleton, Oregon), **Rex Putnam High School** (North Clackamas School District, Milwaukie, Oregon) and **Woodland High School** (Woodland Public Schools, Woodland, Washington).

Educator of the Year finalists are: K-5 finalists **Ashley Reich** – 4th grade, Bertha Holt Elementary, Eugene School District 4J and **Sam Wishart** – 1st grade, City View Charter School, Hillsboro School District.

Six-eight finalists are **Mikael Benson** –

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6-8th grade Math and Gardening, Harrison Park Middle School, Portland Public Schools and **Kristine Napper** – 6-8th grade Social Studies, Whitford Middle School, Beaverton School District. Nine-12 finalists are **Stephanie Fitzgerald** – 9-12th grade Algebra, Geometry, Pre-Calculus, Colton High School, Colton School District and **Heidi Friesen** – 9-12th grade Chemistry and Physics, Bend Senior High, Bend - La Pine School District.

Gold Star finalists (includes pre-kindergarten teachers, school counselors, substitute teachers, librarians, principals or school administrators) are **Kali Dalton** – counselor, Coweeman Middle School, Kelso School District and **Yaneira Romero** – social worker, James John Elementary, Portland Public Schools.

The **Central Oregon Health Council** (COHC) has announced the return of longtime Executive Director **Donna Mills** to serve as interim executive director as the organization enters its next phase following five years of significant growth, transition and organizational change.

The Board of Directors unanimously approved the appointment to provide continuity, stability and trusted leadership while the organization conducts a thoughtful assessment of future leadership needs and long-term strategic priorities in response to the shifting healthcare environment.

Mills, who took the helm at COHC in 2015, is widely recognized for building strong relationships across the community and initiating many of the organization's core programs and partnerships. Highly respected across the region as a leader in healthcare transformation, Mills engaged countless organizations and individuals in a continuous effort to improve the health of the Central Oregon community.

Board leadership emphasized that the interim appointment is intended to strengthen organizational continuity and support staff and community partners while future planning is underway.



CITIZEN'S ACADEMY GRADUATION | PHOTO COURTESY OF CROOK COUNTY SHERIFF'S OFFICE

Congratulations to the 13 graduates of the **Crook County Sheriff's Office** Citizen's Academy Session #11.

During the academy, participants learned directly from deputies and community partners about many areas of public safety, including patrol, corrections, firearm safety, emergency preparedness and CERT.

Since the program began, nearly 200 community members have completed the academy. Graduates have gone on to support the Sheriff's Office in meaningful ways, including serving on courthouse and jail committees and helping raise funds for the K9 program.

Mackeson Advisory announced the celebration of its tenth anniversary as an independent advisory firm. To mark this milestone, the company has unveiled a refreshed office space at 777 SW Mill View Way and welcomed new team members who expand the firm's capacity to serve Central Oregon's growing community of investors.

Founder and Financial Advisor **Tyler Mackeson** launched the firm in 2015, driven by a belief that financial planning should be deeply personal — built on empathy, trust and a thorough understanding of each client's values and life goals. Over the past decade, Mackeson and his team have assisted hundreds of individuals and families across Central Oregon in building financial plans with purpose and intention.

Coinciding with the anniversary, Mackeson Advisory has completed a full remodel of its office. The updated office is designed to support the firm's growing team and evolving client services.

The ten-year milestone also brings exciting additions to the Mackeson Advisory team. The firm now includes eight dedicated professionals, each bringing distinct expertise and a shared commitment to personalized service:

Tyler Mackeson, founder and lead financial advisor; **Erik Maki**, partner, portfolio manager and financial advisor; **Gina Patterson**, CFP, director of financial planning; **Karissa Olalde**, insurance specialist and operations; **Manager Kai Robinson**, financial advisor; **Karlie Holmgren**, executive assistant; **Robyn Jones**, office manager; and **Stephanie Legge**, operations specialist.



2026 EXCELLENCE IN EDUCATION FINALISTS | PHOTO COURTESY OF BEND - LA PINE SCHOOLS

Bend-La Pine Schools recognizes staff members from across the district who have distinguished themselves this school year with their leadership, innovation, outstanding professional practice and positive contributions at work and in the community.

The 76 honorees, nominated by their supervisors, were recognized at the annual Excellence in Education Awards held May 13 at Mountain View High School. They include campus monitors, counselors, kitchen managers, classroom teachers, educational assistants, office managers, bus drivers and others who have had a positive impact on students.

Excellence in Education finalists for 2026 are for Support Staff of the Year: **Denise Bunday** - High Lakes Elementary School, **Courtney Miller** - Westside Village Magnet School, **Silvie Pierce** - Sky View Middle School, **Lupe Loheit** - Bend Senior High School, **Marisa Dunn** - human resources, **Sophia Theotokatos** - custodial department and **Brian Harris** - safety department. Certified Employee of the Year: **Brian Crites** - Amity Creek Magnet School, **Katie Sinner** - Ensworth Elementary School, **Rick Johnson** - North Star Elementary School, **Lindsey Dersch** - Pacific Crest Middle School, **Chelsea Jennings** - Mountain View High School, **Tanya Everts** - Bend-La Pine online and **Torie Withers** - teaching and learning.

Excellence in Education honorees for 2026 are: **Brian Crites** - Amity Creek Magnet School, **Julie Connell** and **Emmaline Beall** - Bear Creek Elementary, **Stacia Williams Biancucci** and **Teresa DuValle** - Buckingham Elementary, **Nicole Dewes** and **Jayne Welch** - Elk Meadow Elementary, **Katie Sinner** and **Carol Nolan** - Ensworth Elementary, **Allison Harvey** and **Denise Bunday** - High Lakes Elementary, **Tami Otis** and **Steph Greene** - Highland Magnet School, **Ashley Dawson** and **Beth Carey** - Juniper Elementary, **Cody Dame** and **Samuel Olson** - La Pine Elementary, **Tracy Mauze** and **Jill Evans** - Lava Ridge Elementary, **Rick Johnson** and **Gina Chavez** - North Star Elementary, **Katie DuVal** and **Jessica Baker** - Pine Ridge Elementary, **Brittany Sluman** and **Patsy Cockrum** - Ponderosa Elementary, **Carey Fitzgerald** and **Calah Hickmann** - R.E. Jewell Elementary, **Nicholas Meko** and **Shawna Haddock** - Rosland Elementary, **Taj Simmons** and **Keaton Race-Kryger** - Silver Rail Elementary, **Kacie Pitner** and **Amberlynn Wilson** - Three Rivers K-8, **Addy Ramina** and **Courtney Miller** - Westside Village Magnet School, **Betsy Perry** and **Michael Webber** - W.E. Miller Elementary, **David Rushton** and **Carolyn Lamberson** - Cascade Middle School, **Joe Albano** and **Liza Boisineau** - High Desert Middle School, **Tracy Chancellor** and **Michelle Whitney** - La Pine Middle School, **Valerie Overley** and **Kasey Cartmill** - Pilot Butte Middle School, **Lindsey Dersch** and **Shawna Junker** - Pacific Crest Middle School, **Matt Jones** and **Silvie Pierce** - Sky View Middle School, **Alexandra Jennings** and **Lupe Loheit** - Bend Senior High School and **Rachael**, **Paulina Stadler** - Caldera High School, **Luke Donahue** and **Abby Schneider** - La Pine High School, **Kelly Peters** and **Rebecca Wright** - Bend Tech Academy, **Chelsea Jennings** and **Aimee Coble** - Mountain View High School, **Yen-Ling Wang** and **Luke Martin** - Realms Middle and High School, **Denise Horton** and **Lynn Hawkins** - Summit High School, **Tanya Everts** and **Tami Hertzler** - Bend-La Pine online, **Torie Withers** and **Stephanie Bent** - teaching and learning, **Sharon Botten** - nutrition services, **Jerry Van Cura** - maintenance, **Sophia Theotokatos** - custodial department, **Rachel Mavis** - information technology, **Brian Harris** - safety department, **Elizabeth Hall** - La Pine transportation, **Julie Raines** - Bend transportation, **Marisa Dunn** - human resources and **Scott Blanchard** - business office.

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

Who's Who!

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

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Protecting Those Who Feed Us

by ANN PISTACCHI-PECK, Market Manager — Bend Farmers Market

It's Melanoma Awareness Month, and in an effort to bring vital healthcare services directly to the agricultural and food system communities, Project Happy Face, a nonprofit dedicated to increasing access to dermatological care, is offering free skin cancer screenings, biopsies (if needed), and treatment for precancerous lesions to vendors at the Bend Farmers Market on Wednesdays throughout the month of May. The mobile clinic will be on-site during market hours and staffed by licensed dermatology professionals.

This community outreach initiative is specifically focused on farmers market vendors, a population that faces an elevated risk of skin cancer due to prolonged and repeated sun exposure while working outdoors.

"Farmers and ranchers are among the most vulnerable to skin cancer, yet they often face barriers to accessing dermatological care," said Amy Snow, PA-C, founding director of Project Happy Face. "By bringing our mobile clinic directly to where they gather, we hope to catch potential skin cancers early and raise awareness about prevention and treatment."

In addition to the screenings, Project Happy Face is deepening its commitment to farmer well-being by distributing free skincare packages to participants. These gifts are made possible in part through a generous Climate Resilient Farmers Market Grant from the Oregon Farmers Market Association and support from EltaMD and include high-quality sunscreen, moisturizers, and skin-healing ointments designed to promote long-term skin health and resilience to sun exposure.

"This is about taking care of the people taking care of us," Snow said. "Everyone deserves access to healthcare that protects their well-being — especially the people growing and selling the food we eat."

Last year, Project Happy Face identified one melanoma at the market- a lifesaving moment when caught early.

Local vendors Shelley and Jeff Akers, who visited the clinic during market hours, shared how impactful the experience was: "We've been meaning to get screenings for ages," they said. "The staff were positive, efficient and thorough. She found several pre-cancerous areas on each of us and treated them during our appointments. She clearly explained post-care as well. We greatly appreciate the service Project Happy



PHOTO | COURTESY PROJECT HAPPY FACE

Face is providing to our community."

For more information, contact Amy Snow at amy@projecthappyface.org.

About Project Happy Face:

Project Happy Face (PHF) is a nonprofit corporation based in Bend serving rural and underserved counties with its mobile dermatology outreach program. PHF is committed to elevating skin health in underserved rural communities by providing high-quality dermatology care, free of charge. Most recently, Eli Lilly sponsored PHF to expand into Idaho, Washington, Northern Arizona and Illinois. Project Happy Face is dedicated to increasing access to essential skin health in dermatology deserts. PHF is offering 100 Free Dermatology Appointments in their mobile unit on May 30 at A Time of Hope Cancer Fair in Prineville. Appointments can be made in advance on their website.

About Bend Farmer's Market:

The Bend Farmer's Market has been an institution in Central Oregon for more than 20 years. Its mission is to create and sustain a centralized market that provides fresh, local produce and farm products to its Central Oregon community, providing a viable market for its local farmers and enhancing the business, nutritional, and community health of Central Oregon.

projecthappyface.org • bendfarmersmarket.com

Heart to Heart International Installs Point of Care Laboratory for Volunteers in Medicine Clinic of the Cascades

by LEIGH CAPOZZI, Director of Philanthropy and Community Engagement — Volunteers in Medicine Clinic of the Cascades

Heart to Heart International (HHI) announced a point-of-care lab will be installed at Volunteers in Medicine Clinic of the Cascades in Bend.

Many Americans delay medical care due to cost, scheduling or transportation barriers. A great way to address these challenges is to install a point-of-care laboratory in the clinic itself, allowing for quick, on-the-spot testing and results, enhancing diagnoses and patient outcomes. This testing is especially crucial for diagnosing and managing chronic conditions like diabetes and hypertension.

Heart to Heart International has installed more than 66 point-of-care laboratories at free and charitable clinics across the country since 2007. A review of clinical data in 2025 has shown a clinically significant decline in the average hemoglobin A1c of diabetic patients receiving testing and care at free and charitable clinics.

Volunteers in Medicine Clinic of the Cascades Medical Director Heather Laird said, "This partnership with Heart to Heart International is a tremendous step forward for our clinic and the patients we serve. Having the ability to perform more testing in-house will reduce barriers to care, improve real-time treatment decisions, and make healthcare more accessible and comfortable for uninsured patients in our community."

HHI Senior Vice President of Programs Tenagashaw (Tena) Tiruneh had this to say: "This partnership embodies our commitment to the goals of our laboratory program and supports our mission of improving access to equitable healthcare in medically under-resourced communities."

HHI will equip this health center with modern lab equipment, staff training, mentoring, technical support, and supplies and reagents for the first 12 months. All installed equipment becomes the clinic's permanent property.

With the installation of a point-of-care lab at a free and charitable health clinic, patients don't have to make additional arrangements for transportation or pay extra fees for lab testing. This approach effectively reduces barriers, provides frequent testing at a patient's health clinic, promoting a higher level of engagement between the patients and their healthcare providers, and increases the likelihood of patients following clinical and treatment advice. Lab tests performed at the time of clinic visits allow for more efficient workflow processes, expeditious decision-making and a better treatment plan. Immediate availability of results allows patients to quickly be treated and on their way to recovery.

HHI Director of the Laboratory Program Heidi Schutz added, "Heart to Heart International is excited for this opportunity to install this POC lab with Volunteers in Medicine Clinic of the Cascades as we continue to break down barriers to equitable access to healthcare in under-resourced communities. With our POC Laboratory consultations and training, Volunteers in Medicine Clinic of the Cascades will be able to provide rapid, accurate laboratory results to aid in diagnosis and treatment decisions for their patients all within the same visit."

To learn more about HHI's Laboratory Program, visit hearttoheart.org/laboratory. hearttoheart.org • vim-cascades.org

Tourism, Taxes, and Tradeoffs

May 21, 2026
8:00 am - 9:30 am
First Presbyterian Church of Bend
Register at cityclubco.org



CITY CLUB
OF CENTRAL OREGON
Conversation Creates Community



ROOM TAX

#ConversationCreatesCommunity

Wealth Enhancement

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personalized guidance across retirement planning, tax-efficient strategies, wealth preservation, and legacy planning, with a focus on aligning clients' financial lives with their long-term goals and values. Through its holistic "Financial Empowerment Journey," the firm offers objective, client-first advice and ongoing coaching to help clients build, preserve, and transition their wealth across generations. The team has specific experience working with high-net-worth individuals, families, and business owners.

Brian Stallcop said, "This partnership marks an important milestone in our evolution and the long-term vision we've built for Sherpa Wealth Strategies. We are excited about this step forward

for our team and our clients, who will benefit from a broader ecosystem of specializations while continuing to receive comprehensive guidance."

Jim Cahn, chief strategy officer of Wealth Enhancement, said, "Sherpa Wealth Strategies exemplifies the sophisticated, planning-centered advice we look for in our partners. As they join our platform, we're excited to equip their team with the resources that will enhance the client experience while keeping what makes them unique."

The acquisition closed on April 30, 2026.

For more information about partnering with Wealth Enhancement, visit wealthenhancement.com/partner-with-us.

Advisory services offered through Wealth Enhancement Advisory Services, LLC, a registered investment advisor. Securities offered through Wealth Enhancement Brokerage Services, LLC, member FINRA/SIPC.

Wealth Enhancement Group and its

Registered Investment Advisor, Wealth Enhancement Advisory Services, have \$147.5 billion in client assets, including \$4.8 billion in brokerage assets with Wealth Enhancement Brokerage Services and \$5.9 billion in assets with affiliated RIA Advisory Solutions Group, as of March 31, 2026. Sherpa Wealth Strategies had

approximately \$108 million in client assets as of December 31, 2025. With the addition of previously announced acquisitions, and the addition of Sherpa Wealth Strategies, Wealth Enhancement has more than \$148.2 billion in client advisory, trust, and brokerage assets. wealthenhancement.com

RECENT TRANSACTIONS

Continued from Page 3

Luke Ross, and Matt Sichel, represented the landlord, Sherman Road Property, LLC, in leasing a 20,857 SF Bend industrial building at 63028 Sherman Road. **Compass Commercial Real Estate Services** broker **Graham Dent, SIOR**, represented the tenant, Cascade Motorsports.

Jenn Limoges, CCIM, of **NAI Cascade**, represented the Seller in the disposition of a 8,526 SF multi-tenant retail building at 64670 NW Strickler Ave in Tumalo. This property closed at 100% of listing price, a 6.25% cap at closing.

Brokers **Ron Ross, Luke Ross, and Terry O'Neil**, with **Compass Commercial Real Estate Services**, represented the seller, Seahorse Development, LLC, in the sale of a 2,370 SF restaurant building at 805 NE 3rd Street in Bend. The building sold for \$1,975,000.

Jenn Limoges, CCIM and **Paul Evers**, both of **NAI Cascade** represented the Seller and Buyer in the disposition and acquisition a luxury office condo at 919 NW Bond St in downtown Bend. This property closed at \$732,000.

Brokers **Russell Huntamer, CCIM, Jay Lyons, SIOR, CCIM, and Eli Harrison**, with **Compass Commercial Real Estate Services**, represented both the landlord and the tenant in leasing a 2,448 SF restaurant suite in the Box Factory. The landlord was Old Mill Retail, LLC, and the tenant was Dusty Bottoms, LLC.

Jeff Reed, of **NAI Cascade**, represented the Buyer in the acquisition of 3.26 AC of light industrial land at 1055 SW Commerce Ct in Prineville's industrial area near the Facebook Data Center and other recent development. This property closed at \$380,000.

Compass Commercial Real Estate Services brokers **Matt Sichel, Dan Kemp, CCIM**, and **Emilio Tiscareno**, represented the landlord, Santa Clara Square, LLC, in leasing a 3,001 SF medical suite at Santa Clara Square in Eugene.

Brokers **Grant Schultz, SIOR, CCIM, and Jay Lyons, SIOR, CCIM**, with **Compass Commercial Real Estate Services**, represented both the landlord and the tenant in leasing 3,500 SF of land lot at Century Park Shopping Center in Bend. The landlord was Century Park, LLC, and the tenant was RIVIAN, LLC.

Compass Commercial Real Estate Services brokers **Russell Huntamer, CCIM, and Eli Harrison**, represented the landlord, North Coast Business Park, while **Compass Commercial Real Estate Services** brokers **Jay Lyons, SIOR, CCIM, and Grant Schultz, SIOR, CCIM**, represented the tenant, Must Love Paws, in leasing a 6,106 SF industrial space at 480 SE Bridgeford Boulevard in Bend.

Brokers **Grant Schultz, SIOR, CCIM, Russell Huntamer, CCIM, and Eli Harrison**, with **Compass Commercial Real Estate Services**, represented both the landlord and the tenant in leasing a 7,000 SF retail suite at 63011 N Hwy 97 in Bend. The landlord was Kquad LLC, and the tenant was Mountain West Sports, LLC.

Compass Commercial Real Estate Services brokers **Russell Huntamer, CCIM, Dan Kemp, CCIM, Eli Harrison, and Emilio Tiscareno**, represented the seller, FSC Bend, LLC, in the sale of a 2,200 industrial storage condo at Falcon Storage in Bend. **Compass Commercial Real Estate Services** broker **Adam Bledsoe** represented the buyer. The storage space sold for \$489,737.

Compass Commercial Real Estate Services broker **Terry O'Neil** represented the seller, Evermore Holdings, LLC, in a 3.27-acre land sale at 1055 SW Commerce Court in Prineville. The land sold for \$380,000.

Compass Commercial Real Estate Services brokers **Jay Lyons, SIOR, CCIM, and Grant Schultz, SIOR, CCIM**, represented both the landlord and the tenant in leasing a 2,611 SF restaurant suite at 745 NW Mt. Washington Drive in Bend. The landlord was MWCYD E, LLC & MWC E, LLC, and the tenant was Charm 1823.

Brokers **Grant Schultz, SIOR, CCIM, Jay Lyons, SIOR, CCIM, and Bruce Churchill**, with **Compass Commercial Real Estate Services**, represented the landlord, Juniper Ridge Lot 6, LLC, in leasing a 2,968 SF Bend industrial suite in Juniper Ridge. **Lyons**, along with **Commercial Real Estate Services** broker **Kristie Schmitt, CCIM**, represented the tenant, Oregon Adventure Trucks LLC.

Compass Commercial Real Estate Services brokers **Robert Raimondi, CCIM, and Terry O'Neil**, represented the landlord, Aero Park West, LLC, in leasing three industrial suites totaling 8,400 SF at 217 SW Pumice Avenue in Redmond.

Broker **Kristie Schmitt, CCIM**, with **Compass Commercial Real Estate Services**, represented the tenant, Soulera Medspa, in leasing an 1,800 SF retail suite at 1458 NW College Way in Bend.

Broker **Jay Lyons, SIOR, CCIM**, with **Compass Commercial Real Estate Services**, represented the sublessee, Schock Logistics, Inc., in subleasing a 2,290 Bend office suite at 549 NW York Drive.

Compass Commercial Real Estate Services brokers **Kristie Schmitt, CCIM, and Pat Kesgard, CCIM**, represented both the landlord and the tenant in leasing two industrial suites totaling 4,584 SF at 2754 SW 6th Street in Redmond. The landlord was Sandeb Limited Partnership, and the tenant was The Harvest Collective, LLC.

Compass Commercial Real Estate Services brokers **Robert Raimondi, CCIM, and Terry O'Neil**, represented both the landlord, Aero Park West, LLC, and the tenant, Majesty's Animal Nutrition, Inc., in leasing a 4,200 industrial suite at 217 SW Pumice Avenue in Redmond.

Brokers **Dan Kemp, CCIM, Adam Bledsoe, and Emilio Tiscareno**, with **Compass Commercial Real Estate Services**, represented the landlord, Chandler Center, LLC, in leasing a 1,491 SF Bend office suite at 1777 SW Chandler Avenue.

Compass Commercial Real Estate Services brokers **Jay Lyons, SIOR, CCIM, and Grant Schultz, SIOR, CCIM**, represented both the landlord and the tenant in leasing a 1,007 SF Bend office suite at Vision Plaza. The landlord was Vision Plaza LLC, and the tenant was Centratel, LLC.

Broker **Kristie Schmitt, CCIM**, with **Compass Commercial Real Estate Services**, represented both the landlord and the tenant in leasing a 2,672 industrial suite at 909 NE 7th Street in Redmond. The landlord was Underwood Investment Group, LLC, and the tenant was Pedersen Fabrication, LLC.

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

City Club

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that Central Oregon needed a space for honest, nonpartisan conversation about the issues shaping our future," said Amber Thacher, executive director of City Club of Central Oregon. "The 20 for 20 campaign is our way of honoring that founding vision and ensuring that City Club remains a vital civic resource for the next 20 years and beyond."

Every Dollar Moves the Needle

The 20 for 20 campaign invites donors at every level to be part of this milestone moment. Whether you give \$20, \$200, or \$2,000, every contribution directly supports City Club's mission to build a conscious and civic-minded community through dialog, education and civic engagement.

Funds raised will support:

- **Monthly programming** that brings expert speakers and balanced perspectives to the community

- **Organizational sustainability** to carry City Club's mission confidently into its third decade

cityclubco.org

Handmade Market

Continued from page 3

Each vendor is carefully selected to ensure a high-quality, diverse mix of handmade goods that reflect the creativity and spirit of the Pacific Northwest. The market provides an

opportunity for attendees to meet the makers, learn about their processes, and purchase one-of-a-kind items directly from the artists.

The market adds to downtown Bend's lively atmosphere, with attendees encouraged to explore local restaurants, cafes, and businesses throughout the day. Free admission for all ages. urbancraftuprising.com

Deschutes County Solid Waste

Continued from page 3

materials and create more contamination during processing."

Residents should watch for information tags on their recycling carts. The tag will list acceptable materials and items to keep out of the carts.

Common recycling contaminants include plastic bags and film plastic, bagged materials, Styrofoam, and food or liquid waste. Plastic bags and film can jam equipment and create safety issues for workers.

This educational program supports Oregon's Recycling Modernization Act, where communities over 4,000 people need to implement a contamination reduction education program. Residents can learn more about the Recycling Modernization Act or about contamination in recycling on the Oregon Department of Environmental Quality website.

If you have questions, please contact the Deschutes County Solid Waste Department at solidwaste@deschutes.org or 541-317-3163.

DeschutesCounty.gov/Solid-Waste

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Event Details at [CascadeBusNews.com/Business-Events](https://cascadibusnews.com/business-events)

BUSINESS EVENTS



May 20
5pm-7pm Connect W's Networking Event at the Winery at Manzanita. Bend Wine Bar.

May 20
5:30pm City of Redmond Virtual and In-Person Urban Area Planning Commission Meeting at Redmond City Council Chambers.

May 20
6pm City of Bend Virtual and In-Person City Council Meeting at Bend City Hall Council Chambers.

May 21
8-9:30am City Club of Central Oregon May Forum, Tourism, Taxes and Tradeoffs, at First Presbyterian Church of Bend.

May 21
8-9am Madras - Jefferson County Chamber Coffee Cuppers at Madras - Jefferson County Chamber.

May 21-22
8am-5pm OMEP Sandler Sales Boot Camp, location TBA.

May 22
4-6:30pm Ride4Life NW Honors & Donors Pre-Run Event at Kendall Import Campus Audi Showroom, Bend.

May 26
6pm City of Redmond City Council Meeting.

May 28
8-9am Madras - Jefferson County Chamber Coffee Cuppers at Madras Municipal Airport.

May 28
4:30-7pm EDCO PubTalk at Open Space, Bend.

May 30
9am-4pm TEDxBend, Rebirth, at First Presbyterian Bend.

June 11
5:30-8pm Bend Chamber Ribbon Cutting at Pine Springs Health & Dermatology Health Specialists.

June 17
1-3pm The Cascades East Transit (CET) Regional Public Transit Advisory Committee Meeting at Cascades East Transit, Hawthorne Conference Room, Bend.

July 8-12
Oregon High Desert Classic Horse Show at J Bar J Boys Ranch, Bend.

June 10
6-6:30pm Madras - Jefferson County Chamber Taproom Talks at Over the Edge Taphouse.

June 11
8-9am Madras - Jefferson County Chamber Coffee Cuppers at COCC Madras Campus.

June 18
8-9am Madras - Jefferson County Chamber Coffee Cuppers at Jefferson County Event Complex.

June 18
8:30am-12pm EDCO 2026 Made in Jefferson County Tour.

June 25
8-9am Madras - Jefferson County Chamber Coffee Cuppers at Jefferson County Event Complex.

WORKSHOPS & TRAINING



(Ongoing)
COCC Small Business Development Center Virtual Classes.

Building Permits

DESCHUTES COUNTY 5.5.26 & 5.12.26

\$80,000.00	- Commercial (Alteration) at 17480 South Century Dr. Bend 97707 OR Owner: MHC TT, Inc. PO Box 2629 Addison, TX 75001 Permit # 247-26-001308
\$30,000.00	- Commercial (Alteration) at 17890 West Core Rd. Sunriver 97707 OR Owner: Sunriver Resort Limited Partnership PO Box 3609 Sunriver, OR 97707 Builder: 97 Builders, LLC 541-610-2384 Permit # 247-26-001713
\$435,000.00	- Commercial (Alteration) 1,980 sf. at 620 N Arrowleaf Trl. Sisters 97759 OR Owner: Sisters Corporation 18525 Bull Springs Rd. Bend, OR 97703 Builder: Moe Haus Construction, LLC 503-805-7698 Permit # 247-26-000831
\$80,000.00	- Commercial (Alteration) at 511 W Cascade Ave. Sisters 97759 OR Owner: Stranger, LLC 1215 NW Ogden Ave. Bend, OR 97703 Builder: VIP Remodeling, LLC 541-797-9531 Permit # 247-26-001236

CITY OF BEND 5.5.26 & 5.12.26

\$2,550,709.00	- Commercial (New) 18,626 sf. at 20888 NE Triton Pl. Bend 97701 OR Owner: Juniper Ridge Lot 6, LLC Builder: Sunwest Builders 541-548-7341 Permit # PRNC202600786
\$1,534,400.00	- Commercial (New) 15,345 sf. at 20888 NE Triton Pl. Bend 97701 OR Owner: Juniper Ridge Lot 6, LLC Builder: Sunwest Builders 541-548-7341 Permit # PRNC202600579
\$650,375.00	- Commercial (New) 2,533 sf. at 20517 Nels Anderson Pl. Bend 97701 OR Owner: William Thomas Builder: Empire Construction & Development, LLC 541-389-0070 Permit # PRNC202403698
\$75,000.00	- Commercial (Alteration) 1,935 sf. at 521 SW Century Dr. Bend 97702 OR Owner: 515 Century, LLC Builder: Empire Construction & Development, LLC 541-389-0070 Permit # PRRE202600649
\$73,000.00	- Commercial (New) 439 sf. at 1711 SE Wilson Ave. Bend 97702 OR Owner: Petra One, LLC Permit # PRNC202600825
\$40,000.00	- Commercial (Alteration) 1,450 sf. at 223 NW Hill St. Bend 97703 OR Owner: Old Bend Renewal, LLC Builder: Stilson Builders 541-728-3322 Permit # PRRE202600288
\$40,000.00	- Commercial (Alteration) 1,450 sf. at 225 NW Hill St. Bend 97703 OR Owner: Old Bend Renewal, LLC Builder: Stilson Builders 541-728-3322 Permit # PRRE202600288
\$35,000.00	- Commercial (Alteration) 886 sf. at 1121 NW Newport Ave. Bend 97703 OR Owner: Yaw Yaws, LLC Builder: Stilson Builders 541-728-3322 Permit # PRRE202601216
\$496,552.00	- Commercial (New) 6,162 sf. at 62881 Mercury Pl. Bend 97701 OR Owner: Cooley Ventures, LLC Builder: Awbrey Butte Construction, LLC 541-848-9072 Permit # PRNC202600779
\$342,147.00	- Commercial (New) 4,176 sf. at 62881 Mercury Pl. Bend 97701 OR Owner: Cooley Ventures, LLC Builder: Awbrey Butte Construction, LLC 541-848-9072 Permit # PRNC202600796
\$212,745.00	- Commercial (New) 2,575 sf. at 62881 Mercury Pl. Bend 97701 OR Owner: Cooley Ventures, LLC Builder: Awbrey Butte Construction, LLC 541-848-9072 Permit # PRNC202600794
\$193,006.00	- Commercial (New) 2,340 sf. at 62881 Mercury Pl. Bend 97701 OR Owner: Cooley Ventures, LLC Builder: Awbrey Butte Construction, LLC 541-848-9072 Permit # PRNC202600777
\$154,405.00	- Commercial (New) 102 sf. at 62881 Mercury Pl. Bend 97701 OR Owner: Cooley Ventures, LLC Builder: Awbrey Butte Construction, LLC 541-848-9072 Permit # PRNC202600795
\$40,000.00	- Commercial (Alteration) 100 sf. at 20800 Sockeye Pl. Bend 97701 OR Owner: 20800 Sockeye, LLC Permit # PRRE202601826

CITY OF REDMOND 5.12.26

\$34,000,000.00	- Commercial (Tenant Improvement) 2,247 sf. at 675 SW Rimrock Way Redmond 97756 OR Owner: School District #2J 145 SE Salmon Dr. Redmond, OR 97756 Builder: Pence Contractors, LLC 503-252-3802 Permit # 711-26-000569
\$300,000.00	- Commercial (Alteration) at 300 NW Oak Tree Ln. Redmond 97756 OR Owner: Wal-Mart Stores, Inc. PO Box 8050 MS 0555 Bentonville, AR 72716 055 Permit # 711-26-000923
\$65,760.00	- Commercial (Alteration) at 800 SE Evergreen Ave. Redmond 97756 OR Owner: Heart of Oregon Corps, Inc. PO Box 279 Bend, OR 97709 Builder: Sunlight Solar Energy, Inc. 860-617-6527 Permit # 711-26-000863

Stereo Planet

Continued from page 3

The reopening signals a return to a human connection with music, inviting the community to rediscover shared moments and feel part of something meaningful.

Inside the newly reimagined space, visitors will discover a carefully curated blend of high-performance stereo systems, vintage audio treasures, vinyl records, CDs, and musical discoveries spanning generations and genres.

But according to Stereo Planet owner Jon Houston, "This isn't about selling 'gear.'"

"It's about helping people fall back in love with music," Houston says. "When someone hears a favorite album through the right system for the first time, it can

genuinely move them. That experience never gets old."

The collaboration with Smith Rock Records brings decades of musical knowledge and crate-digging culture into the experience, creating a destination equally welcoming to seasoned audiophiles, longtime collectors, curious newcomers, and younger listeners discovering vinyl and dedicated listening for the first time.

The grand reopening celebration during Bend's First Friday art walk will feature music, BBQ, and beverages, special in-store experiences, and an opportunity for the community to reconnect around a shared love of music and sound.

Guests can expect:

- Curated vinyl and CD selections
- State-of-the-art two-channel stereo systems (B&W, MacIntosh, Paradigm, Anthem, and more)
- Vintage audio pieces
- Live listening sessions

- Music conversations with passionate experts
- A relaxed, welcoming environment centered around discovery and experience

In an era dominated by compressed audio, endless scrolling, and disposable content, Stereo Planet is making a different kind of statement:

Music still matters. And how we experience it matters too.

Whether you grew up exploring album liner notes or miss immersing in music, Stereo Planet and Smith Rock Records offer a chance to reconnect with those moments. Slow down.

You may hear it differently than ever before. The First Friday grand reopening celebration takes place on Friday, June 5, starting at 6pm at Stereo Planet + Smith Rock Records, 1008 NW Bond Street in Downtown Bend.

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EMPLOYMENT RESOURCES

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Nanometrics Announces Expansion of Bend Operations

Cascade Publications Inc. Embarks on 25 Years of Cascade Business News

Lumos Medical Center Primary Care Clinic Practicing Eastern & Western Medicine through Holistic Healthcare Celebrates First Anniversary

May 14, 2018 • VOLUME 25 • ISSUE 10

Brooks Buys Former Bend Car Lot as Commitment to Future Central Vision

Home Builders Foster Cottage Industries

The BendTECH Startup Resource Fair is Back—Bigger & Better

Tax Benefits of Home Ownership

March 7, 2018 • VOLUME 25 • ISSUE 5

Facebook Data Centers Contribute Nearly \$6 Billion in GDP

Convention Attention on the Rise

Central Oregon Real Estate on Solid Ground

Study Finds Domestic Facebook Data Centers Have Contributed Nearly \$6 Billion in GDP Support

March 4, 2014 • VOLUME 23 • ISSUE 5

Q&A with Jeff Curtis

Downtown Gem Shines Again as The Westman Historic Former Federal Post Office Revamp Labeled "Love Letter to Bend"

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Along with providing a comprehensive list of Central Oregon's **Employment Agencies**, we will feature informative articles on the industry.

Advertisers are encouraged to submit industry-related commentary. **Deadline for space & art is June 10** for this issue. Contact **Jeff Martin** at 541-388-5665 to reserve your ad space or email jeff@cascadebusnews.com.

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