



Don't Take
AI for Granite

— Page19

Enhancing & Promoting the Economic Vitality of Central Oregon Since 1994

**Adventure MOB
Connects Riders
Through
Off-Road Exploration**

by JEFF SPRY — CBN Feature Writer



ANTHONY SPRANDO | PHOTO COURTESY OF
ADVENTURE MOB

Delivering exploratory opportunities on two wheels, Anthony Sprando's Adventure Ministries of Bend (aka Adventure MOB) is prying people away from their cell phone and laptop screens for a mission out into the wilds of Oregon to roam outdoor trails leading to surprising discoveries.

Adventure MOB operates out of Tumalo and offers a variety of rent-to-ride off-road motorcycle services that can serve as an introduction to rewarding backcountry riding, whether as day trip rentals, customized excursions, easy group rides, activities coaching, training seminars, special event planning, and generally connecting people from all walks of life via a love of motorcycles.

"We started in 2020," Sprang tells CBN. "I used to be a street bike rider, then realized when the traffic got too busy I got into riding motorcycles in the dirt. I live out here in Tumalo, so this area has quite a bit of trails in the reservoir area and different regions to explore. While I was doing that I was learning the trail systems and as I got to know those trails I met people on the way."

Technically categorized as an outdoor activity organizer, Adventure MOB specializes in fun off-street motorcycling but can also aid in food service needs, provide discount gear, and host DIY clinics. Additionally, Sprando and his wife organize casual faith-based get-togethers like Fire Pit Meet-Ups. Weekly Friday after-work wilderness jaunts depart out of the Tumalo Country Store.

"Some of the people were just guys riding by themselves, or maybe they were going through a tough time in life. It turned out to be quite the community of people who really wanted to create a collective of motorcycle riders and be inspired and go out to ride together, which is safer."

As time went on, Sprando closed his

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**Cascade Business News Celebrates
20 Years of Honoring
Young Professionals in Central Oregon**

by JEFF MARTIN, President/CEO — Cascade Publications Inc.

With a new venue and a new award sponsor, Accomplished Under 40 is in its 20th year.

Sponsored by Washington Trust Bank and adding Jones & Roth CPA's & Business Advisors as the new awards sponsor, the annual event heads to The Westwood's event space at the Seventh Mt. Resort, featuring Bowtie Catering, October 7, 5-7pm.

"We're proud to support Accomplished Under 40 once again and help mark 20 years of honoring the next generation of leaders making a difference in Central Oregon," says Cory Allen, SVP, Team Leader, Washington Trust Bank. "Washington Trust Bank is excited to join Jones & Roth in celebrating the talent, innovation and community spirit that continue to shape



2025 40 & UNDER WINNERS | PHOTO BY LAURIE PITTMON

our region. We can't wait to celebrate this milestone and make the 20th anniversary one to remember."

"We are so excited to support and participate in the Accomplished Under program!" adds Brian Newton,

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Engineering Spotlight — Pages 15-23

**RDM Topping Off Ceremony
Workers Commemorate Progress on Terminal Expansion**

by NOAH NELSON — CBN Feature Writer

On July 7 of this year, the Redmond Municipal Airport (RDM), in partnership with Skanska, held a ceremony to commemorate a major construction milestone: the placing of the final structural beam of the new terminal expansion project.

Construction workers, airport employees, media personnel and more gathered outside of the construction zone at 10am to watch team members involved with the project sign the final structural beam, adding their name to a long-lasting legacy. By the end of the hour, the beam had been covered in signatures, dates and happy messages, and raised before the crowd to be put in place at the end of the new terminal. The ceremony was capped off with a free lunch, celebrating the workers, the progress made, and what's to come.

The RDM terminal expansion can be traced back to a 2018 strategic plan that pointed out the increasing demand of RDM as a travel hub, not just for Central Oregon, but for the greater Pacific Northwest. By 2021, the airport had put together the Terminal Area Concept Plan. This terminal expansion marks the beginning, the first major



PHOTO | BY NOAH NELSON

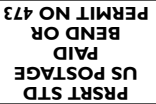
step, towards bringing the 2021 plan to life.

This transformative project will add more than 80,000 square feet of new space, including seven new jet bridges, expanded waiting areas, over 6,000 square feet of new concessions, and more than double the terminal passenger seating. Travelers will also benefit from enhanced accessibility,

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Central Oregon Shines in Travel + Leisure’s 2026 World’s Best Awards

Central Oregon partners have been included in *Travel + Leisure’s* 2026 World’s Best Awards rankings. Sunriver Resort and Brasada Ranch are in the top ten best resorts in the American West. Additionally, Bend made the list for Best Cities in the U.S. “The inclusion of Sunriver Resort and Brasada Ranch in the top ten Western resorts, combined with Bend being named one of the nation’s best cities, underscores the unique, high-quality experiences our region offers,” said Scott Larson, president and CEO of Visit Central Oregon. “Notable

Continued on Page 30 ►

Bend’s Westside Is Getting a Local Food Marketplace & Local Businesses Are Claiming Their Ground Before It Opens

Central Oregon Locavore, the Bend-based 501(c)3 nonprofit that paid more than \$1.4 million directly to local food producers in 2025 alone, is opening a second marketplace location this fall and a handful of local businesses have already moved to put their names on it. Locavore at Discovery West will be a 600-square-foot neighborhood-scale marketplace in Discovery West Plaza, serving the rapidly growing westside

Continued on Page 30 ►

Taylor Brooks Announces New Tenant at NoCo in Juniper Ridge: Oregon Adventure Trucks

Taylor Brooks announced that Oregon Adventure Trucks has leased and moved into a new space at NoCo in Juniper Ridge. The new facility will serve as Oregon Adventure Truck’s hub for overland vehicle upfitting, selling high-end truck toppers and campers, while also hosting customer events and hands-on training for adventure enthusiasts. Taylor Brooks General Manager, Jeremy McPherson, said, “We are thrilled to see Oregon Adventure Trucks’ vision come to life. They’d outgrown their

Continued on Page 30 ►

Tetherow Resort Lands in TripAdvisor’s Top 10% of Hotels Worldwide

Tetherow Resort has been recognized in Tripadvisor’s 2026 Travelers’ Choice Awards, placing it among the top 10% of hotels worldwide. The resort was also ranked the No. 6 hotel in Bend based on traveler reviews. The recognition reflects Tetherow’s blend of upscale accommodations, award-winning golf, on-site dining, and outdoor recreation, all of which continue to attract travelers to Central Oregon. Guests can enjoy everything from rounds on the resort’s David

Continued on Page 30 ►

Sunriver Resort Deepens Its Commitment to Adaptive Golf with Community Clinics & Course Enhancements Ahead of the 2027 U.S. Adaptive Open

Sunriver Resort, a premier golf destination in the Pacific Northwest managed by CoralTree Hospitality with 63-holes of golf across four award-winning courses, is building a true home for adaptive golf in Central Oregon with a series of clinics ahead of next year’s Adaptive Open Championship. Through its partnership with Oregon Adaptive Sports (OAS), a full schedule of community programming and thoughtful, deliberate

Continued on Page 30 ►

Deschutes County Clerk’s Office Launches New Property Recording Alert Service

Deschutes County Clerk’s Office has launched a new public service called, Property Recording Alert System (PRAS), to help community members stay informed about documents recorded in the County’s official records. PRAS is a free notification service designed to improve public awareness of recording activity related to property

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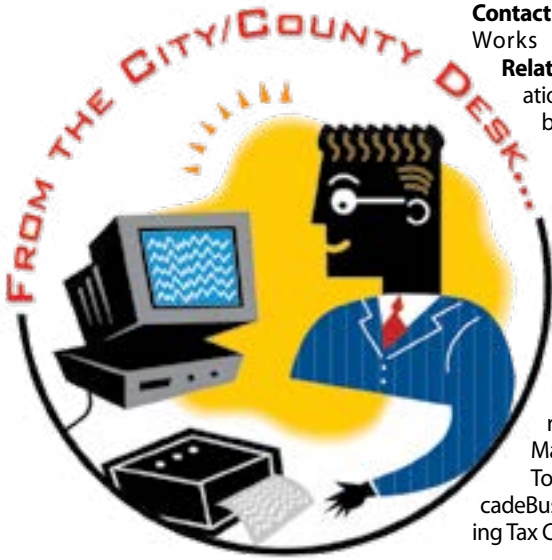
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Contact Person: Jeff Hurd, Public Works Director - jhurd@madras.gov
Related Documents: RFP-Water Utility Valuation and Ownership Alternatives Analysis: bit.ly/44P6kBg

DESCHUTES COUNTY

◆ Deschutes County recently released reports that show the transient lodging tax collection results for FY 2025-26, updated through the month of June 2026.
Please keep in mind that these funds are recorded on a cash basis; therefore, this information reflects the results of payments for activity through May 2026.
To access the full report go to CascadeBusNews.com and search Transient Lodging Tax Collections.

MADRAS

◆ NOTICE IS HEREBY GIVEN the City of Madras (City) is requesting proposals from qualified consulting firms to provide professional services for the evaluation and valuation of the City’s municipal water utility system and to analyze potential ownership and operational alternatives.
Interested parties may obtain a copy of the Request for Proposals (the RFP) (and related documents) by downloading a copy from Premier Builders Exchange (phone 541-389-0123).
The RFP may also be viewed at premierbx.com, then click on Posted Projects or at the City’s website at madras.gov/Bids.aspx. Interested parties may receive a hardcopy of the RFP (and related documents) at Madras City Hall, 125 SW E Street, Madras, Oregon 97741.
All proposals must be sealed in an opaque envelope or package and must be submitted to Public Works Director, Jeff Hurd by mail or hand delivery at 125 SW E Street, Madras, Oregon 97741 by 2pm, Tuesday, August 18, 2026. City will not consider any proposal received after the stated date and time, that is incomplete, and/or that is not submitted in the proper manner and format. Proposals must be clearly marked Water Utility Valuation and Ownership Alternatives Analysis Services Proposal.
Publication Date/Time: 7/8/2026 12:00 AM
Closing Date/Time: 8/18/2026 2:00 PM

and technology needs.
The FY26–27 budget totals \$72.2 million and covers the Sheriff’s Office personnel, day-to-day operations, necessary equipment, and capital projects. Even with rising costs for medical care in the jail, technology upgrades, and public safety equipment, the Sheriff’s Office maintained a balanced budget by tightening spending elsewhere.
Sheriff Rupert says the goal is simple: provide high-quality public safety services while being responsible stewards of taxpayer dollars.
“Our team worked hard to identify real, meaningful savings without compromising the safety of the community. By taking a closer look at how we spend every dollar, we built a balanced budget that strengthens our services and shows we’re committed to being good stewards of public resources,” explained Sheriff Rupert.
The Sheriff’s Office will continue looking for long-term savings and smart operational improvements to serve the community as effectively and responsibly as possible.

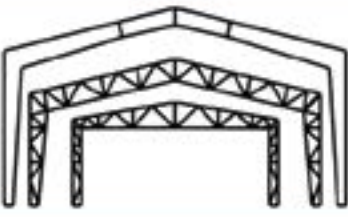
◆ Deschutes County Public Health is urging residents to take precautions to prevent Shiga toxin-producing Escherichia coli, or STEC, infections as picnics, fairs, petting zoos and other summer events take place across Central Oregon.
“Each summer, Public Health sees an increase in intestinal illnesses in our community,” said Deschutes County Communicable Disease Program Manager Rita Bacho. “Because outdoor gatherings, travel, animal contact and food-related exposures are more common this time of year, it is especially important for families to take precautions to prevent exposure to STEC and other intestinal illnesses.”
STEC bacteria can be found in the intestines of healthy cattle, goats, sheep, and other animals. People can become infected through:
• Contact with infected animals
• Contact with contaminated environments
• Eating or drinking contaminated food or water
• Person-to-person spread

Most people recover within a week, but some — especially young children — can develop hemolytic uremic syndrome, or HUS, a serious complication that can cause kidney failure and other life-threatening conditions. Young children, older adults, and people with

weakened immune systems are at greatest risk for severe illness.
How to help prevent STEC infection
• Wash hands thoroughly with soap and running water after touching animals, animal enclosures, or anything in animal areas.
• Wash hands before eating, drinking or preparing food.
• Watch young children closely and help them wash their hands after animal contact.
• Avoid eating or drinking in animal exhibit areas.
• Keep strollers, toys, pacifiers, bottles, and sippy cups out of animal areas whenever possible.
• Cook ground beef to an internal temperature of 160°F.
• Avoid unpasteurized milk, juice, and dairy products.
• Wash fresh fruits and vegetables before eating.
• Prevent cross-contamination by keeping raw meats separate from ready-to-eat foods.
• Drink water only from safe, approved sources.

Know the symptoms
Symptoms usually begin three to four days after exposure but can appear one to ten days later. Symptoms may include:
• Severe stomach cramps
• Diarrhea that often becomes bloody
• Vomiting
• Low-grade fever
Anyone experiencing bloody diarrhea should seek medical care right away.
Watch for signs of HUS
Seek medical care if any of the following occur:
• Decreased urination
• Extreme tiredness or unusual sleepiness
• Pale skin
• Easy bruising or unexplained bleeding
• Swelling of the face, hands, or feet
Early recognition and medical care is important.

A note about antibiotics
Antibiotics are generally **not recommended** for people with suspected or confirmed STEC infection because they may increase the risk of HUS in some patients. People with diarrhea should drink plenty of fluids and talk with a health care provider about evaluation and testing.
For more information, contact Deschutes County Public Health at 541-322-7400 or visit the Oregon Health Authority or Centers for Disease Control and Prevention websites.



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Priorities of Our City Council & Roadways

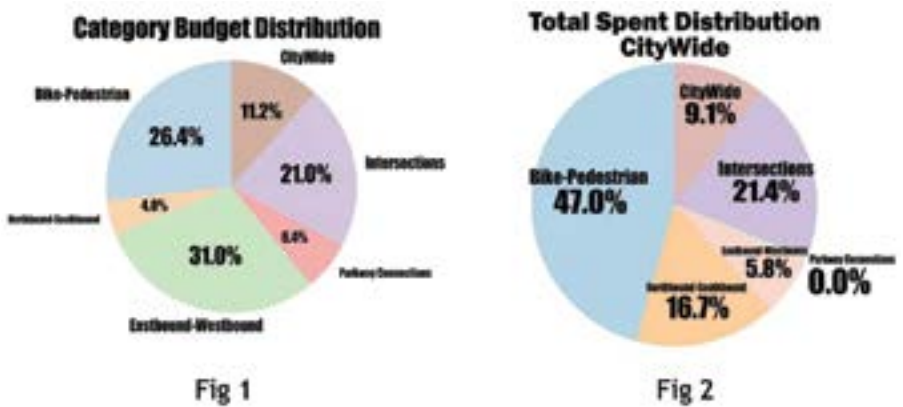
by TOM COMBS

- Let's start with areas of broad agreement:
- Roadways serve both motor vehicles and bicycles. While there is a strong bicycle advocacy community in Bend, the city's geography and roadway layout make extensive bike pathways challenging to implement effectively.
 - Bikes are impractical for transportation during four to six months of winter each year.
 - Vehicle travel has become increasingly difficult as the city has grown and developed.
 - In an ideal scenario, traffic engineers would prioritize efficient vehicle movement while balancing the needs of cyclists and pedestrians for safety and flow. Choke points should be analyzed with accurate user counts (vehicles, bikes, and pedestrians) to implement targeted solutions.



Shifting Priorities and Spending

In 2020, voters approved the Go Bond program. Figure 1 illustrates the budgeted allocations, with the two largest categories being Bike-Ped safety and East-West traffic mitigation. Figure 2 shows actual spending to date.



GRAPHS | COURTESY OF TOM COMBS

Nearly 50% of funds have gone to Bike-Ped safety projects, while only 5.8% has been allocated to East-West traffic mitigation. Vehicle traffic flow improvements often take a back seat, with measures like traffic calming islands, street closures, and restricted turns exacerbating congestion and creating circuitous routes. For instance, the Franklin Ave project in the area from Harrington to 3rd street will result in islands preventing through traffic at Harrington and left turns on 2nd street. This does not help vehicle traffic at all. There is really nothing being to done

to help vehicle traffic. The main purpose of this project is strictly bike related. A major concern is Reed Market Road, a key East-West corridor serving the rapidly growing southeast area. While a railroad bridge will provide some relief, the primary bottleneck remains at Third Street, where westbound traffic already backs up to American Lane. Trains are a periodic nuisance, while the west-bound backup is constant during daylight hours. Despite these issues, the City Council is proceeding with the \$32 million Hawthorne Overcrossing project (with expected cost escalations of 20-35% based on national trends. This will also close the Hawthorne on/off-ramp access to downtown. Pushing more traffic to remaining off-ramps and requiring needless rerouting of vehicles to get back to the downtown center. They have not adequately presented to the public methods and data used to make the radical changes to traffic patterns, rather the constant phrase appears to be, "after reaching out to all stakeholders we are moving ahead..." However the average driver does not appear to be one of the stakeholders contacted.

What This Means

Empirically, the data from the 2020 Go Bond program reveals a clear prioritization by the City Council: substantial investments in bicycle and pedestrian infrastructure at the expense of critical vehicle traffic improvements. With nearly 50% of funds directed toward Bike-Ped safety compared to just 5.8% for East-West traffic mitigation, the spending patterns suggest a strong ideological commitment to creating a bike-centric city, even as practical realities—such as harsh winter conditions and challenging geography—limit its broad applicability. While promoting active transportation and safety is commendable and aligns with many modern urban planning goals, this approach appears to undervalue the daily frustrations of the majority of Bend residents who rely on motor vehicles as their primary mode of transportation. As the city continues to grow rapidly, inadequate attention to major corridors like Reed Market Road and projects like the Hawthorne Overcrossing (with its associated ramp closures and significant cost overruns) risk worsening congestion, increasing commute times, harming local businesses, and diminishing overall quality of life.

Long-term, this imbalance may lead to inefficient use of taxpayer dollars, strained infrastructure, and growing public discontent. A more balanced strategy—grounded in comprehensive traffic studies, accurate multi-modal user counts, and equitable investment across all transportation needs—would better serve the entire community. The City Council should revisit these priorities to ensure infrastructure spending reflects the actual needs and usage patterns of Bend's residents rather than a singular vision of mobility.

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



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— Brent Wilcox
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Telling Your Story with History

by Expert KEITH SHERRILL,
Small Business Management Coordinator —
Central Oregon Community College

Question:

When does it make sense to lease or invest
in an older building rather than build from the ground up?

A: Historic buildings can actually be a great way to help a business tell its story. Time isn't just money, as the saying goes. Time gone by can have value and distinction.

Businesses need to tell a good story to be successful. To remind myself of this, I use an acronym coined by Jonah Berger: SUCCESS, or Simple, Unexpected, Concrete, Credible, Emotional, and built around StorieS. Good stories are the magic behind viral videos, word-of-mouth advertising and the social currency of the products and services people remember years after they've forgotten the price. The challenge, of course, is that stories can take time. Most new ventures haven't been around long enough to have constructed one of their own.

Have you ever wondered what makes an English pub so special? Well, I did once, and I can tell you why: it's England. My experience was that of winding and narrow roads one must take to get there, made of cobblestone, ending at a destination that appears as though it sprang from a book, filled with myriad imperfections accumulated over centuries. The structure is the experience; the beer was OK.

When feasible, entrepreneurs might consider whether a historic property can lend credibility and social currency to a venture that might otherwise be little more than a business plan, devoid of a (development) dream that compels action. I purchased and converted a former ice manufacturing facility into a modern brewery. The first brick was laid in 1927; I found it in 2016. Long before I arrived, that building had already accumulated scores of stories, and customers seemed to appreciate being invited into the next chapter. An attempt to utilize the same aquifer that once made ice to make beer didn't work out due to modern codes, but colloquialisms from that past — "Have an ice day!" — were retained.

If you're considering whether to build or buy, a few things are worth keeping

in mind:

1. Explore historic tax incentives. Oregon was first in the nation to offer a preservation tax incentive for historic properties in 1975, and the federal historic tax credit can offset up to 20% of qualified rehabilitation expenses. That won't eliminate risk, but it can soften the blow when a project inevitably uncovers surprises.

2. Share the process. Historic rehabilitation projects tend to generate attention because they're visible and relatable. People enjoy seeing old buildings brought back to life, and that interest often translates into earned media and community support.

3. Recognize the value of authenticity. In an era when almost everything can be replicated, authenticity remains surprisingly scarce and may be your most unique value proposition.

Before pouring a foundation, it's worth asking whether there's already a building in town with a story worth continuing.

Central Oregon Community College's Small Business Development Center offers free, confidential professional business advising and a variety of low-cost courses to help entrepreneurs through the business lifecycle. Visit cocc.edu/sbdc to learn more and read testimonials.

About the Expert:

Keith Sherrill, the small business management coordinator at COCC's SBDC, served within the U.S. Army's elite 75th Ranger and 160th Special Operations Aviation regiments. He applied his lessons learned and leadership to his own entrepreneurial pursuit, building an award-winning microbrewery and beer brand from the ground up. He holds an MBA from William & Mary and is a graduate of the Stanford Graduate School of Business's Ignite program.

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Energy Standard Deadlines Loom for Large Oregon Buildings

by JEFF SPRY — CBN Feature Writer

Managing energy costs for most commercial buildings within a turbulent environment where escalating natural gas and electricity costs are a constant concern can be a tedious and tricky business. To provide general logistics and mentorship in dealing with these necessary utilities moving into the future, Oregon will be enforcing a prominent new policy designed to affect how massive structures deal with a broad range of essential energy needs for a cleaner planet.

Oregon’s newly enacted Building Performance Standard (BPS) will require large buildings over 20,000 square feet to monitor, track, report, and reduce their combined energy usage as compliance deadlines loom as early as 2028. To begin the preparation process to adhere to these new standards, representatives from Energy Trust of Oregon and the Oregon Department of Energy are here to help navigate owners through the necessary requirements. This proactive support includes recommendations on installing energy-saving features to be in full compliance.

“Many commercial building owners are starting to think about what Oregon’s Building Performance Standard means for their buildings,” Energy Trust of Oregon’s Juliette Poff tells CBN. “The earlier they start, the more time they have to understand their energy use, explore their options and make decisions that work for their building and their business.

“What’s important to know is that building owners don’t have to navigate this process alone. Energy Trust of Oregon is here to provide guidance, technical expertise and resources to help them understand their building’s energy performance and find opportunities to improve.”

Oregon’s Building Performance Standard (BPS) was established by the Oregon State Legislature with the passage of House Bill 3409 back in 2023 to improve and refine energy performance specifically in large commercial buildings. As detailed in the upcoming BPS mandate, buildings covered include offices, retail, hotels, restaurants, motels, hospitals, and university facilities. Those buildings with the largest footprint and overall square footage must start meeting the state’s stated performance targets by 2028, with smaller commercial structures phasing in gradually through the early 2030s, or else face fines and penalties.

Energy Trust of Oregon collaborates with commercial property owners

across the state to determine energy use, identify beneficial upgrades, and access certain incentives that will help balance out the price of compliance. Employing their extensive experience across all building types and sizes, the Energy Trust team has insights into how organizations are now preparing, identifying emerging challenges, and taking smart steps to stay far ahead of new requirements.

They’re an independent nonprofit conceived to assist people, businesses and communities conserve energy, connect to renewable power like solar and become increasingly resilient.

Through BPS Pathway, Energy Trust provides building owners with guidance, tools and one-on-one support from energy experts to help them prepare. The program includes four virtual workshops focused on BPS requirements and energy management strategies. Participants graduate from the program with a customized Action Plan outlining potential next steps for their building. Eligible participants can receive up to \$3,000 in benefits for completing these qualifying energy-saving projects. A number of cash incentives are also available for upgrades in HVAC, lighting, insulation, and retro-commissioning to meet with the BPS rules and lower energy costs.

“Energy Trust of Oregon’s BPS Pathway gives building owners a starting point,” Poff adds. “Through workshops, one-on-one support and customized planning, we help owners better understand the requirements and identify potential improvements and incentives to offset the cost.”

To facilitate the proper transition and preparation process, the Oregon Building Performance Standard (BPS) has also migrated to a new BPS compliance portal called Building Energy Analysis Manager (BEAM) which can be accessed via the Oregon Department of Energy’s official website at oregon.gov/energy/save-energy/pages/bps.aspx.

For questions and answers on certain exemptions, target dates, and more information regarding Energy Trust’s BPS Pathway programs, please visit them at energytrust.org/incentives/commercial-existing-buildings-oregons-building-performance-standard.

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Express Survey Finds AI’s Real Workplace Debate Is No Longer Whether to Use It — It’s Where to Stop

by **KAREN TURNER, SHRM-CP, Managing Director — Express Employment Professionals**

As AI use spreads across the workplace, new data suggests the bigger question may no longer be whether companies will use it, but where they still want people involved.

According to an Express Employment Professionals-Harris Poll survey, 90% of U.S. hiring managers say AI will never replace the need for actual employees at their company, and 92% say their company is committed to preserving a human element in the workplace.

Workers are largely in step.

Among employed job seekers whose company uses AI, 82% say generative AI will never replace the need for actual employees where they work. The finding stands out as AI use continues to expand: 79% of hiring managers say their companies use AI, including 43% who say it’s used regularly.

Where Human Involvement Remains a Priority

Even as AI use expands, hiring managers say the clearest preference for maintaining a human element appears in functions tied to employees and customers. The top areas where companies most often rely on people are:

- Human Resources: 59%
- Customer Service: 57%
- Ethics and Compliance: 47%
- Information Technology: 43%
- Sales: 39%

That preference is especially pronounced in customer service among smaller businesses. Three-quarters of companies with two to nine employees (75%) say they prioritize human interaction in customer service, compared with 51% of companies with 500 or more employees.

High-Stakes Decisions Still Call for People

The distinction is sharpest in decisions that directly affect employees and the business itself. Among both hiring managers and job seekers, the strongest support for keeping people involved centers on moments where judgment, trust and direct interaction matter most, such as:

- Managing crisis situations or emergencies — Hiring managers: 82%, Job seekers: 76%
- Making decisions on ethical practices and compliance — Hiring managers: 82%,

- Job seekers: 73%
- Handling employee disputes or grievances — Hiring managers: 81%, Job seekers: 74%
- Negotiating deals or contracts with other businesses — Hiring managers: 80%, Job seekers: 70%
- Conducting performance reviews and providing feedback — Hiring managers: 79%, Job seekers: 71%
- Determining who gets laid off — Hiring managers: 76%, Job seekers: 71%

Among hiring managers, that emphasis also extends to reviewing applications and selecting candidates for interviews (79%) and serving as the first point of contact for customer issues or questions (77%).

Discover more research and real-world workforce trends from the America Employed series at ExpressPros.com/Newsroom.

Survey Methodology

The Job Insights survey was conducted online within the United States by The Harris Poll on behalf of Express Employment Professionals from November 3 to 19, 2025, among 1,002 U.S. hiring decision-makers.

The Job Seeker Report was conducted online within the United States by The Harris Poll on behalf of Express Employment Professionals from November 7 to 20, 2025, among 1,003 adults ages 18 and older.

For full survey methodologies, please contact Sheena.Hollander@ExpressPros.com, director of Corporate Communications and PR.

About Express Employment Professionals:

At Express Employment Professionals, we’re in the business of people. From job seekers to client companies, Express helps people thrive and businesses grow. Our international network of franchises offers localized staffing solutions to the communities they serve across the U.S., Canada, South Africa, Australia and New Zealand, employing 492,000 people globally in 2023 and more than 11 million since its inception. For more information, visit ExpressPros.com.

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The Cost of Diversification

by HERITAGE WEALTH ADVISORS

In 1748, Robert Wallace and Alexander Webster created the Scottish Ministers’ Widows’ Fund. The fund was designed to provide replacement income for the widows and orphans of Scottish ministers who met their untimely demise. Ministers could guarantee their widows an annuity of £10 to £25 a year, depending on the level of premium paid. The two founders used early versions of actuarial science to determine the maximum number of expected widows and orphans that would draw benefits from the fund at any given time. This ensured that the premiums could be profitably invested, initially through loans to younger ministers, without risk of running out of capital. In short, the founding of the Scottish Ministers’ Widows’ Fund marked the invention of modern-day insurance.

In the 268 years since then, insurance has evolved into a wide range of offerings. At its core, though, insurance remains a product designed to protect against financial risk:

- Life insurance is a safeguard against the loss of future income
- Homeowners insurance protects the buyer’s home and the equity they have built into it
- Car insurance can help recover the cost of a vehicle and the potential liability caused by a crash

Consumers are willing to accept some cost to reduce their risk of financial ruin, while enabling insurers to make a modest profit on average. Investors accept a similar tradeoff between short-term profits and long-term stability when diversifying their portfolio.

Diversification is one of the least expensive forms of insurance for investors. The availability of low-cost ETFs has made it nearly free for individuals to own the entire stock market. The cost is the loss of potential short-term upside in favor of long-term compounding. Broad-based portfolios may never double their value in a single year (let alone months or weeks), but they are also much less likely to result in a total loss of capital. Unlike many insurance products, which produce negative expected returns for the buyer, there is reason to believe diversification can add value in the long term. For example:

1. Over half (51.6%) of publicly listed companies generated negative

cumulative returns from 1926-2023.

2. The average U.S. stock from 1926-2018 underperformed Treasury bills. In fact, just 4% of U.S. stocks accounted for the total net gains above Treasury bills over this period.
3. 90% of large-cap fund managers underperformed the S&P 500 over the 15-year period from 2010 – 2025.

This evidence supports the merits of diversification, but does not make staying diversified easy in practice. Investor enthusiasm can lift share prices long before earnings materialize. Every high-performing stock feels like a no-brainer after the fact, when in reality, finding these diamonds in the rough is nearly impossible. The current market environment is no different. Pockets of the market are riding the AI narrative to extraordinary heights, mega-cap tech companies continue to fortify their market leadership, and trillion-dollar IPOs are capturing the attention of the world. This can make anything less than being all-in on AI feel like not being in AI at all.

For our clients at Heritage Wealth Advisors, we continue to emphasize diversification through this uncertainty. Our in-house investment team builds portfolios around systemic themes that we believe will drive economic and market growth in the decades ahead. This means investing in markets that benefit from accelerated growth, expanding corporate profits, and rising share prices. It also means holding equity alternatives as insurance against extended bouts of volatility. This unrelenting diversification can be challenging during periods of investor enthusiasm, but history suggests that patience is rewarded.

For a complete synopsis of the current economic and market environment, including our interpretations of the variables impacting investors as we understand them today — **use the QR code to access the full 2026 Halfway Report on our website.**

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COMMERCIAL

RootedHomes Celebrates Rooted at Antler with a Public Ribbon Cutting in Redmond

by MELANIE HERRON, MHA

RootedHomes will celebrate the completion of Rooted at Antler, a new permanently affordable homeownership community at 1699 W Antler in Redmond, with a public ribbon-cutting on Friday, July 17, 2026, from 11am-1pm.

The event will take place during the Central Oregon Builders Association Tour of Homes, where Rooted at Antler is a featured community. Neighbors, partners, elected officials, and community members are invited to attend, hear brief remarks, enjoy light refreshments, and tour the new homes.

Rooted at Antler includes 18 permanently affordable homes, with a mix of two- and three-bedroom duplexes and single-family residences. Several homes in the community are available to middle-income buyers earning between 80 and 120 percent of the Deschutes County Area Median Income. These households often earn too much to qualify for traditional affordable housing programs, but still face significant barriers to purchasing a home at market-rate prices.

RootedHomes uses a Community Land Trust model, which helps ensure homes remain affordable for the first buyers and for future generations of homeowners. Through this model, RootedHomes retains ownership of the land beneath each home and sells the home at an attainable price.

Built by CS Construction and designed by Ten Over Studio, the homes were created with long-term affordability, sustainability, and comfort in mind. Energy-efficient features include enhanced insulation, solar panels, and heat pumps designed to help reduce monthly utility costs for homeowners. The community also includes accessible ground-floor homes for residents with mobility needs.

“Rooted at Antler responds to a very real gap in Central Oregon’s housing market,” said Eliza Wilson, executive director of RootedHomes. “Many local workers and families earn a steady income, but still cannot afford to purchase a home in the community where they live and work. These homes create a pathway to ownership for people who are often left out of both traditional affordable housing programs and the market-rate housing system.”

Located near the Dry Canyon Trail, local schools, and nearby services, Rooted at Antler was planned as a place where homeowners can build stability and connection.

“Rooted at Antler has been such a meaningful project for our team at CS Construction because it represents an opportunity to help deliver housing that is thoughtfully designed, built to perform, and intended to make homeownership more attainable for Central Oregon families. Together with RootedHomes and Ten Over Studio, we navigated some unique site challenges, including creative stormwater solutions. What stands out most is the sense of community created through walkability, access to the canyon trail, and shared spaces like the community garden. We are proud to have played a role in building a neighborhood where residents can establish a sense of belonging,” said Matt Cohen, managing partner of CS Construction.

The ribbon-cutting is free and open to the public. Attendees are invited to join RootedHomes, project partners, and community leaders for the celebration.

Event Details
Rooted at Antler Ribbon Cutting
Friday, July 17, 2026
11am-1pm
1699 W Antler, Redmond, OR 97756

About RootedHomes:
RootedHomes, formerly Kôr Community Land Trust, is a Central Oregon nonprofit creating permanently affordable, energy-efficient homeownership opportunities for the region’s workforce. Using the Community Land Trust model, the organization stewards the land beneath each home so prices stay within reach for generations of buyers, not just one family. Every home is built to net-zero energy standards, lowering utility costs and supporting healthier living. To date, RootedHomes has built communities in Bend and Redmond and a home in Sisters, with expansion into Prineville planned for 2027. Pairing sustainable construction with community-centered development helps teachers, healthcare workers, service industry professionals, and other essential workers put down roots in the communities they serve.

rootedhomes.org

Accomplished Under 40
Continued from page 1

partner, Jones & Roth CPA’s & Business Advisors. “I know firsthand what this recognition means, having been a 2011 awardee. The program aligns directly with our values as a people-first CPA firm, and we are

grateful for the opportunity to be involved.”

Do you know anyone with an Impressive Career? Successful Entrepreneur? Social & Philanthropic Commitment to the Community? 40 and Under? Nominate them today!

Past award recipients include many well-known community and business leaders, as well as those who tend to fly under the radar. Their common denominator has always been their commitment to

community, although the way they choose to give their time is as diverse as the industries they hail from.

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Adventure MOB

Continued from page 1

regular business, Sprando Audio Visual, and gave the company to the employees to run and he embarked on his motorcycle enterprise full time.

"I found there's a whole other community of people on the motorcycle side and I've been in touch through Facebook groups, which turned my labor of love project in prior years to now a full-time endeavor. Now I have two main groups that I manage on Facebook Groove, Central Oregon OHV, which has 3,900 members, and another one, Central Oregon Dual Sport Riders. So that's like 6,000 people total that I connect with. I started doing Friday after-work rides and that seemed to be a big hit and I continue to do that to date. And I also found people wanted to buy bikes and wanted to try before they buy, and maybe rent a bike for the weekend, so I launched a rental division and now own a fleet of motorcycles that I rent to these groups as well."

A multitude of out-of-towners have found Sprando and Adventure MOB through his Google business page, website and word-of-mouth, including local partnerships



COREY AND COOPER BROWN | PHOTOS COURTESY OF ADVENTURE MOB



he has cultivated over the years with dealers in town like Pro Caliber, Moto Shop, and Ace Motor Sports in Redmond.

"All those three have really been big cheerleaders for me because they don't rent and don't have anybody else to send them to," he explains. "And since I've spent so much time on trails I've learned the systems and created routes. I coach people on how to ride off-road and what routes to take. Sometimes I'll ride along, sometimes I'll create a map, and sometimes I'll create a GPS map for a route they can take on their own. We target customers who need help or need to borrow or rent and require a little training and education, or are just starting to get into it."



"For the bigger rides, I actually just completed two of them. One up to Pickett Butte. We reserve fire lookout cabins and we go up there. I have coastal rides happening every month through the fall. I go from Bend to the Oregon Coast, all off-road. And they're on our website, if people go to the calendar of the events link they can check that out there."

For Sprando, the most gratifying and most common aspect of the business are father-son rides. "Dads want to go out and ride with their sons and their sons might need a bit of training," he adds. "It's always easier to have somebody else train them so it turns out to be a pretty good experience. Depending on how well it goes, we'll all go on a ride and it becomes a rewarding coming-of-age moment. Lots of my Google reviews reflect that as well."

"Another great part of the business are my donation bins throughout Central Oregon. There's tons of motorcycle gear that gets thrown in the dump because it wears out. I end up taking that stuff in and recycling it, fixing it, cleaning it and equipping people with the gear, boots and jackets. People don't want to deal with selling it for pennies on the dollar. Helmets cannot be reused. They have a date stamp inside and are only good for three to five years. I've helped strip those out of the community and send them to locations that use them for art projects. They'll make a helmet wall or carve it out for a mask and other interesting repurposing projects."

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Updating Employee Work Authorization Documentation is Now a Protected Activity in Oregon

by **CARSON HEIDEMAN, Law Clerk & BECKY ZUSCHLAG, Attorney** — Barran Liebman LLP

Oregon House Bill 4111 (HB 4111) took effect on June 5, 2026, and creates new employment protections for current employees who seek to update personal information after a lawful change in federal employment authorization documentation. HB 4111 prohibits an employer from discharging, discriminating, retaliating, or otherwise taking adverse action against an employee because the employee makes or attempts to make such an update. HB 4111 amends ORS Chapter 659A to incorporate this new protection into Oregon’s employment discrimination framework, allowing affected employees to pursue remedies under existing Oregon employment law, including reinstatement, backpay, attorney fees, and compensatory or punitive damages. Given the newly established employee protections, employers should review their current processes and procedures for reviewing and updating employee information and associated employment authorization documentation.



Carson Heideman



Becky Zuschlag

Requesting and Reviewing Documentation

When employers request identification and/or employment authorization documents from a new employee, they should first identify the specific purpose of the request. Payroll, benefits, tax reporting, Form I-9, and E-Verify are related but legally distinct processes. The U.S. Department of Justice recommends separating requests for payroll documents from the Form I-9 process and telling the employee why each document is requested. For example, an employer may request a Social Security card for payroll purposes but generally may not require that particular document as the employee’s Form I-9 document.

For Form I-9 purposes, the employee may choose which acceptable documents to present: either one List A document, or one List B document together with one List C document. Employers may not demand a specific immigration document, request more documents than required, or apply greater scrutiny based on citizenship, immigration status, or national origin. If documents reasonably appear genuine and relate to the employee, they must be accepted. An employer may reject a document that does not reasonably appear genuine or related to the person but should give the employee an opportunity to present other acceptable documentation before taking any adverse action.

Updating Employee Documentation

HB 4111 may become an issue when an employee presents a new name, Social Security number, or valid work-authorization document that does not match information previously supplied to the employer. The new law encourages employees to correct inaccurate records rather than leave inconsistencies in payroll, benefits, tax, or Form I-9 files, and it expressly permits actions necessary to comply with federal employment authorization verification requirements.

The challenge for employers under the new law is distinguishing a protected information update from a genuine federal compliance problem. Employers should not treat a mismatch or changed document as automatic proof that an employee lacks authorization to work. Federal guidance identifies many possible causes of name or Social Security number mismatches, including marriage or divorce, typographical errors, incomplete employer records, identity theft, hyphenated surnames, and citizenship changes not yet reported to the Social Security Administration. A mismatch alone should not be used as the basis for adverse action.

HB 4111 is particularly important where an employee advises the employer that an identity previously used for employment records was different and now seeks to regularize those records using a true identity and current work authorization. USCIS guidance instructs employers in that situation to complete a new Form I-9, enter the original hire date in Section 2, attach the new form to the earlier Form I-9, and include a written explanation. In this situation, federal law does not require termination when the employee is currently authorized to work. Oregon employers should therefore pause before applying a general dishonesty or falsification policy to this situation, as HB 4111 prohibits adverse action when the reason for discipline is the protected update itself.

Reverification presents a separate issue. When an employee’s time-limited employment authorization approaches its actual expiration, the employer must timely reverify continued authorization, generally using Supplement B or a new Form I-9. The employee may present an unexpired List A or List C document of the employee’s choice. The employer should not insist on a new Employment Authorization Document merely because the employee previously presented one. Employers also must avoid unnecessary reverification. For example, a lawful permanent resident who initially presented an unexpired Permanent Resident Card generally is not reverified merely because that card later expires.

Benefits Administration Carveout

HB 4111 also contains a limited benefit administration carveout. Employers do not violate the statute solely because an independent third-party benefit administrator takes adverse action in response to changed information or federal employment authorization. However, this likely does not cover decisions controlled by the employer, such as resetting seniority, eliminating accrued benefits, or treating the employee as newly hired, even if the adverse action is carried out by a

Continued on Page 14 ►

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Bend’s Stride Canine Rehab Builds Better Mobility for Central Oregon Dogs

by JEFF SPRY — CBN Feature Writer

Helping to provide comprehensive care by employing the latest recovery and preventative therapy programs for your beloved canine companions, Stride Canine Rehabilitation & Fitness Center in Bend has become a vital partner in Central Oregon’s comprehensive veterinary community.

Founded in 2017 by Janice McConnell, DVM, CCRT, cVMA and Kristin Wolter, CVT, CCRA, CCFT, Stride’s genesis was spawned from a dedicated mission to deliver cutting-edge rehab services for the region’s tail-wagging residents. After taking over Bend Veterinary Specialists’ canine rehabilitation

enterprise known as Pawsitive Strides, the business was rebranded as Stride Canine Rehabilitation & Fitness Center.

“All we do here is canine physical rehabilitation as our practice is built around helping dogs recover from surgery or injury or just deal with aging-related issues,” McConnell tells CBN. “We’re the only full-service rehab facility where that’s basically all we do here. We’re here to help dogs that have had an orthopedic surgery or either a neurologic surgery to recover and get back to full activity. We treat a lot of non-surgical issues as well, such as muscle and other soft tissue injuries, arthritis, and we see senior dogs that have a plethora of issues like multiple joint arthritis, along with some neurologic changes. So we can help manage all those dogs and keep them going for longer and keep them comfortable.”

McConnell and her full and part-time staff are devoted to their movement-based services and exercises that aid in functional strength and to optimize canine mobility and quality of life.

“We also offer services to help dogs that need a little bit more support with assisted device fittings such as carts or orthotics,” she adds. “So if the dog needs a custom-made brace to help stabilize a joint, we can organize that process as well and teach the dog to wear it.”

Starting in 2019, Stride relocated from an 800-square-foot headquarters into a larger 2,400-square-foot space and ramped up their qualified team while introducing more cutting-edge wellness methods and processes to maximize dogs’ quality of life. These include, but are not limited to, hydrotherapy using an underwater treadmill, therapeutic exercises, a canine fitness regimen that extends beyond neighborhood walks and dog park playtime, pain management, laser therapy for tendons and muscles, Neuromuscular Electrical Stimulation



JANICE MCCONNELL DURING AN ACUPUNCTURE TREATMENT WITH LONG-TIME PATIENT BARRY | PHOTOS COURTESY OF STRIDE CANINE REHABILITATION & FITNESS CENTER

(NMES), Electrocorporeal Shockwave Therapy (ESWT), and traditional acupuncture techniques.

A more detailed explanation of all these various services can be found at their official website at stridecaninerehab.com.

“We develop amazing relationships with the clients, sometimes over the course of several years, and we’ll be working with the same client and patient,” notes McConnell. “Most of the dogs learn to absolutely love coming to rehab so it’s a really fun place for them to be, which makes it fun for us. And it’s incredible to see the dogs get better week to week when they’re recovering from an injury or surgery. We get to see them move better and feel better, and see that in their attitude. It’s a super satisfying field for those of us who are in the veterinary industry.”

Stride Canine Rehabilitation & Fitness Center is located at 19550 Amber Meadow Drive, Suite 170 in Bend. They can be reached at info@stridecaninerehab.com or call 541-241-6664.

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RDM

Continued from page 1

a state-of-the art companion care restroom, new restrooms, a post-security service animal relief area, and an advanced public address system for clearer communication.

Sustainability is also a priority in the expansion, which will feature solar panels to offset energy costs, energy-efficient HVAC systems, and a design that targets a LEED Silver Certification.

The topping off ceremony brings the community one step closer to achieving the goals of the new terminal expansion, of RDM, and the overall airline-travel goals of the region.

Visit flyrdm.com/terminal-expansion for more information on the terminal expansion.
flyrdm.com



PHOTOS | BY NOAH NELSON

Barran Liebman

Continued from page 12

third-party benefit administrator.

Conclusion

Employers should review their current practices and procedures to ensure

compliance with the new law and consider adopting a written procedure requiring documentation of employees' requests to update their work authorization documents, separating payroll and benefits corrections from Form I-9 review, following USCIS correction or reverification guidance, preserving both old and new forms

where appropriate, and obtaining legal review before discipline or termination. A careful process will improve record accuracy while reducing the risk that a routine compliance update becomes a discrimination and/or retaliation claim.

Becky Zuschlag is an attorney with Barran Liebman LLP. She advises and represents employers on a wide range of

workplace issues. Contact her at 503-276-2151 or bzuschlag@barran.com.

Carson Heideman is a law clerk with Barran Liebman LLP. He partners with attorneys in legal research, drafting employment policies, creating client training materials, and case management.

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Beyond the Blame Game

The Role of Forensic Engineers in Construction Disputes

by **ANDY GUERRA, PE, SE, Principal Engineer — Ashley & Vance Engineering**

Markets across the country, including Central Oregon, are experiencing a boom in development, reshaping cities and neighborhoods at a rapid pace. However, once the construction is done, a complex reality can emerge. When buildings don't perform as expected, the consequences are both immediate and on-going. Between unexpected repair costs and property value declines, the relationships between developers, contractors, design professionals, and owners break down. In these high-stakes disputes, legal teams often turn to forensic engineers to clarify the technically complex issues involved.

Whether retained on behalf of a developer, a general contractor, an insurance company, or a property owner, a forensic engineer's role is to investigate the facts and determine the root cause of damage. They must provide accurate information regarding the cause of a failure after investigating the facts and evaluating the evidence, not serve as an advocate for either side in a dispute. In fact, engineering codes of ethics published by the American Society of Civil Engineers and National Society of Professional Engineers require engineers to be objective, truthful, and act with integrity. Their role is to dispassionately gather, review, and analyze the evidence and provide clients with objective opinions regardless of whether those opinions are "good" or "bad" for a party involved.

The Anatomy of a Defect

Construction defects generally fall into two categories: visible (patent) or hidden (latent). Patent defects are immediately obvious, such as damaged drywall or jammed windows. Latent defects are often hidden behind finishes or inside wall cavities and can include structural framing, waterproofing, or site drainage issues. These conditions often do not reveal themselves for months or even years after construction is done. For example, consider a common issue: water leaking through a window during a rainstorm. While the water leak is a patent symptom, the root cause may be a latent defect behind the finishes such as damaged flashing or a defective window unit. A knee-jerk reaction might be to blame the window installer. Instead of speculating, forensic engineers rely on methodical observations and testing to identify leak locations, removing finishes or disassembling the window as needed to establish their findings in the physical evidence.

Additionally, a forensic investigation can determine whether a failure occurred because of an unprecedented event. With the leaking window example, a forensic investigation would also consider the nature of the event itself. Perhaps the leak occurred shortly after severe weather where falling tree limbs caused damage. While most construction defects do not require a historic storm to reveal themselves, a neutral approach to determining the cause of a failure provides reliable answers during a dispute. When a failure occurs, blame can spread rapidly across architects, engineers, general contractors, and material suppliers, often devolving into costly, multi-party blame games. This is exactly where forensic engineers can be called on to provide objective analysis.

Following the Data, Not the Dispute

The methodology of a forensic investigation mimics that of detectives investigating a crime scene, spanning both the structure and the surrounding site. Through thorough observation, forensic engineers seek to evaluate the property as a whole. Engineers may probe into walls to check exterior waterproofing, perform structural calculations, or perform elevation surveys to evaluate grading. From there, they compare what was built to the original construction plans, the building code, and manufacturer's instructions. Forensic engineers seek to answer two questions: why is the property performing as it is, and did the design and construction meet the minimum code and industry standards. The forensic engineer's goal is to understand the truth about how and why a building is responding to the site conditions based on observations and measurements. Ultimately, assigning legal blame is the job of judges, juries, or arbitrators. The role of the forensic engineer is to help these people make informed decisions based on the facts.



Resolution and Progress

The majority of construction defect disputes do not end up in a court room but are resolved through alternative dispute resolution methods such as mediation. In either case, the properly founded opinions of forensic engineers help cut through the elevated emotions of those involved. When the parties are presented with detailed analysis backed by physical evidence explaining why a failure actually occurred, it bridges the gap between technical complexity and the legal dispute. This can help the disputing parties stop arguing about what happened and start working toward determining reasonable and cost-conscious repair strategies.

By prioritizing the facts and physical evidence, forensic engineers do not just help resolve construction disputes. They uphold the standard of care that keeps the engineering and construction industries moving forward.

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Engineering Firms *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Licensed Engineers	Services
AKS Engineering & Forestry 2777 NW Lolo Dr., Ste. 150 Bend, OR 97703	541-317-8429	N/A	www.aks-eng.com WilkinsonB@aks-eng.com	Joey Shearer, Brian Wilkinson	38	2008	8 PEs & 1 PLS	Civil engineering, land surveying, site planning, natural resources, water resources, forestry, arborist services, construction support, GIS, landscape architecture.
Ashley & Vance Engineering 33 NW Franklin Ave., Ste. 110 Bend, OR 97703	541-647-1445	N/A	www.ashleyvance.com info@ashleyvance.com	Rollston Frangopoulos, Jack Mitchell	18	2005	11	Committed to offering our clients creative, collaborative & cost-conscious civil & structural engineering solutions that range from residential to large-scale community infrastructure projects. Forensic engineering.
BECON 549 SW Mill View Way, Ste. 100 Bend, OR 97702	541-633-3140	N/A	www.beconeng.com info@beconeng.com	Erik Huffman	13	2012	5- 2 Surveyors	Civil engineering, environmental engineering, land surveying & construction services.
CA Rowles Engineering, PC 20655 Carmen Loop, Ste. 200 Bend, OR 97702	541-585-2207	N/A	carowlesengineering.com info@carowles.com	Charlie Rowles	5	2004	1	Building & engineering design, civil, planning.
Carlson Testing, Inc. 35 SE Bridgeford Boulevard Bend, OR 97702	541-330-9155	N/A	www.Carlsontesting.com Info@carlsontesting.com	Ted Kornowski Sam Kane, Parker Richmond	25	1992	4	Providing geotechnical engineering, special inspections & materials laboratory testing for the Central Oregon area. Serving commercial, residential, municipal & public markets, Carlson Testing has an established legacy of quality geotechnical engineering & construction materials testing services on a wide range of projects.
Cascade Crest Consulting Engineers PO Box 2242 Sisters, OR 97759	541-549-1331	N/A	www.cccengr.com cccengr@msn.com	Eugene L. Trahern	2	2002	1	Structural, seismic evaluations & renovation design. Insurance & litigation claim support.
CEA Consulting Engineers 1345 NW Wall, Ste. 101 Bend, OR 97701	541-318-0404	541-322-5731	www.cca-engineering.com kyles@cca-engineering.com	Kyle Swenson	5	2000	2	Mechanical, electrical & plumbing engineering.
Century West Engineering Corporation 1020 SW Emkay Dr. Bend, OR 97702	541-322-8962	541-382-2423	www.centurywest.com theadley@centurywest.com	Tom Headley	16	1969	6	Civil engineering, airport engineering, airport planning.
ColeBreit Engineering 721 SW Industrial Way, Ste. 110 Bend, OR 97702	541-728-3293	N/A	www.colebreit.com marketing@colebreit.com	Rikki Williamson	49	2013	20	Mechanical, electrical, plumbing, fire protection & lighting engineering/design services, energy systems design & commissioning services.
Cushing Terrell 365 NE Quimby Ave. Bend, OR 97701	541-389-9659	N/A	www.cushingterrell.com juliearmstrong@cushingterrell.com	Julie Armstrong	11	1998	6	Licensed to provide structural engineering services on projects throughout the United States & Canada.
David Evans & Associates, Inc. 2843 NW Lolo Dr., Ste. 275 Bend, OR 97703	503-223-6663	503-223-2701	www.deainc.com trb@deainc.com	Tom Buchanan	10	1986	1	Substation, transmission, civil engineering, landscape architecture, urban design & planning, entitlements & permitting, bridges & structures, construction engineering, roads & highways, smart mobility, transit & rail, environmental planning & compliance, water resources, water / wastewater infrastructure, Civil/Building Information Modeling (CIM/BIM), Geographic Information Systems (GIS), mobile laser scanning, small Unmanned Aircraft Systems (sUAS), static laser scanning, advanced structural analysis, analysis of nuclear containment vessels, blast effects modeling & analysis, design of complex structures, design of fiber composite jackets, expert witness testimony/forensic analysis, seismic effects modeling & analysis, seismic retrofitting of existing structures & testing & analysis of innovative structural materials.
DENT Instruments Inc - BEMSIQ Group 925 SW Emkay Dr. Bend, OR 97702	541-388-4774	N/A	www.dentinstruments.com marketing@dentinstruments.com	Bob Hutton	28	1988	1	Design & manufacture of portable energy & power measurement instruments.
DOWL 963 SW Simpson Ave., Ste. 200 Bend, OR 97702	541-385-4772	N/A	www.dowl.com jamason@dowl.com	Justin Mason	15	2013	7	Engineering, surveying, construction management & inspection.
E::SPACE Labs LLC 48 Bridgeford Blvd., Ste. 180 Bend, OR 97702	541-241-8801	N/A	www.espacelabs.com david@espacelabs.com	David V. Robson	2	2015	N/A	Affordable local prototype development lab to inventors, entrepreneurs, startups & corporations in the electronic & electromechanical space.

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Ferguson & Associates, Inc. PO Box 1994 Redmond, OR 97756	541-788-6282	N/A	www.traffic-team.com gscott@traffic-team.us	Scott Ferguson	2	1999	1	Regional transportation planning, traffic engineering, parking studies, traffic impact studies, trip generation studies.
Froelich Engineers, Inc. 745 NW Mt. Washington Dr., Ste. 204 Bend, OR 97703	541-383-1828	N/A	www.froelich-engineers.com kclifford@froelich-engineers.com	Kim Clifford, Dean Azimi	8	1991	N/A	Structural & civil.
H.A. McCoy Engineering & Surveying, LLC 1180 SW Lake Rd., Ste. 201 Redmond, OR 97756	541-923-7554	N/A	www.ham-engr.com office@ham-engr.com	Hayes McCoy	12	2013	1 licensed engineer, 2 licensed land surveyors.	Civil engineering, land surveying & land use planning.
Harper Houf Peterson Righellis Inc (HHPR) 250 NW Franklin Ave., Ste. 404 Bend, OR 97703	541-318-1161	541-318-1141	www.hhpr.com nicolass@hhpr.com	Nicolas Speros	10	2005	5 licensed engineers, 3 licensed surveyors.	Civil engineering, land surveying, structural engineering, water resources, land use & planning, landscape architecture, construction management, natural resources & environmental permitting, visual communications & software sales (Civil Tools Pro).
HDR, Inc. 404 SW Columbia St., Ste. 240 Bend, OR 97702	541-693-9020	N/A	www.hdrinc.com sandra.siemens@hdrinc.com	Jose Banuelos, Sandy Siemens	18	2010	5	Architecture, asset management, commissioning & operations, economics, engineering, environmental sciences, finance, planning & consulting, project delivery, real estate, research, sustainability & resiliency.
HWA 62930 OB Riley Rd., Ste. 100 Bend, OR 97703	541-389-9351	541-388-5416	www.hwa-inc.org granth@hwa-inc.org	Grant Hardgrave	12	1987	5 PEs & 3 PLSs	Civil engineering, surveying & land use planning
Kittelson & Associates, Inc. 1001 Emkay Dr., Ste. 140 Bend, OR 97702	541-312-8300	N/A	www.kittelson.com sbeaird@kittelson.com	Scott Beard	14	2008	5	National transportation planning, engineering & research firm.
LB Engineering, Inc. 1902 NE Fourth St. Bend, OR 97701	541-317-2939	541-317-2940	lbeng.com lennie@lbeng.com	Lennie Brant	7	1995	3	Structural engineering & planning, civil engineering.

Continued on Page 20



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Don't Take AI for Granite

AI in Geotechnical Engineering

by LISA SPLITTER, P.E., G.E., Senior Geotechnical Engineer — Wallace Group, Inc.

Not long ago, the idea of artificial intelligence (AI) helping to design roads, bridges, and buildings felt like the premise of a science fiction movie. Today, AI has the potential to become another tool in the geotechnical engineer's toolbox. The key to successful implementation of this new tool will be to enhance the engineer's skills while remaining mindful to not replace creativity, engineering judgement, and knowledge gained from experience. Wallace Group believes that thoughtful use of AI can help engineers work more efficiently and may uncover insights in complex data sets that were not previously visible. Additionally, AI has the potential to complete repetitive tasks which will allow engineers more time to dedicate to solving complex engineering challenges. It is imperative that engineers understand and one day embrace AI as a useful tool to remain competitive.

AI is the new buzzword not only in geotechnical engineering, but in all engineering professions. You cannot attend a technical conference without it being the headliner and it is difficult to get research funding without incorporating it. But how is AI really being used?

AI Uses in Geotechnical Engineering

In the geotechnical engineering profession, AI has the potential to impact our work in several areas including data collection, modeling, reporting, and decision support. Several uses of AI have been incorporated into various areas of the profession. For example, digital twins and remote sensing involves the application of unmanned aerial vehicles, robotics, and remote sensors to provide continuous, real-time monitoring of project sites and infrastructure. During construction, the AI-supported drones, cameras, and field sensors can track progress, compare site conditions with Building Information Modeling (BIM) or digital twin data, detect quality-control issues, and flag safety concerns before they lead to delays or rework.

Data extraction and intelligence applications utilize large language models to mine data from decades of previous engineering reports. The use of this tool can drastically reduce the time needed to perform historic research. There is potential to unlock decades of past borehole logs and soil and rock lab



test results.

Several currently available geotechnical engineering software packages include the ability to use an AI assistant to act as a chatbot. The system has been trained on the program fundamentals, applicable conference papers, and technical resources which allow the engineer to pose questions about the software workflow, technical concepts, and to aid in troubleshooting. The programs can recommend appropriate parameters and automate repetitive modeling tasks. This allows geotechnical engineers to speed the learning process on finite elements and limit equilibrium analysis.

The Future of AI

Potential future uses of AI include modeling scenarios where engineers input the data and problem and let the modeling program do the rest. Modeling programs are planning to one day prepare the engineering reports, reducing documentation time, but leaving the final engineering judgement decisions to the human engineer. While geotechnical engineers must still validate AI-generated results with sound engineering judgment, AI is becoming an important tool for improving accuracy, efficiency, and decision-making in geotechnical engineering.

Challenges with real life AI implementation exist including accuracy, reliance on poor data sets, ethics, and maintaining insurance coverage. Licensing standards lag behind AI capabilities which result in professional liability concerns. Wallace Group believes that, in the future, AI will be most valuable when it enhances — not replaces — the expertise, judgement, and accountability of engineers. AI should only be implemented ethically, responsibly, and transparently to ensure that every engineering decision continues to be guided by experienced professionals. As AI technology evolves, Wallace Group will continually evaluate new tools that have the potential to improve efficiency, strengthen quality, and deliver greater value to our clients while upholding the high standards of our profession.

Lisa Splitter, P.E., G.E., is Senior Geotechnical Engineer at Wallace Group, Inc., a geo-environmental engineering and construction services firm based in Bend.

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Brandon Grip & Danielle Hurley Promoted to Project Managers at HWA Engineering & Surveying

by GRANT HARDGRAVE — HWA Engineering & Surveying

HWA Engineering and Surveying has announced that Brandon Grip, PE and Danielle Hurley, PE have been promoted to project managers. Grip joined HWA in 2019 and has designed and managed projects of all sizes and scopes including the Redmond Recreation and Aquatic Center currently under construction, the Strata Apartments in Bend, and the Tractor Supply store in Redmond to name a few. Grip has shown ambition and leadership while delivering quality engineering plans on time and on budget.

Hurley is a relatively new member of the HWA team but brings eight years of experience working on land development projects in the Los Angeles area. We're thrilled to have Hurley here in our office! She has made an immediate positive impact and provides the highest level of service for our clients.

HWA is a Bend-based firm providing civil engineering, surveying, and land-use planning services for more than 35 years. With a team that includes seven licensed engineers and surveyors, HWA brings over 100 years of combined local experience to every project. The firm has earned a strong reputation for delivering successful outcomes for a diverse range of public and private clients across Central Oregon.

HWA's expertise spans the surveying, design, and construction management of hundreds of projects, including buildings, roadways, and utility infrastructure. Committed to quality, reliability, and community-focused solutions, HWA continues to support the growth and development of communities throughout the region.

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BRANDON GRIP



DANIELLE HURLEY

Engineering Firms *(Listed Alphabetically)*

► CONTINUED FROM PAGE 18

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Licensed Engineers	Services
Morrison-Maierle, Inc. 360 SW Bond St., Ste. 220 Bend, OR 97702	541-699-5432	N/A	www.m-m.net ewebber@m-m.net	Eric J. Webber	18	2020	11	Mechanical, electrical, plumbing, structural, civil, industrial, natural resources, water/wastewater & airport engineering.
Munson & Associates 845 NE 11th St. Bend, OR 97701	541-550-7396	N/A	www.munson-assoc.com chris@munson-assoc.com	Chris Munson	1	2015	1	Civil engineering, land surveying & land use planning services.
Parametrix 150 NW Pacific Park Lane, Ste. 110 Bend, OR 97701	541-508-7710	855-542-6353	www.parametrix.com sdevine@parametrix.com	Susan Devine	30	2015	15	Civil engineering, environmental planning & documentation, surveying.
Richesin Engineering LLC 574 SW Fourth St. Madras, OR 97741	541-312-6233	N/A	www.richesinengineering.com josh@richesinengineering.com	Josh Richesin	11	2014	N/A	Cybersecurity, network engineering, fiber optic construction & splicing, telecom infrastructure, bonded internet & Starlink solutions, wildfire communications, surveillance systems, NOC services & broadband infrastructure for remote & rural environments. Network & Telecom Engineering-Oregon CCB 246006_1
Siemens & Associates 19134 River Woods Dr. Bend, OR 97702	541-385-6500	503-296-2271	siemens@bendcable.com	Andy Siemens	3	1992	1 & 1 licensed geologist	Geophysical exploration for geotechnical & environmental projects, worldwide.
Sun Country Engineering & Surveying, Inc. 920 SE Armour Rd. Bend, OR 97702	541-382-8882	541-385-5832	www.suncountryengineering.com info@suncountry.engineering.com	Rob Tye, Tim Weishaupt	7	1976	1	Civil/surveying & planning.
The Wallace Group, Inc. 62915 NE 18th St., Ste. 1 Bend, OR 97701	541-382-4707	N/A	www.wallacegroup-inc.com wallace.admin@wallacegroup-inc.com	Lisa Splitter, Adam Larson, Shane Cochran, Scott Wallace	17	2010	2	Environmental, geotechnical, water resources, construction special inspection & materials testing.
Timberline Structural Engineering, PC Prineville, OR 97754	541-977-3738	N/A	www.timberlinestructuralengineering.com sandy.crenshaw@outlook.com	Sandy Crenshaw	1	2005	1	Structural engineering services for architects, designers, homeowners & contractors on residential, commercial & industrial projects. Licenses in Oregon, Washington, Idaho & Montana.
Tye Engineering & Surveying, Inc. 725 NW Hill St. Bend, OR 97703	541-389-6959	N/A	www.tyeengineering.com office@tyeengineering.com	Dirk Duryee	8	1990	2	Civil engineering, land surveying & water rights.
Walker Structural Engineering 40 NW Greenwood Ave., Ste. 200 Bend, OR 97703	541-330-6869	N/A	www.walkerse.com info@walkerse.com	Craig Davis, Joe Speck, Jon Walker	12	2004	6	Structural engineering for commercial, medical, industrial & residential projects.

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

Early Engineering Helps Commercial Projects Avoid Costly Surprises

by LEAH ETLING — CBN Feature Writer

For many small and mid-sized business owners, a commercial construction project starts with a simple idea: expand into a larger space, renovate an aging building or build a new facility from the ground up. But long before permits are pulled or construction begins, there are important decisions that can significantly affect a project’s cost, timeline and long-term success.

According to Eric Webber, Regional Operations Manager for Morrison-Maierle’s Bend office, one of the biggest mistakes business owners make is waiting too long to bring engineers into the conversation.

“If you’re starting from scratch and wanting a business project designed, typically you start with an interior designer or an architect,” Webber said. After that, it’s critical to bring in the engineering team needed for the project, which will deal with any logistical issues.

“We’re a one-stop shop when it comes to needing an engineer. If you need one, then we’re likely able to provide all the services required for a commercial construction project,” said Webber, who has worked for Morrison-Maierle for 15 years and was the founding team member for the Bend office.

Morrison-Maierle’s Bend staff includes 20 engineers and provides civil, structural, mechanical, electrical, plumbing, fire protection and low-voltage engineering services. While the firm is perhaps best known for large public projects such as the ongoing expansion of the Redmond Airport terminal, its portfolio also includes the types of commercial projects many local business owners encounter, including medical offices, restaurants, retail spaces and tenant improvements.

Start with Goals, Budget and Timeline

Before engaging an engineering team, Webber recommends business owners think through three fundamental questions: What is the project trying to accomplish? What is the available budget? And when does it need to be completed?

“Schedule is really important, as well as breaking down what the overall goals are for the project,” Webber said.

Those early discussions help engineers determine the appropriate design approach while allowing owners to communicate priorities that may influence the project, whether that’s sustainability, future expansion, aesthetics or operational efficiency.

The level of engineering involvement can also vary depending on the owner’s experience. Someone building their fifteenth commercial building will likely require a different level of support than a first-time restaurant owner opening a new location.

Collaboration Prevents Costly Surprises

Although many owners primarily interact with an architect or general contractor, engineering firms spend much of the design process coordinating with every member of the project team.

Mechanical, structural, civil and electrical engineers work together to resolve conflicts before construction starts, helping prevent expensive changes in the field.

“We absolutely coordinate and collaborate with the other design services,” Webber said. “We’re doing a lot of that behind the scenes to make sure that everything is coordinated.”

Business owners remain involved in major decisions affecting functionality and appearance, while engineers focus on ensuring that building systems work together efficiently.

Older Buildings Often Require More Than a Remodel

For owners considering redevelopment projects—especially in downtown Bend—older buildings can present unexpected challenges.

Webber pointed to Morrison-Maierle’s work on the newly opened Bamboo Sushi, located in the historic O’Kane Building downtown, as an example. While many older buildings continue serving tenants for decades, renovation projects often trigger code requirements that didn’t apply previously.

“A lot of older Bend buildings don’t have any ventilation, and their water meter sizes are (often) really small,” Webber said. “If you’re doing a remodel on that type of space, you have to bring everything up to code.”

Electrical infrastructure is becoming one of the biggest challenges. As buildings transition toward electric heating systems, electric vehicle charging and other modern technologies, many older services simply weren’t designed to handle today’s electrical demands.

Addressing those issues early allows owners to budget appropriately instead of discovering costly upgrades after construction begins.

Permitting Is Easier with the Right Team

Engineering firms also play an important role in navigating the permitting process. Beyond preparing technical drawings, engineers regularly work with local jurisdictions to clarify code interpretations before plans are submitted.

“One of the main reasons to bring a design professional on board is to try to streamline your permitting process,” Webber said.

That local experience can help projects move more efficiently through reviews with the City of Bend, City of Redmond and Deschutes County, reducing delays that often result from incomplete or unclear plans.

Don’t Wait Until the Last Minute

Whether the project involves renovating an older downtown storefront or constructing a new commercial facility, Webber encourages owners to begin conversations well before construction is scheduled to begin.

While Morrison-Maierle is helping deliver one of Central Oregon’s most visible infrastructure projects at the Redmond Airport, the same planning principles apply to much smaller commercial developments. Bringing engineers into the discussion during the earliest planning stages gives owners more flexibility, more accurate budgeting and fewer surprises later in the process.

“Bringing us in early doesn’t cost extra money,” Webber said. “If it’s like, ‘Hey, we’re interested in doing this project, we don’t know where it’s going to go,’ ... we



BEND'S MORRISON-MAIERLE TEAM WORKED WITH THE OWNERS OF DOGWOOD AT THE PINE SHED TO HELP REDESIGN THE FORMER SPOKEN MOTO BUILDING, NOW LOCATED ON NE SECOND STREET, INTO A BAR AND FOOD TRUCK LOCATION | PHOTO BY STEVE BERG.

can work that into our schedule.”

Perhaps most importantly, Webber says business owners shouldn’t hesitate simply because they aren’t sure engineering services are necessary.

“It’s always okay to engage an engineer or an architect or a general contractor because they may bring things to light that you might not be aware of or think about,” he said. “We’re used to answering questions and addressing concerns about the building process. It’s something we do often and is customary in our line of work.”

For businesses planning their next expansion, redevelopment or new commercial facility, that first conversation may be an invaluable investment in success.

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Communications on the Fireline

Engineering Connectivity Where the Grid Ends

by JOSH RICHESIN — Richesin Engineering LLC

Every summer in Central Oregon, smoke columns rise and a different kind of infrastructure gets built almost overnight. An incident command post appears in a fairground, a ranch field, or a gravel lot at the edge of the burn. Within hours, an empty pasture becomes a small city — hundreds of firefighters, a dozen agencies, supply and medical units, and the planning teams that coordinate all of it. And every one of those functions now runs on data.

That's the part the public rarely sees. Modern wildfire response is as much an information operation as a physical one. Crews depend on real-time mapping and GIS, weather feeds, aircraft and aviation coordination, resource and asset tracking, electronic check-in and timekeeping, and secure communication between the fireline and the agencies funding the effort. When that connectivity falters, decisions slow down. On a fast-moving fire, slow decisions cost time, money, and sometimes safety.

The Problem: Fires Don't Burn Where the Infrastructure Is

The locations that need the most reliable communications are the ones least likely to have any. Fire camps land in remote terrain — canyons, timber, high desert — where there was never much coverage to begin with. The cellular signal that does exist is often weak, blocked by topography, or instantly overwhelmed when a few hundred personnel and their devices arrive in the same square mile. In the worst cases, the fire itself has already damaged the towers and fiber that a community relied on.

Satellite has changed that picture, and low-earth-orbit systems like Starlink have made backcountry connectivity dramatically more accessible. But a single satellite link is not a complete answer. A dish can be obstructed by smoke, dense canopy, or weather. A storm cell or a power hiccup can drop it at the exact moment an incident management team is pushing a critical update. Relying on any one path — one carrier, one dish, one circuit — means accepting a single point of failure in an environment that punishes single points of failure.

The Engineering Answer: Resilience Through Bonding

The approach we've built our fireline work around is link bonding: combining several independent connections — multiple cellular carriers plus one or more satellite paths — into a single, resilient pipe. Instead of asking which connection is best, bonding uses all of them at once. If one path degrades or drops, traffic shifts to the others without anyone in camp noticing. The result is an internet connection that behaves less like a fragile lifeline and more like a utility.



PHOTOS | COURTESY OF RICHESIN ENGINEERING LLC

That resilience is what makes the rest possible: Wi-Fi distributed across a camp so finance, logistics, and planning sections can all work; secure, segmented networks that keep operational traffic protected; and enough aggregate bandwidth to move maps, imagery, and video rather than just text. We monitor these deployments remotely from our network operations center, so a problem can often be diagnosed and corrected before the people on site even file a ticket.

Just as important is how fast it stands up. Communications gear for an austere environment has to arrive as a self-contained, rapidly deployable system — powered, weatherized, and ready to come online in minutes, not days. When an incident expands overnight, the network has to expand with it.

Built for Where Others Won't Go

Richesin Engineering operates on a simple principle: we work remotely everywhere, and we work on-site where others won't go. Most of our managed IT and network engineering happens over the wire, from our offices in Madras. But the fireline is the opposite kind of problem — it can't be solved from a desk. It demands engineers who are willing to drive into the smoke, set up in a field with no power and no signal, and build a working network from nothing.

That combination — deep network engineering paired with a tolerance for difficult, remote, and unglamorous field conditions — is exactly what wildfire communications require, and it's increasingly relevant to a region where fire seasons have grown longer and more intense.

Reliable connectivity on an incident isn't a convenience. It's what lets the people managing a fire see clearly, coordinate quickly, and make better decisions under pressure. Behind every well-run incident is an information backbone most people never think about — and that backbone has to work in the one place infrastructure usually doesn't reach.

For Central Oregon's communities, agencies, and the businesses that depend on a swift, well-coordinated response, that's worth thinking about before the next column of smoke goes up.

Richesin Engineering LLC is a Madras-based telecommunications and managed IT company specializing in network engineering, fiber construction, cybersecurity, bonded internet and Starlink solutions, and communications for remote and rural environments.

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Developing in Seismically Active Areas

How Technology & Early Planning Can Reduce Design & Building Costs

by PARKER RICHMOND, R.G., C.E.G. — Carlson Testing, Inc.

Developers, architects, and structural engineers have been designing new building structures, critical infrastructure, and retrofitting older structures to accommodate seismic forces in the Pacific Northwest for a long time due to the region’s history of earthquakes and its proximity to the Cascadia Subduction Zone. The magnitude of the seismic forces that can act on a structure during an earthquake may be amplified or diminished based on the characteristics of the ground beneath the structure. Generally, softer ground will increase the seismic forces, while harder ground can reduce them.



Structures designed to meet modern development codes will incorporate a variety of structural elements to ensure that the building remains safe to occupants if an earthquake were to occur. This design process often starts early in the project planning phase, where determination of a Seismic Site Class becomes a critical project step. An accurate Site Class directly influences seismic design coefficients, structural demands, and ultimately construction costs. Conservative assumptions — such as defaulting to Site Class D when insufficient information is available — can result in larger structural members, increased reinforcement, and higher foundation costs.

The 2025 Oregon Structural Specialty Code (OSSC) emphasizes the importance of accurate seismic site characterization. While traditional methods such as Standard Penetration Test (SPT) blow counts from drilled boreholes remain common, the Refraction Microtremor (ReMi) method offers an efficient, non-invasive alternative that can provide significant value to architects and structural engineers.

ReMi is a geophysical technique that measures naturally occurring ambient ground vibrations to develop a shear wave velocity profile and determine the average shear wave velocity of the upper 100 feet (Vs100), the primary parameter used to establish Site Class under the 2025 OSSC. Because the method requires no drilling, it can often be completed in a matter of hours with minimal disruption to the project site, making it attractive during early project planning or on sites where access is limited.

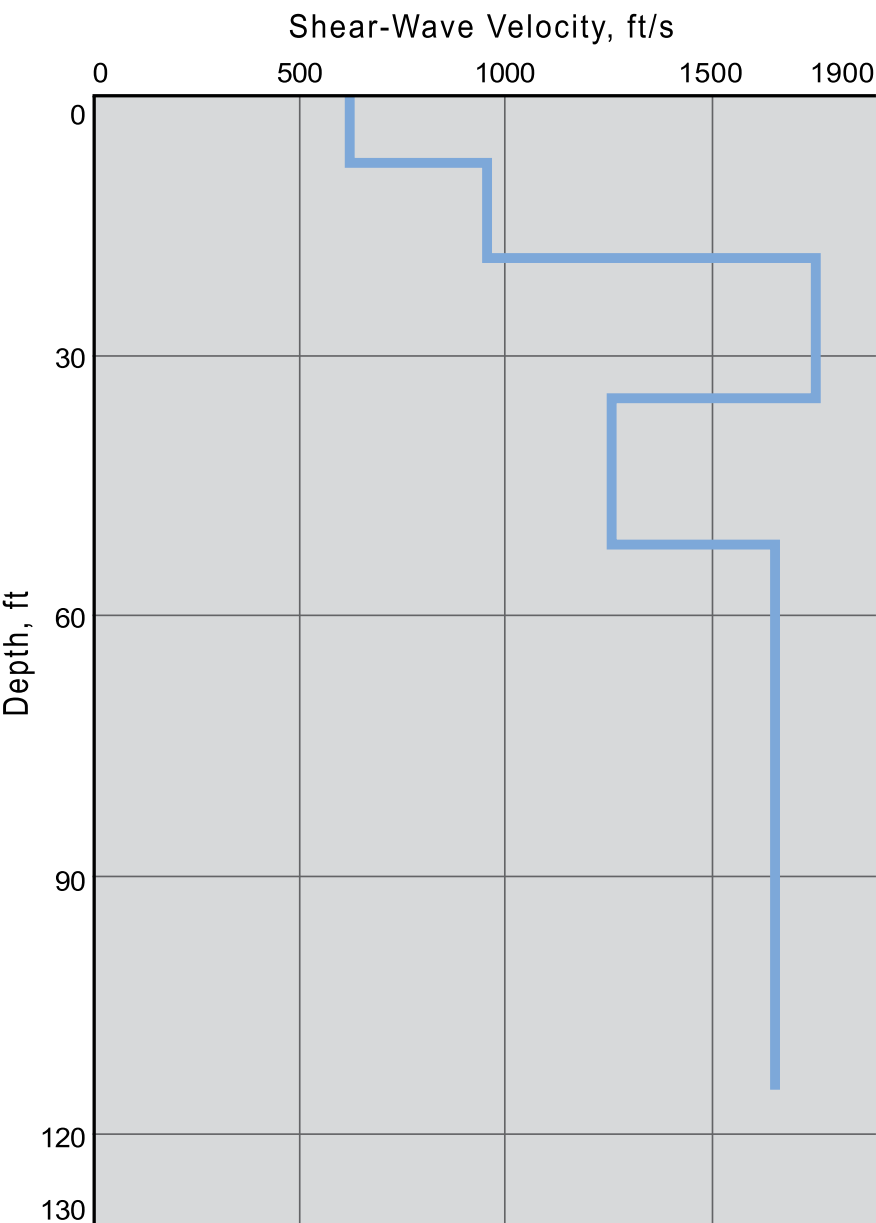
REMI GEOPHYSICAL SURVEY PERFORMED AT LOCAL JOBSITE | PHOTOS COURTESY OF CARLSON TESTING, INC.

Reliable seismic site information helps minimize redesigns, improves cost estimating, and reduces the likelihood of unforeseen geotechnical issues affecting project schedules. Because ReMi can be performed quickly and economically, it provides valuable information before significant design decisions are finalized.

Carlson has been using ReMi across Central Oregon, where many project sites are underlain by bedrock which often supports a Site Class better than code defaults. ReMi can be a practical investment that delivers better data, improved structural efficiency, and greater confidence for the entire design team.

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Largest Insurance Companies & Agencies

(Listed by Number of Employees, recognizing that there are numerous other insurance companies and agencies.)

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Agents	Services	Parent Company
EPIC Insurance Brokers & Consultants 320 SW Upper Terrace Dr., Ste. 104 Bend, OR 97702	541-382-4211	N/A	www.epicbrokers.com chris.rosch@epicbrokers.com	Chris Rosch	30	1996	10	Employee benefits, life, home & auto.	EPIC Insurance Brokers & Consultants
Brown & Brown Insurance Services Inc. 360 SW Bond St., Ste. 120 Bend, OR 97702	541-382-1611	541-385-3231	www.bbnw.com Michelle.Lauerman@bbrown.com	Michelle Lauerman	20	1980	20	All lines of insurance.	Brown & Brown
SAIF Corporation 999 SW Disk Dr., Ste. 103 Bend, OR 97702	541-382-0322	541-383-2400	www.saif.com saifinfo@saif.com	Mike Elliott	18	1914	2	Workers' compensation insurance.	SAIF Corporation Salem, OR
Bancorp Insurance 51473 Hwy. 97 PO Box 327 La Pine, OR 97739	800-452-6826	541-536-1568	www.bancorpinsurance.com bancorp@bancorpinsurance.com	Cheri Martinen	17	1978	16	Third-generation family-owned & operated specialty insurance agency located in La Pine, providing peace of mind coverage for all aspects of your personal & professional insurance needs across the Pacific Northwest.	Martinen LLC DBA Bancorp Insurance
MarshMcLennan Agency 606 NW Arizona Ave., Ste. 200 Bend, OR 97703	541-213-9206	N/A	www.mmanorthwest.com Nolan.Colvin@MarshMMA.com	Nolan Colvin	14	2012	9	Commercial / personal / employee benefits / retirement plans (all lines).	MarshMcLennan Agency
Inszone Insurance Services 1201 NW Wall St., Ste. 100 Bend, OR 97702	541-382-7772	541-388-5403	www.cascadeinsure.com service@cascadeinsure.com	Patrick O'Keefe	13	1985	10	All lines of insurance.	Inszone Insurance Services
Insure Pacific, Inc. / Prineville Insurance Agency 220 NW Meadow Lakes Dr. Prineville, OR 97754	541-447-6372	541-447-5742	www.prinevilleins.com Monica@prinevilleins.com	Monica Elsom	11	1935	8	All personal & commercial lines of insurance. Life, group health & disability & your local MASA representative.	Insure Pacific Inc., Prineville, OR

Continued on Page 26▶



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What's Really Changing in Central Oregon's Business Insurance Market

by **MONICA ELSOM, President — Insure Pacific | Prineville Insurance Agency | Gerald Ross Agency, Inc.**

The insurance marketplace continues to evolve at a pace many people have never experienced before. Rising construction costs, severe weather, inflation, litigation, and higher claim costs have driven premium increases across the country. For Central Oregon business owners, another shift is happening that gets far less attention — and it's changing who answers the phone when you have a question about your commercial policy.

Over the past decade, many independent agencies that once anchored our local business community have been bought out by large, out-of-town insurance conglomerates headquartered thousands of miles away, often on the other side of the country. The local agency a business owner trusted for years may now be a branch office of a national brand, with decisions about staffing, service, and available carriers increasingly made far from Central Oregon.

That's exactly why locally owned, independent agencies matter more than ever. As one of the few fully staffed, locally owned independent agencies remaining in Central Oregon and on the South Coast, Insure Pacific has served local businesses for more than nine decades — through changing markets, disasters, and now a wave of consolidation that has left fewer truly local options standing. Our commitment hasn't wavered: helping local businesses protect what matters most, with decisions made here, by people who understand this community.

Many business owners assume shopping for insurance simply means comparing prices. In reality, commercial coverage is far more complex — and that complexity grows when your agency's parent company sits in a different time zone, unfamiliar with local risks like wildfire exposure or seasonal tourism swings. Premiums are shaped by claim history, property condition and age, replacement costs, business operations, payroll, safety programs, and even routine maintenance. Being underinsured can cost far more than paying more upfront; a policy written years ago may no longer reflect today's rebuilding or replacement costs.

Commercial exposures have also broadened well beyond a basic property and liability policy. Cybercriminals increasingly target small businesses, making cyber liability coverage essential — not just for large corporations handling sensitive data. Employment Practices Liability Insurance is another area worth reviewing, protecting businesses against claims involving discrimination, harassment, or wrongful termination. Workers' compensation is often misunderstood, too; many owners believe it only covers medical bills,



when it also protects businesses from potentially devastating workplace injury claims and helps employees recover and return to work.

Other commonly overlooked coverages include commercial auto for company vehicles and employee use of personal vehicles for work; inland marine coverage for tools, equipment, and property in transit; builder's risk for contractors during construction; and professional liability, or errors and omissions coverage, for businesses offering advice or specialized services. Business interruption coverage is another area frequently underestimated, helping replace lost income and ongoing expenses when a covered loss forces operations to pause. Businesses that serve alcohol, operate fleets, or manage commercial real estate each carry their own specialized exposures worth a closer look as well.

An independent agency represents multiple insurance companies rather than just one. That allows us to compare coverage options, explain differences between policies, identify available discounts, and recommend solutions tailored to each business's operations — without a distant parent company steering which carriers get pushed. Savings often come from adjusting deductibles, improving risk management, bundling policies, or closing costly coverage gaps, not simply choosing the lowest premium.

When a claim happens, having a local advocate makes all the difference. Instead of navigating an unfamiliar 1-800 number or a call center routed across the country, our business clients work with experienced professionals who know their operations, understand local risks, and guide them through the claims process from start to finish — a level of service that's increasingly rare as more agencies are absorbed into distant corporate structures.

Supporting locally owned businesses also strengthens the communities we call home. Local agencies sponsor youth programs, support nonprofits, volunteer in community organizations, and employ local families — keeping dollars and decisions in Central Oregon rather than at a distant headquarters. When a business chooses a local independent agency, it's investing in the community while receiving personalized service from people who understand the risks Central Oregon businesses actually face.

At Insure Pacific, we're grateful for the trust our commercial clients have placed in us for more than 90 years. As the insurance landscape continues to change — and consolidation reshapes who's left standing — our mission remains the same: knowledgeable advice, exceptional service, and personalized protection for businesses at every stage of growth.

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Largest Insurance Companies & Agencies

(Listed by Number of Employees, recognizing that there are numerous other insurance companies and agencies.)

► CONTINUED FROM PAGE 24

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Agents	Services	Parent Company
Alliant Insurance Services, Inc. 1000 NW Wall St., Ste. 210 Bend, OR 97703	541-392-6571	N/A	www.alliant.com travis.davis@alliant.com	Travis Davis	10	2024	10	All lines of insurance.	Alliant Insurance Services, Inc.
United Risk & Insurance Services 2660 NE Hwy. 20, Ste. 610-532 PO Box 3798 Bend, OR 97701	541-728-2040	541-728-2041	www.unitedriskinsurance.com bill@unitedriskinsurance.com	Bill McCabe	10	2017	7	Commercial, personal lines & benefits coverage.	N/A
InsureBend Bend, OR 97701	541-382-6400	N/A	insurebend.com henrik@insurebend.com	Henrik Jahn	5	1986	N/A	Medicare supplements, medicare advantage, long term care, disability, life insurance.	N/A
High Desert Insurance & Financial Services 1543 NE Third St., Ste. 100 Bend, OR 97701	541-388-4242	541-388-4250	www.highdesertinsurance.com patsy@highdesertinsurance.com	Jeffrey W. Melville	4	2008	2	Ind. & group health, life, home, auto, RV, boat, business.	N/A



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Largest Insurance Companies & Agencies

(Listed by Number of Employees, recognizing that there are numerous other insurance companies and agencies.)

CONTINUED FROM PREVIOUS PAGE

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Agents	Services	Parent Company
State Farm Insurance - Agent Joe A. Lochner 123 SW Fifth St. Redmond, OR 97756	541-548-6023	541-548-6024	www.joelochner.com joe@joelochner.com	Joe A. Lochner	3	1998	3	Auto, fire, life, health, business, farm/ranch.	State Farm Insurance Bloom- ington, IL.
State Farm Insurance - Agent James Chrisman 1052 NW Newport Ave., Ste. 101 Bend, OR 97703	541-388-9204	541-388-9804	www.jameschrisman.net james.chrisman.ne9j@statefarm.com	James Chrisman	3	2002	4	All lines & financial services. Auto, home & life insurance.	State Farm Insurance
TRIA Inc. The Robson Insurance Agency 1375 SE Wilson Ave., Ste. 160 Bend, OR 97703	541-382-9111	N/A	www.triabend.com scotttria@gmail.com	Scott Robson, Darrin Prickett	3	1989	4	All lines. Licensed in Oregon, Washington, Idaho & California.	TRIA Inc.

This is a sampling of Central Oregon’s Insurance Companies & Agencies. If you would like to be added to this list, please email cbn@cascadebusnews.com.

Health Plan Companies (Listed Alphabetically)

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Number of Members	Parent Company/ Headquarters
PacificSource Health Plans 2965 NE Connors Ave. Bend, OR 97701	541-330-8896	541-330-8948	www.pacificsource.com info@pacificsource.com	Dan Stevens	236	1933	290,000	PacificSource Health Plans Springfield, OR

This is a sampling of Central Oregon’s Health Plan Copanies. If you would like to be added to this list, please email cbn@cascadebusnews.com.



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NAI Cascade Commercial Real Estate welcomes **Grace Googins** as the firm's new property management administrative assistant, adding to its commitment to responsive service for commercial property owners and tenants across Central Oregon.

In her role, Googins supports the property management team through day-to-day coordination, responsive communication and administrative support. She works closely with tenants, property owners and internal team members to help ensure operations run smoothly, accurately and efficiently, with a strong focus on service and follow-through.

Googins brings a well-rounded background in administrative operations, marketing and real estate. She's highly organized and quick to step in where support is needed, helping keep processes moving and day-to-day details on track. Known for being dependable and easy to work with, she emphasizes clear communication, strong follow-through and building solid working relationships across the team.

Googins also reunites professionally with Hailey Groh, having previously worked together. Their established working relationship strengthens communication, coordination and overall team efficiency, contributing to a seamless experience for clients and reinforcing NAI Cascade's collaborative culture.

Charlotte Kreitlow	Chad Steinhauer	Mackenzie Blackburn	David Allen
Staci Ballard	Sage Dunaway	Abbie Sherwood	Alex Wells

Kernutt Stokes announced its latest employee promotions: **Charlotte Kreitlow**, CPA, to senior virtual accounting services manager; **Chad Steinhauer**, CPA, to senior manager; **Mackenzie Blackburn**, CPA, to manager; and **David Allen**, **Staci Ballard**, **Sage Dunaway**, **Abbie Sherwood** and **Alex Wells**, CPA, to senior associates.

Kreitlow is a University of Oregon graduate and works out of the firm's Eugene office. Steinhauer holds bachelor of science degrees in both accounting and economics from the University of Oregon; he works in the Eugene office. Blackburn is an Oregon State University graduate working from the Eugene office and has been with the firm since 2020.

Dunaway joined Kernutt Stokes in 2024 and is a graduate of Pacific University; he works in the firm's Bend office. Ballard has been with the firm for three years, is an Oregon State University graduate and works from the Corvallis office. Sherwood is an Oregon State University graduate, works in the Corvallis office and has been with the firm for three years.

Allen is a Pacific University graduate; joining the firm in 2024, he works at the Eugene office. A University of Oregon graduate, Wells joined Kernutt Stokes in 2023 and works from the firm's Lake Oswego office.

The **Family Access Network (FAN)** welcomes two new team members, **Alex Fico** and **Shelby Cala**. Fico joins the team as the grants coordinator, focusing on grant writing, board support and donor database management. Cala joins as outreach coordinator, focusing on community building, marketing and communications.

With a bachelor's degree in communications from Virginia Tech and a background in nonprofit and federal work, Fico brings a passion for supporting positive change in her community. She is excited to serve Central Oregon families and believes that children are at the center of building a more resilient and equitable future. In her free time, Fico enjoys backpacking, rockhounding, reading and hanging out with her two cats.

Cala joins the team with a bachelor's degree in communications from the University of South Florida and has worked within the non-profit space and public sector since 2012. She is excited to put to use her background in fundraising, event planning and community outreach to serve FAN and the Central Oregon

Alex Fico	Shelby Cala

Community. Cala enjoys spending time with her family – rockhounding, hiking and exploring the PNW.

John Vale, who lives just outside Sunriver, was recently honored at the prestigious Lake Oswego Art Fair with a blue ribbon for his work and achievements. Vale, owner of Copper Moon Artisan, has been working with copper, wood and stone for four years and has been an artist now for 34 years. His work reflects the beauty of the wildlife here in Central Oregon. His art was gifted by Oralee and Harry Hamilton to the Sunriver Nature Center, displayed in the lobby. Copper Moon Artisan has been attending the Sunriver Art Fair for several years and is a patron of the Sunriver Women's Club.

His work through the years has evolved from stone garden art to three-dimensional wall art. He owned two galleries, one garden art gallery in Lake Oswego in the 1990's and one gallery in St. Augustine in the early 2000s. He has spent many years working with sand carving stone and has created unique copper patinas. He loves the beauty of nature here in Central Oregon, which reflects in his work.

Kathi Barguil	Emily Alejandra Chávez Romero	Shana Falb	Aixa Willoughby-Warren

The **Latino Community Association (LCA)** welcomes four extraordinary women to its board of directors this summer. Each member will serve three years guiding LCA in its mission to empower Latino families to thrive in Central Oregon.

Kathi Barguil lives in Bend and works with Mixte Communications as communications director for the Warm Springs Power & Water Enterprises. She previously served as the community relations manager at the City of Bend. She is a first generation Colombiana who has been a valued partner with LCA and the LCA Advocacy Committee.

Emily Alejandra Chávez Romero lives in Redmond and serves families across Central Oregon through the Juntos program at Oregon State University. She has also organized community events, including the 2025 Downtown Bend Día de Muertos celebration. With her mother and little sister, she has volunteered at LCA's Mexican Consulate events and Latino Fest. As a first-generation Mexican immigrant, she brings a personal understanding of the experiences and challenges that are central to LCA's mission.

Shana Falb lives in Bend and serves Deschutes County supporting community partnerships and engagement for Deschutes County Health Services. She previously served as the program coordinator for the Family Law Facilitation Program at the Deschutes County Circuit Court. She is bilingual and has deep connections to the Latine community.

Aixa Willoughby-Warren lives in Redmond and serves the Central Oregon community as the labor trafficking coordinator with the Anti-Trafficking Project, a program of J Bar J. She is a proud Boricua (Puerto Rican) and has been a community partner with LCA in her work. In her role, Willoughby-Warren focuses on creating culturally specific resources and works with LCA to bridge gaps and connect clients to the local Latine community.



PHOTO | COURTESY OF LIVING WELL WITH DEMENTIA SISTERS

Living Well With Dementia Sisters recently received a \$17,000 donation through the Werner Legacy Fund, made possible by this year's Mob Out Fundraiser. The check presentation, held at Centennial Park in Sisters, brought together care partners from the organization's Sisters and Redmond support groups, board members, volunteers, friends and supporters.

The Werner Legacy Fund was established by **Jill Cummings** to honor her

More Who's Who Next Page ►

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

Who's Who
Continued from previous page

parents and the values of compassion, generosity and community they lived every day. Cummings presented the donation, which will directly support Living Well With Dementia Sisters' programs for people living with dementia and those who love and care for them.

The funding will help the organization continue providing education, support, connection and respite throughout the community.

Debbi McCune, Bill Kelly and Sandy Reilly expressed their gratitude to everyone who has volunteered, attended a support group, shared the organization's mission, made a donation, encouraged a family, or supported Living Well With Dementia Sisters. They noted that the generosity shown through the Mob Out Fundraiser and the Werner Legacy Fund reflects the compassion, dedication and generosity of the community and helps ensure no one has to face the dementia journey alone.



PHOTO | COURTESY OF BEND CHAMBER

On June 24, the **BendNEXT Foundation**, alongside friends, supporters and colleagues, celebrated the second cohort of the NEXTUp Leaders Program. Over five months, this group of rising leaders learned, collaborated and strengthened their leadership skills together.

Throughout the program, respected Central Oregon leaders and subject-matter experts shared practical tools, real-world insights and guidance to help participants strengthen their leadership. Through interactive discussions and peer engagement, participants built meaningful professional connections and expanded their cross-sector networks.

These graduates are now equipped with a stronger set of leadership tools and a broader fabric of connections and have walked side by side with their organizations to outline the next steps in their careers. The NEXTUp Leaders Program supports the mission of the Bend Chamber and BendNEXT Foundation by investing in local talent and strengthening the organizations that help Bend thrive.

The NEXTUp Leaders Class of 2026 are **Anne Birky**, Bend-La Pine Schools; **Nicole Browning**, Merete Hotels; **Lindsay Buccafurni**, Central Oregon Community College; **Rachel Cotton**, U.S. Bank; **Meah Cukrov**, Riley Wigle CPA; **Trevin Davis**, HDR Inc.; **Bola Gbadebo**, Bola Films; **Camryn Guzman**, US Bank; **Kirsten Habermann**, Riley Wigle CPA; **Jeremy Hansen**, OSU-Cascades; **Rob Johnson**, Bend-La Pine Schools; **Nathaniel Kavanaugh**, U.S. Bank; **Rachel Kenney**, OSU-Cascades; **Rio Lingelbach**, Old Mill District; **Ciea Palmer**, RealPage; **Gabriela Peden**, Better Together Central Oregon; **Maille Ryan**, Morrison-Maierle; **Daisy Sarfo**, Latino Community Association; and **Dak Shepherd**, U.S. Bank.

Special thanks to U.S. Bank for its title sponsorship of Bend Emerging Talent programming and commitment to supporting this community's rising leaders through the NEXTUp Leaders program. We are also deeply grateful to the subject matter experts who shared their knowledge and insight with the class. They are **Erik Berglund**, founder, The Language of Leadership; **Kristi Runberg**, nurse manager and leadership development consultant, St. Charles Health System; **Brittania Wright**, organizational development consultant, St. Charles Health System; **Su Embree**, founder of Saute, cofounder of The Script and former owner of DHM Research; **TJ Murphy**, owner, Hite Digital; **Jenn Kovitz**, community engagement and government affairs manager, Hayden Homes; **Cyrus Mooney**, business development manager, City of Bend; and **Morgan Schmidt**, executive director, Red Cross of Central and Eastern Oregon.

This year's **Sunriver Art Fair** commemorative poster will feature *Autumn on the Deschutes* by **Maia Leisz**. Leisz paints in oil on canvas, building contemporary impressionist landscapes and seascapes through expressive brushwork and a luminous color palette. She works from direct observation — light as it falls on water, the shift of color on a hillside before the shadows move, the particular stillness of a crisp autumn day on the Deschutes.

Leisz is new to the Sunriver Art Fair, but a veteran of fairs across the West. She lives and paints near Sandpoint, Idaho.



AUTUMN ON THE DESCHUTES BY MAIA LEISZ

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Who's Who!

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Taylor Brooks

Continued from page 3

previous space, and now have this new, larger facility, which will enable them to expand their volume and host workshops and additional training for their clients.”

Brent Baker, founder of Oregon Adventure Trucks, said, “We’re excited about our new space. NoCo’s expanding business community, food trucks and other services mean we’ll gain more exposure, and its proximity to Highway 97 will be a convenience for our customers who hail from all over

the Pacific Northwest and Canada. Our expanded space allows us to take on more build projects simultaneously, making this an excellent time for customers to get on our schedule. We encourage anyone interested to stop by, tour the facility, and learn more about our services and capabilities.”

The new nearly 3,000-square-foot space, located at 63622 NE Andesite Street, Suite 110 in Bend, includes their shop, retail space, customer lounge and offices. They are Central Oregon’s go-to for truck recovery gear, power systems, overland suspension and load control, fire pits, storage kits, bug screens, thermal liners, toppers and of course, custom builds.

NoCo — short for “North of Cooley” — is a new eight-acre mixed-employment campus located at the gateway to Juniper Ridge at the 18th Street and Cooley Road roundabout. The development will include more than 112,000 square feet of light industrial and commercial space across six buildings, creating opportunities for businesses to grow and thrive. In the coming years, the campus will also feature a vibrant food truck lot, adding a community gathering place and dining destination for employees and visitors alike.

Oregon Adventure Trucks will be announcing their calendar of workshops and trainings soon. Stay in touch via

their Instagram (@oregon_at) or at oregonat.com.

To enjoy a lively Q&A interview with Brent, visit the Taylor Brooks blog.

About Taylor Brooks:

Taylor Brooks, based in Bend, develops, owns and manages high-quality real estate development projects in Central Oregon. It specializes in commercial development of healthcare, office, and flex industrial space. The company will also offer its tenants full-service commercial property management capabilities, with a focus on maintaining strong relationships. Taylor Brooks is a partnership of Taylor Development LLC and Brooks Resources Corp.

taylorbrooksdev.com

Tetherow Resort

Continued from page 3

McLay Kidd-designed golf course to poolside relaxation, miles of nearby trails, and sweeping mountain views.

Based entirely on guest reviews and ratings collected over the past year, TripAdvisor’s Travelers’ Choice Awards highlight the destinations and hospitality experiences that consistently leave a lasting impression on visitors.

tetherow.com

Travel + Leisure’s

Continued from page 3

accolades like this continue to elevate our region’s visibility on a national scale, ensuring Central Oregon remains a premier year-round destination for travelers seeking the very best.”

The *Travel + Leisure* World’s Best Awards are highly regarded annual travel industry rankings based entirely on reader votes and surveys. Readers rate their favorite hotels, cities, islands, airlines, cruise lines, and travel outfitters to reveal the top global destinations and travel experiences each year.

travelandleisure.com

Sunriver Resort

Continued from page 3

course enhancements to its Meadows course, Sunriver Resort is committed to creating a welcoming and accessible golf experience for all players as it prepares to host the 2027 and 2028 U.S. Adaptive Open Championship.

This summer, Sunriver Resort is co-hosting a series of community golf clinics in partnership with OAS, U.S. Adaptive Golf Alliance and the Adaptive Golf Academy to expand and enhance adaptive golf opportunities in Central Oregon. The series kicked off this month with a community event on June 2 to celebrate the launch of the golf season. The clinics continue throughout the summer with four community golf sessions scheduled over the next three months. These free clinics bring together adaptive golf coaches, OAS athletes and community members

for an inclusive afternoon focused on instruction, connection and access to the game. Individuals with physical, cognitive and sensory disabilities are all welcome to attend to connect with adaptive golf coaches, build skills and learn the core elements of the game in a fun and supportive environment.

Clinics are scheduled for July 28, August 25 and September 22 from 1:30-5:30pm at the Meadows Course at Sunriver Resort. Athletes and community members who are interested in participating can register online through this link.

As part of its commitment to hosting adaptive golf clinics, Sunriver Resort’s golf professionals are participating in adaptive golf instruction training so they are prepared to lead these clinics and support participants. Josh Willis, Vice President of Operations for Sunriver Resort, is championing this effort to train the next generation of adaptive golf instructors by welcoming PGA Professionals from Central Oregon and throughout the Pacific Northwest to Sunriver to participate in

this specialized training.

“Sunriver Resort has always been a place where guests can connect with nature and with one another through the game of golf,” said Willis. “That connection is even more meaningful when it’s accessible to everyone, which is why our partnership with both the United States Golf Association and Oregon Adaptive Sports is so important.”

The resort’s golf staff is committed to building its expertise to serve the Central Oregon community for years to come, and this commitment extends to the golf course too.

Accessibility-focused course preparation at the Meadows Course is already underway. That work includes the addition of new tees, making bunkers more accessible for cart-assisted players, using firmer sand in the bunkers and adjusting maintenance of the native fescues on the face of each bunker. Accessibility is top of mind for the resort’s agronomy team as it works

closely with the USGA to improve access for adaptive golfers.

“It’s an honor to have been selected to host the 2027 and 2028 U.S. Adaptive Open,” added Willis. “We have also expanded our partnership with OAS, offering complimentary monthly adaptive golf clinics. These incredible partnerships will increase awareness and exposure around adaptive golf, instruction and course accessibility. Together, we’re creating opportunities for adaptive golfers to experience both the beauty of this region and the joy of the game.”

“Oregon Adaptive Sports is deeply grateful for Sunriver Resort’s commitment to making adaptive golf a cornerstone of what they do,” said Pat Addabbo, Executive Director of Oregon Adaptive Sports. “This partnership is a powerful step toward fulfilling our shared vision of making Central Oregon a premier destination for adaptive golf in the United States.”

SunriverResort.com
oregonadaptivesports.org

Locavore

Continued from page 3

corridor of Bend. The store will carry the many of the same local producers as Locavore’s flagship NE 3rd Street location, bringing year-round access to local meat, produce, and pantry staples to a neighborhood that currently has none.

Four businesses, including, Discovery West, Harcourts The Garner Group Real Estate, Equip Foods, and Lineage Provisions, have already committed as equipment sponsors, each claiming permanent naming rights on a specific piece of store infrastructure before the opening. Remaining sponsorship opportunities range from \$1,500 to \$20,000 and are available on a first-commit basis.

The timing is deliberate. Discovery West is one of Central Oregon’s fastest-growing planned communities, and its ZIP code, 97703, carries the highest average household income in Bend at \$186,000. The neighborhood is new enough that no local business loyalties have been established yet.

“Discovery West families are choosing where to live based on values, love of the outdoors, walkable neighborhoods, local food, and businesses that are invested in this place,” said Nicolle Timm-Branch, founder and executive director of Central

Oregon Locavore. “We built this store for them. There are only a handful of opportunities left for local businesses to sponsor equipment and claim their spot in this neighborhood before we open.”

Equipment sponsors receive permanent name placards on their sponsored piece for the life of the equipment. Other sponsor recognition opportunities include, exposure at the grand opening festivities and planned VIP event, inclusion in launch materials including marketing and media relations, and announced to more than 5,200 newsletter subscribers with a 64% open rate, and a growing social media following. Sponsorships are tax-deductible donations to a 501(c)(3) organization.

Locavore projects more than 315 shoppers per week through the Discovery West location in year one, a conservative estimate scaled from the flagship store’s current traffic, representing more than 16,000 brand impressions annually on a captive, repeat audience that visits weekly to restock on fresh food.

Central Oregon Locavore’s consignment model returns 65 cents of every dollar directly to producers, the same margin farmers earn at a farmers market, without the booth fees, labor, or time off-farm. Since the organization began tracking sales in 2014, it has paid more than \$8.7 million to local producers across seven Central Oregon communities. The Discovery West location is projected to

increase annual producer sales volume by 25 to 30 percent, based on the flagship store’s 17-year sales model scaled to the new location’s size.

“We are not asking businesses to advertise,” said Timm-Branch. “We are asking them to be part of the infrastructure that keeps local food alive in Central

Oregon. That is a different thing entirely.”

Equipment sponsorship spots are limited and are being secured now. Businesses interested in claiming remaining equipment can contact Nicolle Timm-Branch directly at director@centraloregonlocavore.org or visit centraloregonlocavore.org/discovery-west.

centraloregonlocavore.org

Deschutes County Clerk’s Office

Continued from page 3

records and to give residents greater visibility into documents recorded under monitored names. Subscribers will receive automated email alerts when a new document is recorded, along with a direct link to view or download the recorded document, making it easier than ever to stay informed and protect your property.

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PRAS is intended as a monitoring and awareness tool only. It does not prevent fraud, verify ownership, confirm title

status or determine the legal effect of a recorded document. The Deschutes County Clerk’s Office cannot provide legal advice or interpret the contents of recorded documents.

Suspected fraudulent activity should be reported immediately to Deschutes County Non-Emergency Dispatch at 541-693-6911.

This service is funded through existing recording fees and is available at no additional cost to Deschutes County property owners.

To register for the Property Recording Alert System or learn more about how the service works, visit the County Clerk’s PRAS website at deschutescounty.gov/1590/Property-Recording-Alert-Service.

Stay proactive in monitoring your property records by signing up for the Property Recording Alert System.

deschutescounty.gov

BUSINESS
EVENTS



July 15
5pm-7pm Connect W's Networking Event at Beyond the Vine Bar.

July 15
6pm City of Bend Virtual and In-Person City Council Business Meeting at Bend City Hall Council Chambers.

July 16
8-9am Madras - Jefferson County Chamber Coffee Cuppers at Jefferson County Event Complex.

July 21
5-6:30pm SCORE Free, Confidential One-on-One Small Business Counseling at Redmond Library.

July 21
7-9pm Skeptoid Media Nerd Night Science Trivia! at Worthy Brewing.

July 28
5-7pm Bend Chamber ET Summer Social at Cascade Culinary Institute.

August 11
10-11am Bend Chamber Membership 101 at Bend Chamber Conference Room.

August 18
5-6:30pm SCORE Free, Confidential One-on-One Small Business Counseling at Redmond Library.

August 19
1-3pm The Cascades East Transit (CET) Regional Public Transit Advisory Committee Meeting at Cascades East Transit, Hawthorne Conference Room, Bend.

September 8
8-9:30am Bend Chamber Commerce & Coffee at Bend Magazine.

September 8
5:30-7pm SCORE Free, Confidential One-on-One Small Business Counseling at Bend Central Library.

September 15
5-6:30pm SCORE Free, Confidential One-on-One Small Business Counseling at Redmond Library.

September 22
5:30-7pm SCORE Free, Confidential One-on-One Small Business Counseling at Bend Central Library.

October 13
5:30-7pm SCORE Free, Confidential One-on-One Small Business Counseling at Bend Central Library.

October 20
5-6:30pm SCORE Free, Confidential One-on-One Small Business Counseling at Redmond Library.

October 21
1-3pm The Cascades East Transit (CET) Regional Public Transit Advisory Committee Meeting at Cascades East Transit, Hawthorne Conference Room, Bend.

October 27
5:30-7pm SCORE Free, Confidential One-on-One Small Business Counseling at Bend Central Library.

November 10
5:30-7pm SCORE Free, Confidential One-on-One Small Business Counseling at Bend Central Library.

November 17
5-6:30pm SCORE Free, Confidential One-on-One Small Business Counseling at Redmond Library.

November 24
5:30-7pm SCORE Free, Confidential One-on-One

Small Business Counseling at Bend Central Library.

December 8
5:30-7pm SCORE Free, Confidential One-on-One Small Business Counseling at Bend Central Library.

December 15
5-6:30pm SCORE Free, Confidential One-on-One Small Business Counseling at Redmond Library.

December 16
1-3pm The Cascades East Transit (CET) Regional Public Transit Advisory Committee Meeting at Cascades East Transit, Hawthorne Conference Room, Bend.

January 12, 2027
5:30-7pm SCORE Free, Confidential One-on-One Small Business Counseling at Bend Central Library.

January 19, 2027
5-6:30pm SCORE Free, Confidential One-on-One Small Business Counseling at Redmond Library.

January 26, 2027
5:30-7pm SCORE Free, Confidential One-on-One Small Business Counseling at Bend Central Library.

February 9, 2027
5:30-7pm SCORE Free, Confidential One-on-One Small Business Counseling at Bend Central Library.

February 16, 2027
5-6:30pm SCORE Free, Confidential One-on-One Small Business Counseling at Redmond Library.

WORKSHOPS
& TRAINING



(Ongoing)
COCC Small Business Development Center Virtual Classes.

Building Permits

DESCHUTES COUNTY 7.7.26

- \$500,000.00 - Commercial (Alteration) 1,004 sf. at 13001 Century Dr. Bend 97702 OR Owner: Mt. Bachelor, Inc. PO Box 1000 Bend, OR 97709 Permit # 247-26-001681
- \$167,000.00 - Commercial (Tenant Improvement) at 8154 11th St. Terrebonne 97760 OR Owner: Copper Top 2, LLC PO Box 599 Terrebonne, OR 97760 Permit # 247-26-001853

CITY OF REDMOND 7.7.26

- \$3,881,514.00 - Commercial (New) 18,200 sf. at 2615 SW 6th St. Redmond 97756 OR Owner: 6th St. Investments, LLC 532 NW Sean Ct. Bend, OR 97703
Builder: Empire Construction & Development, LLC 541-389-0070 Permit # 711-26-000900
- \$3,485,507.00 - Commercial (Addition) 6,300 sf. at 150 SW 25th St. Redmond 97756 OR Owner: Personalized Learning, Inc. 628 SW Glacier Ave. Redmond, OR 97756
Builder: Sunwest One, Inc. 541-548-7341 Permit # 711-26-000278
- \$1,500,000.00 - Commercial (Tenant Improvement) 505 sf. at 1470 NW 4th St. Redmond 97756 OR Owner: Bestcare Treatment Services, LLC PO Box 1710 Redmond, OR 97756
Builder: Bremik Construction, Inc. 503-688-1000 Permit # 711-26-000242
- \$1,406,153.00 - Commercial (New) 16,213 sf. at 2098 NW 6th St. Redmond 97756 OR Owner: Central Electric Coop PO Box 846 Redmond, OR 97756
Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # 711-26-000706
- \$1,364,648.00 - Commercial (New) 9,811 sf. at 2098 NW 6th St. Sisters 97759 OR Owner: Central Electric Coop PO Box 846 Redmond, OR 97756
Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # 711-26-000707
- \$1,345,987.00 - Commercial (Addition) 8,639 sf. at 1927 SW 1st St. Redmond 97756 OR Owner: Matthew Sabelman 63975 E Quail Haven Dr. Bend, OR 97703
Builder: Twenty-Two Twenty-Nine, Inc. 541-419-2556 Permit # 711-25-001952
- \$280,000.00 - Commercial (New) 270 sf. at 3515 SW Lava Ave. Redmond 97756 OR Owner: Redmond Area Park & Recreation Dist. 465 SW Rimrock Redmond, OR 97756
Builder: Barker, Rinker, Seacat Architecture, P.C. 303-455-1366 Permit # 711-26-000590
- \$130,000.00 - Commercial (New) at 3515 SW Lava Ave. Redmond 97756 OR Owner: Redmond Area Park & Recreation District 465 SW Rimrock Redmond, OR 97756
Builder: Barker, Rinker, Seacat Architecture, P.C. 303-455-1366 Permit # 711-26-000590



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