



COCC Board Real Estate Committee Meeting Agenda

COCC Board of Directors: Joe Krenowicz (chair), Laura Craska Cooper, Jim Porter, Alan Unger (alternate)

Monday, April 27, 2026
4:30 – 6:30 p.m. Via Zoom

| | <u>EXHIBIT</u> | <u>ACTION</u> |
|---|----------------|---------------|
| 1. Call to Order – Joe Krenowicz | | |
| 2. Approval of Meeting Minutes – Joe Krenowicz | | |
| a. October 1, 2025 | 2.1-6 | X |
| 3. William Smith Properties Update – Peter McCaffrey and Courtney Hofstetter | 3.1-18 | |
| 4. COCC Property on Mt. Washington Drive – Michael LaLonde | 4.1 | |
| 5. Updates on the Madras Campus Expansion – Zak Boone, Josh Clawson, and Ryan Dixon | 5.1-2 | |
| 6. Dates – Joe Krenowicz | | |
| a. Summer quarter meeting to be determined | | |
| 7. Adjourn – Joe Krenowicz | | |



Central Oregon Community College
Board Real Estate Committee Meeting

MINUTES

Wednesday, January 7, 2026

4:30 - 6:30 p.m.

Remotely via Zoom

MEETING ATTENDEES:

COCC BOARD OF DIRECTORS: Joe Krenowicz (Chair), Laura Craska Cooper, Jim Porter, Alan Unger (alternate for Craska Cooper)

COCC Staff: Greg Pereira (President), Michael LaLonde (Vice President of Finance and Operations), Zak Boone (Vice President of College Advancement/Executive Director of the COCC Foundation), Josh Clawson (Director of Campus Services), Ryan Dixon (Campus Services Project Manager), Angie Anderson-May (Financial Analyst), Kyle Matthews (Executive Assistant to the President and VPFO)

Bryant, Lovlien & Jarvis: Paul Taylor (COCC's Legal Counsel)

City of Redmond: Ed Fitch (Mayor)

Central Oregon Center for the Arts: Laura Thompson (President)

Opsis Architecture: Joe Baldwin (Principal)

Mortenson: Carolyn Sizemore (Market Director)

William Smith Properties, Inc. (WSPI): Matt Smith (President/Partner), Peter McCaffrey (Vice President of Leasing and Development), Courtney Hofstetter (Project Manager/Interior Designer), Katie Reed (Communications)

CALL TO ORDER: Krenowicz called the meeting to order at 4:31 p.m.

CITY OF REDMOND:

Taylor did not attend this portion of the meeting due to a conflict of interest.

LaLonde reminded the Committee that the City of Redmond has been in contact with LaLonde about a 2.27-acre property owned by the College that is adjacent to the Redmond campus, north of the solar panels and east of the airport. The City is interested in 0.87 acres of that property. The College and the City gave an appraiser joint instruction to appraise 2.27 acres of the property, which came back as about \$170,000 for 0.87 acres.

Mayor Fitch thanked Pereira and LaLonde for meeting with his staff the day prior to this meeting. He explained that, when he was working as an attorney for the City in the 1990s, they spent two or three years working to get the Redmond Campus property released from the FAA and traded to COCC for land south of the airport to extend a runway. This trade contributed to the establishment of the Redmond campus. In the past few years, the City and the airport have been working on negotiating a trade for another five- to eight-acre property on First Street,

northwest of the Redmond campus' entrance, but that was placed on hold as COCC was unsure whether further expansion for the campus was necessary. The proposal being discussed today is for a new roundabout to be installed on the property in question. Fitch suggested that the \$170,000 appraisal is not appropriate and suggested \$50,000 during yesterday's meeting, although a no-cost trade might also be appropriate in light of everything the City has done to help the College. This is a time sensitive matter as the City of Redmond would like to begin construction in mid-March.

Craska Cooper asked if another trade of property would be possible. Fitch said it would be a complicated matter due to FAA patents on land adjacent to the airport. He estimated that it would take another two or three years to resolve. According to federal law, if the City were to release land from an FAA patent, the City would need to receive a cash payment or something of comparable value, even if the release is to another public entity.

Craska Cooper asked if COCC could gift the property to the City in exchange for a future agreement for the College to receive additional land that is adjacent to the Redmond campus that would allow for expansion. Fitch said the City could make an agreement for a property on First Street to be donated to COCC, but it will require a cash payment to the City of Redmond for the value of that land in order to ensure a release from the FAA patent. The City could pay the College now for the .87 acres with a memorandum of understanding for the City to donate land to the College in the future. The Redmond City Counsel has authorized a \$125,000 payment for the .87 acres on the northside of the COCC campus, which Fitch is satisfied with. He asked the Committee to recommend this offer to COCC's Board of Directors.

Craska Cooper asked how the City could donate land while also receiving a payment for it. Fitch explained that, while the City could initially donate land to the College, a future solution would need to be found in order for the City to receive an equal value in return. The equal value would be the difference between the value of the property adjacent to the campus (5-8 acres), which is currently leased, and a piece of property further away from the airport held by Deschutes County. The difference in value is several million dollars.

Mayor Fitch dismissed himself from the meeting before the Committee entered executive session.

Executive Session

The Real Estate Committee adjourned to an executive session at 4:50 p.m. per ORS 192.660 section 2, subsection e, for the purpose of discussing real property transactions. Dixon, Anderson-May, Thompson, Baldwin, Sizemore, and the WSPI staff were moved into a virtual waiting room. All others in attendance participated in the executive session.

The executive session adjourned at 5:06 p.m. No decisions were made. Taylor joined the meeting after this matter concluded, along with everyone in the virtual waiting room.

APPROVAL OF MEETING MINUTES:

- ❖ October 1, 2025 quarterly meeting
 - Motion to approve the minutes.
 - 1st: Laura Craska Cooper
 - 2nd: Jim Porter
 - In favor: Joe Krenowicz, Laura Craska Cooper, Jim Porter
 - Opposed or abstained: none

PROPERTY ON MT. WASHINGTON DRIVE

LaLonde said that the local homeowner who is interested in the property was unable to attend this meeting, so this agenda item will need to be tabled until the next meeting.

PROPOSAL FROM THE CENTRAL OREGON CENTER FOR THE ARTS (COCA)

Pereira said the College had been approached by COCA about the possibility of building a facility on the Bend campus. COCC is one of three potential sites that COCA is considering, the other two being OSU-Cascades and a property north of Bend. With the Pinckney Center remaining closed for safety concerns, this proposal could be a viable solution. Members of COCA visited the proposed site east of College Way near the bottom of the hill. The concept would be a land lease for COCA in exchange for access to the facility for COCC personnel. The presentation for this meeting is preliminary; no decisions have been made. Potential use for the facility by the College includes indoor commencements, College-wide events, and summer theatre camps.

Baldwin and Thompson presented two designs and three potential funding models for the proposed facility: a 550-seat auditorium for \$55-63 million, a 750-seat auditorium for \$100-110 million, and a 1,200-seat auditorium for \$165-175 million. The site of interest is 8.1 acres in size. The facility would also have a box office, rehearsal spaces, a gallery, dressing rooms, storage, a black box theatre, a fly tower, a plaza, coat rooms, a loading dock, and a parking lot that would be shared with the College. The proposed parking lot would connect with the serpentine driveway east of College Way that leads to the upper campus. COCA interviewed 35 different segments of the Central Oregon community for potential grants, including government officials and foundation representatives. COCA intends to choose a site in 2026.

Craska Cooper asked if the parking lot would need to be dedicated parking. Baldwin suggested that most of the events taking place in the facility would be in the evening when classes at COCC are winding down, so it should not be an issue. Craska Cooper concurred.

Krenowicz asked who would be responsible for maintaining safety and snow plowing for the proposed building and parking lot. Baldwin said it could be discussed during negotiations.

Boone asked if COCA intends to raise the full amount needed before breaking ground or if they intend to fundraise in phases as construction takes place. Thompson said their advisors have recommended the full amount to be raised before breaking ground.

Craska Cooper asked if the site of interest was included in COCC's most recent facilities master plan. LaLonde said there had been a proposal for a loop road and a visitor's center, but neither ended up being built.

COCA and their partners will remain in contact with COCC as this proposal develops.

MADRAS CAMPUS EXPANSION

Project Funding Update

Anderson-May reported that, as of December 29, 2025, total expenses were at \$21 million and total income was \$18 million. Projected remaining expenses are \$1.5 million with about \$200,000 in expected additional income. Additional donations are expected to come in after the project's completion, for a projected net remainder of \$1.3 million. The final outlook for the project is expected to be about \$22.5 million in costs, \$18.2 million in total income, and an approximate gap of \$4.3 million before the final contribution from COCC. The total College approved contribution is \$15.25 million, including \$7.9 million in grants and \$1.7 million in individual donations.

Porter asked how much the College had budgeted to contribute to this project. Anderson-May said the College budgeted for \$15.25 million, and \$12.9 million will have been spent, so the College will be about \$2 million under budget.

Boone reported that the COCC Foundation recently received a \$100,000 donation from the Tykeson Family Foundation. The COCC Foundation will continue to fundraise to close the remaining gap as much as possible. He noted that the \$7.9 million in grants received included grants from charitable foundations and Jefferson County lottery funds. Also, the Maybelle Clark Macdonald Fund donated \$250,000, and on December 23, individual donors matched a \$50,000 donation from the fund. Each individual donor had to be a new donor and could only contribute \$5,000 or less. Boone explained that he learned this information on the day of this meeting, so it may have not been included in the financial report.

Construction Update

Clawson reported that the new building has received its certificate of occupancy. Classes are already taking place on the upper floor. Furniture and fixture expenses are (essentially) complete. The Children's Learning Center is moving into the lower floor. The project remains on budget and on time.

JOINT RECREATIONAL FACILITY WITH BEND'S PARKS AND RECREATION DEPARTMENT (BPRD)

LaLonde shared an idea regarding Mazama Hall, which has several deferred maintenance needs. He met with the BPRD's senior staff, knowing that they are interested in developing a facility on the westside of Bend, and asked if they would consider creating a joint facility on COCC's campus. The BPRD would have the benefit of a fairly low land lease rate, and rates for students and community members to access the facility could be similar to what they currently pay to use the facilities at Mazama Hall.

Craska Cooper and Porter said it sounds like a good idea. Pereira and LaLonde will continue this discussion with the BPRD.

WILLIAM SMITH PROPERTIES, INC.

Craska Cooper was dismissed for the remainder of the meeting. Unger joined the meeting.

Neighborly Ventures

McCaffrey reported that The Veridian complex remains at 80% occupancy. Some new units have been leased since last quarter, but there has also been some turnover. The real estate market in Central Oregon is historically slow during the winter, but The Veridian has been doing better than most. Some rents have been reduced, along with some initial months rent-free, in order to recruit new tenants.

On the southeast corner of Shevlin Park Road and Mt. Washington Drive, Neighborly Ventures has been working to develop another complex on a three-acre plot, which they call Ponderosa. They currently plan to construct a combination of one- and two-bedroom units. The project has been granted a 12-year tax abatement from the City of Bend for offering a percentage of units at an affordable housing rate. However, due to the slow market, they do not have support from their investor to continue the project. Their due diligence will expire on February 15, 2026, but the City would continue to honor their property tax abatement through February 2027 with their plans that are currently approved. Neighborly Ventures is requesting an additional one-year extension for due diligence with the hope to increase leasing in The Veridian to build confidence with their current investor or attract a new investor. WSPI is recommending that the COCC Board grant this extension of due diligence.

Porter asked what the risk would be of extending the due diligence. McCaffrey said that, if the Board grants another year's extension, another developer could approach the College with plans to develop on that property, which the College could not commit to until the due diligence expires. McCaffrey suggested this scenario is unlikely with the slow market and that the risk would be low.

Porter asked if another developer would qualify for the City's tax abatement, or if the abatement is specifically for Neighborly Ventures. McCaffrey said he did not think it would be specific to the contractor, but rather to the project. Neighborly Ventures could decide to sell their plans to another developer and the tax abatement would remain.

Krenowicz, Porter and Unger supported the extension of due diligence. A resolution will be presented to the Board at their next meeting on January 14.

The Village Core

McCaffrey shared images of concept planning for this area. A potential lease will be discussed in executive session. A grocery consultant visited the site and will share information with potential grocers who might be interested in developing on the property.

Outcrop Phase 2

McCaffrey reported that WSPI is in negotiation with four key builders for lots within this property. All of the road and sewer infrastructure for the property is complete, although one piece of asphalt has not yet met the City's requirements, so both parties' engineering departments are working to find a solution.

Krenowicz asked what might be causing issues with the property's asphalt. McCaffrey explained that Mt. Washington Drive is a flat road, so there is not much room to shed stormwater. It has proven difficult to redirect the stormwater into the nearby basin.

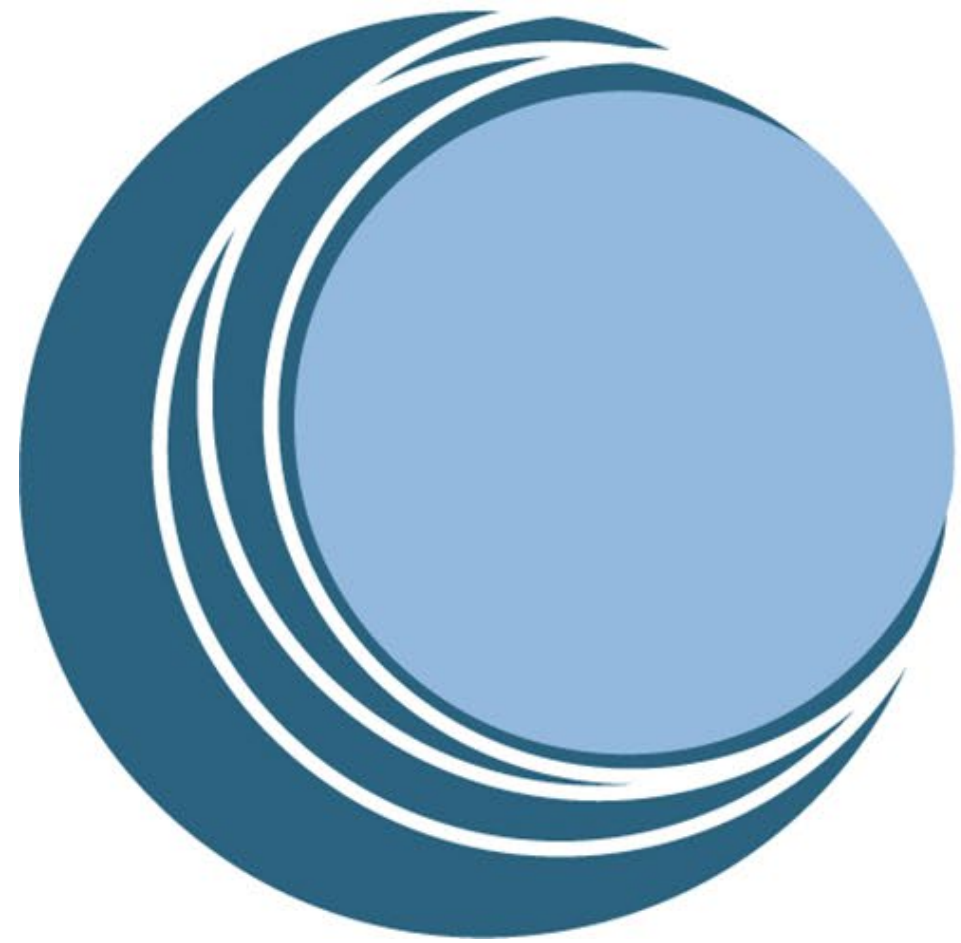
Executive Session

The Real Estate Committee adjourned to an executive session at 6:14 p.m. per ORS 192.660 section 2, subsection e, for the purpose of discussing real property transactions. Krenowicz, Porter, Unger, Pereira, LaLonde, Taylor, and WSPI staff attended the executive session. No other individuals were present.

The Committee returned to open session at 6:38 p.m. No decisions were made.

NEXT MEETING: To be determined. Matthews will send an online poll for everyone to complete.

ADJOURN: Krenowicz declared the meeting adjourned at 6:38 p.m.



CENTRAL OREGON
community college

COCC / WSPI

COCC RE COMMITTEE UPDATES

April 27, 2026

BEND, OREGON

Agenda

Neighborhood Ventures

- 186 Unit Campus Village Apartments
- 3-Acre RH Land

Campus Village

Outcrop Subdivision



The Veridian – 186-unit Apartment Development

- **Occupancy: 80%+**
- **Leasing Updates: Rents and leasing remain soft, but Neighborly believes they will hit stabilization (98%+/- occupancy) by August.**



Ponderosa: 3-Acre RH Land

- **69-unit multi-family project** by same developed as Veridian
- **12-year property tax abatement** in exchange for providing 15% of units (12 of 69) at $\leq 90\%$ AMI
- **Lease Signed; Due diligence period through February 2027**

Contingency Planning

- **Option 1 – Infrastructure Only:** WSPI or Neighborly Ventures funds and proceeds with sitework and infrastructure only, limiting initial investment but preserving entitlements, including building plans/permits and property tax exemption. Infrastructure investment has some consideration (i.e. increase) in ground lease.
- **Option 2 – Modify Ground Lease Amount:** (a) Determine what amount the ground lease would need to be reduced to make project viable now; or (b) replace fixed ground lease amount with a percentage of rental revenue, whereby ground lease fluctuates with project’s own success.
- **Option 3 – For Sale Option:** (a) Explore selling the land as-is, or (b) develop town-home lots for sale to builders (like Outcrop).
- **Option 4 - Sit and Wait:** We do nothing, and hope NV finds an investors to proceed with the project. Chance of proceeding is very small given the softness of Bend’s current apartment market and number of new projects planned and in construction. Consider and pursue other prospective developer/ground lessees.
- **Option 5 - Joint Venture:** WSPI/Neighborly Ventures/COCC become the investors in the project, raising needed equity and providing necessary guarantees.



Campus Village

Strategy:

Find harmony between residential projects from Veridian and Outcrop and commercial businesses/tenants who enhance the COCC experience.

Allow energy from Veridian/Outcrop and other westside residential growth to enhance land value and ground lease rates for the commercial core

• Updates:

- **Recreational Prospect:** Lease with 3-acre recreational user in negotiation
- **Medical Office Condo Opportunity:** Meetings held this week with medical practice owner/operators interested in building/owning their own properties. 2027 SDC increases could create a halt in medical office expansion, and a near-term opportunity for speculative development





Phase Two : 35 Lots

Plat Recorded!



OUTCROP

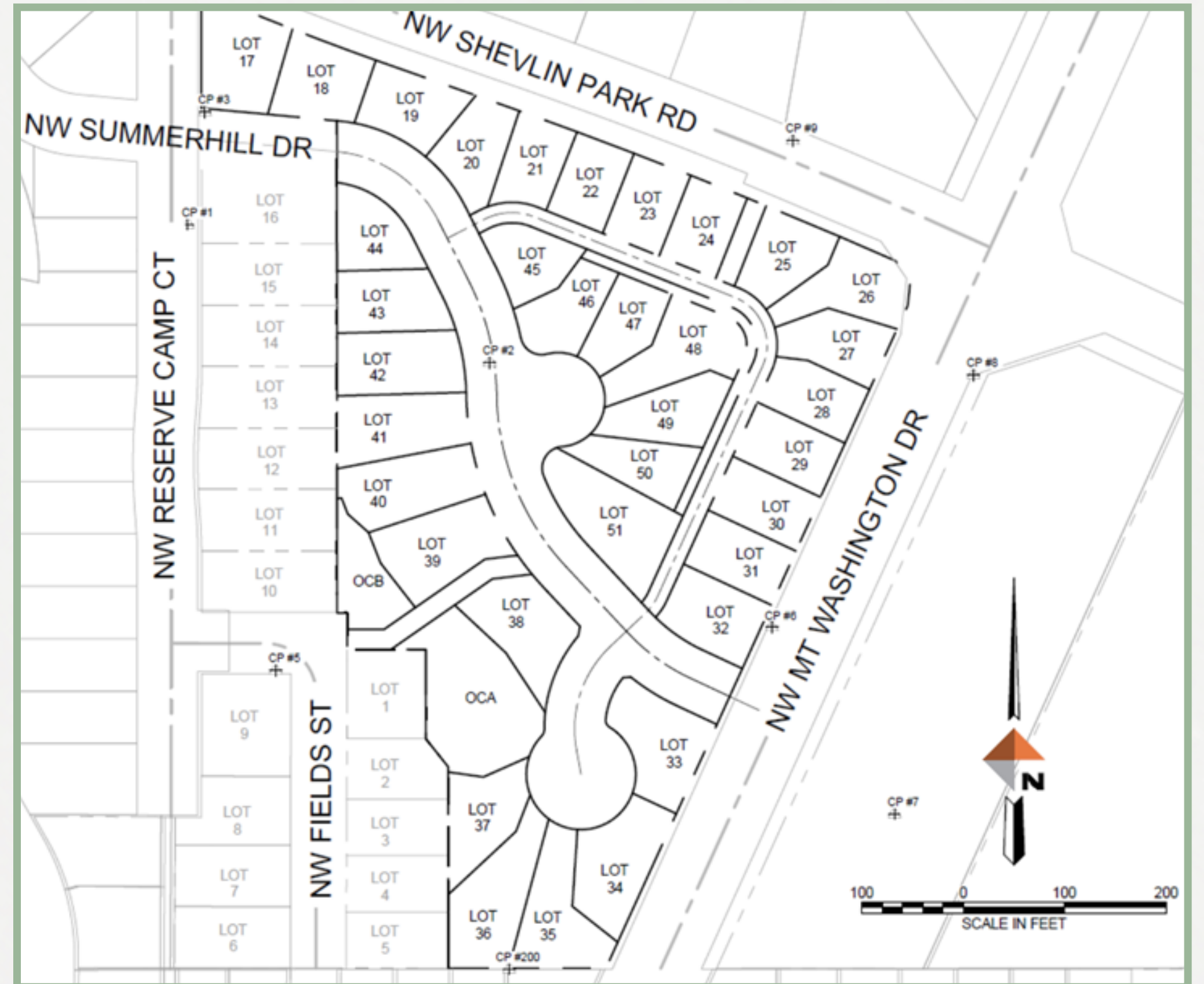
BEND OREGON

Phase Two : 35 Lots



Phase Two : 35 Lots

- **Builder Selection:** Tentative agreements reached with two home builders.
- **Mechanics:** Lots will be purchased by cash or on a promissory note in clusters of 2-3 lots at a time over a 2+ year period.
- **New Logo developed/selected**



Outcrop Progress Pictures



Alley Way with Concrete Parking Strip



Facing North at top of Cul De Sac



Multi-Use Path between NW Reserve Camp & Summerhill Dr.



Continuation of Multi-Use Path at Shevlin Park

Reference Slides

The Veridian – 186-unit Apartment Development

Photos by Drone



The Veridian - 186-unit Apartment Development

Progress Photos –
Exterior & Amenities



DRAFT CONCEPT PLAN





SITE INFORMATION

CITY OF BEND DEVELOPMENT CODE
 CENTRAL OREGON COMMUNITY COLLEGE
 SPECIAL PLANNED DISTRICT OVERLAY (S.P.1000)
 CAMPUS VILLAGE AREA
 SETBACKS: NONE EXCEPT ADJACENT TO A RESIDENTIAL ZONE:
 25' FROM THE BOUNDARY WHERE IT ABUTS A RESIDENTIAL ZONE
 ALL BUILDINGS WITHIN 100 FEET OF THE CAMPUS BOUNDARY
 WHERE THE BOUNDARY LINE ABUTS A RESIDENTIAL ZONING
 DISTRICT ARE SUBJECT TO THE APPLICABLE DESIGN STANDARDS
 OF BDC2.1.900 AND 2.1.1000
 LANDSCAPE REQUIREMENTS APPLY 25' BEYOND THE PERIMETER
 OF THE FOOTPRINT OF PROPOSED NEW DEVELOPMENTS SITES
 FOR BUILDINGS AND OR PARKING LOTS
 LANDSCAPE BUFFER REQUIREMENTS: 25' LANDSCAPE
 PRESERVATION BUFFER REQUIRED ABUTTING STREETS ALONG
 THE EXTERNAL BOUNDARY OF THE CAMPUS
 100' LANDSCAPE PRESERVATION BUFFER IS REQUIRED ABUTTING
 RESIDENTIAL ZONED PROPERTY (EXCLUDING RIGHTS OF WAY)
 ALONG THE EXTERNAL CAMPUS BOUNDARY OF THE CORE
 CAMPUS AREA

BUILDING AREAS

| RETAIL | APARTMENT |
|----------------------------|------------------------------|
| 1. 16,000 SF | |
| 2A. 5,376 SF | |
| 3A. 5,376 SF | |
| 4B. 5,070 SF | 14,000 SF - 20 1-BED UNITS |
| 5B. 5,070 SF | 14,000 SF - 20 1-BED UNITS |
| 6A. 5,376 SF | |
| 7B. 5,070 SF | 14,000 SF - 20 1-BED UNITS |
| 8B. 5,070 SF | 14,000 SF - 20 1-BED UNITS |
| 9. 15,866 SF | |
| GROSS SF: 68,303 SF | \$2,000 SF - 80 UNITS |

PARKING

| PARKING REQUIRED | PARKING PROVIDED |
|--|---|
| PLANNING ESTIMATE 4 SPACES/1000 SF 274 SPACES | |
| CITY OF BEND ZONING (TABLE 3.3.300): AUTO, STANDARD RETAIL (GENERAL TRADE) AND OFFICE AT 1 SPACE PER 350 SF MULTI-FAMILY RESIDENTIAL AT: STUDIO/1-BED: 1 SPACE/UNIT | |
| STANDARD AUTO SPACES REQUIRED: RETAIL 68,303 = 196 SPACES REQUIRED 350 | AUTO SPACES PROVIDED: MAIN LOT 228 EXISTING NORTH LOT 26 NEW NORTH LOT EXPANDED 80 313 |
| MULTI-FAMILY RESIDENTIAL 80 UNITS: 80 SPACES | ACCESSIBLE PARKING PROVIDED: 8 PROVIDED WITH 2 "WHEELCHAIR ONLY" (WC) DESIGNATED SPACES |
| TOTAL: 278 SPACES | BICYCLE PARKING PROVIDED: NEAR BUILDING 2 8 NEAR BUILDING 7B 12 BETWEEN BUILDINGS 4&5B 8 28 |
| ACCESSIBLE AUTO PARKING REQUIRED (OSBC TABLE 1194.1) 313 SPACES PROVIDED 7 ADA SPACES REQUIRED (WITH 2 WHEELCHAIR ONLY OF THE 7) | |
| BICYCLE PARKING REQUIRED: MULTIPLE USE (COMMERCIAL OR MIXED USE CENTER) 1 FOR EVERY 10 REQUIRED AUTO SPACES 228 = 25.5 = 26 SPACES REQUIRED 10 | |
| <ul style="list-style-type: none"> ○ TREE TO BE REMOVED ● EXISTING TREE ● PROPOSED NEW TREE | |



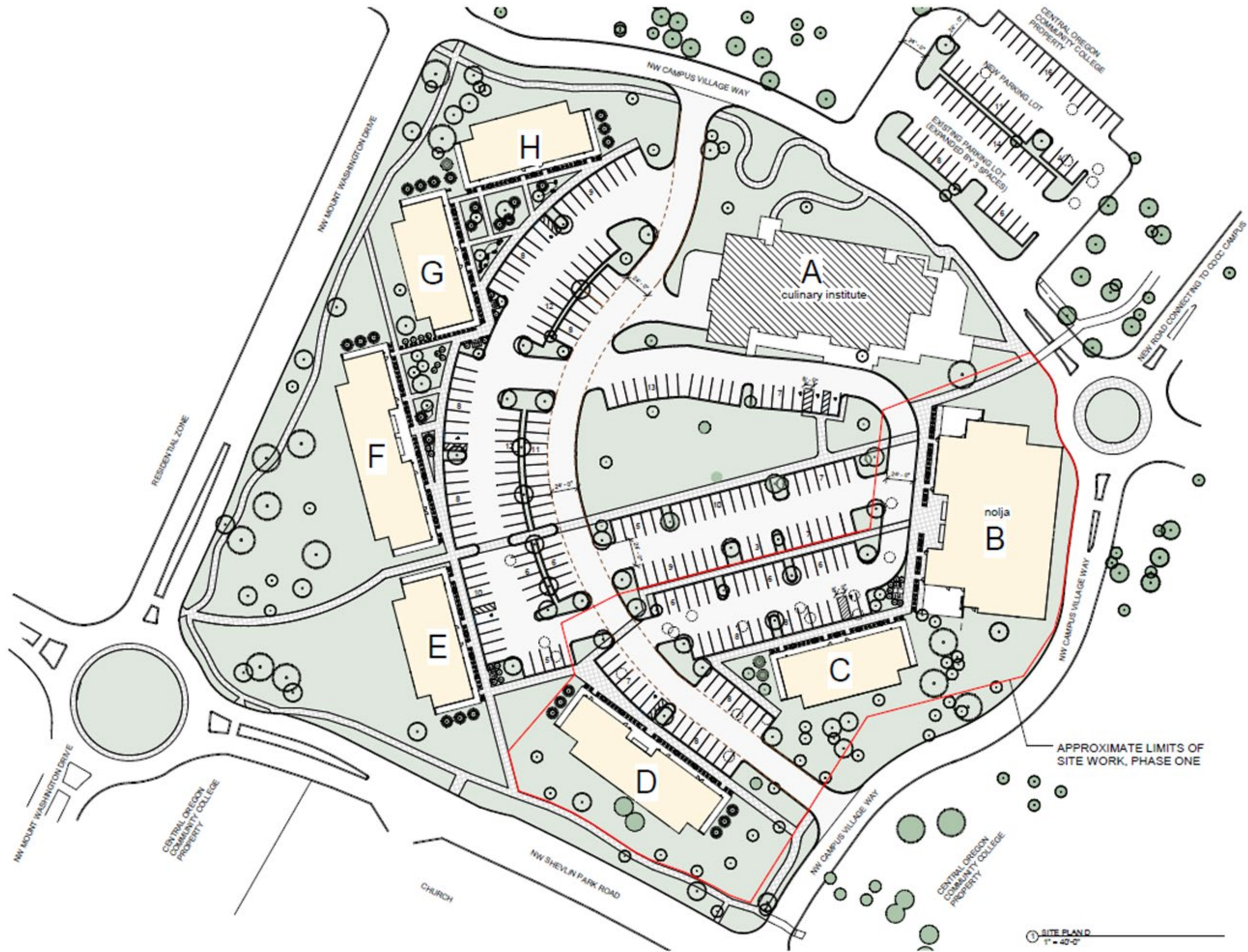
CONCEPTUAL PRICING

SITE PLAN
OVERALL

Project # 11807

A1.00

Date: 3.22.2011



SOUTH SITE DATA:

SITE AREA: 3.02 ACRES; 131,494 SQUARE FEET

ZONING: RH (HIGH DENSITY RESIDENTIAL)

DENSITY = 21.7 UNITS / AC. MIN., 43 UNITS/ AC. MAX.
= 65 UNITS MIN.; 129 UNITS MAX.

PROPOSED LIVING UNITS:

ONE BEDROOM UNITS= (18) UNITS

TWO BEDROOM UNITS= (51) UNITS

TOTAL APARTMENT UNITS = 69 UNITS

PROPOSED DENSITY = 22.85 UNITS / ACRE.

PARKING REQUIRED:

1 BR = (18) X 1.0 STALLS / UNIT = 18 STALLS REQ'D.

2 BR. = (51) X 1.5 STALLS / UNIT = 77 STALLS REQ'D.

TOTAL PARKING REQ'D. 95 STALLS MIN.

PROPOSED PARKING: 90 STANDARD STALLS

28 COMPACT STALLS

5 HANDICAP STALLS

TOTAL PARKING : 123 TOTAL STALLS PROVIDED

TOTAL PARKING RATIO= 1.78 STALLS / UNIT

BICYCLE PARKING: (69) SPACES MINIMUM REQUIRED

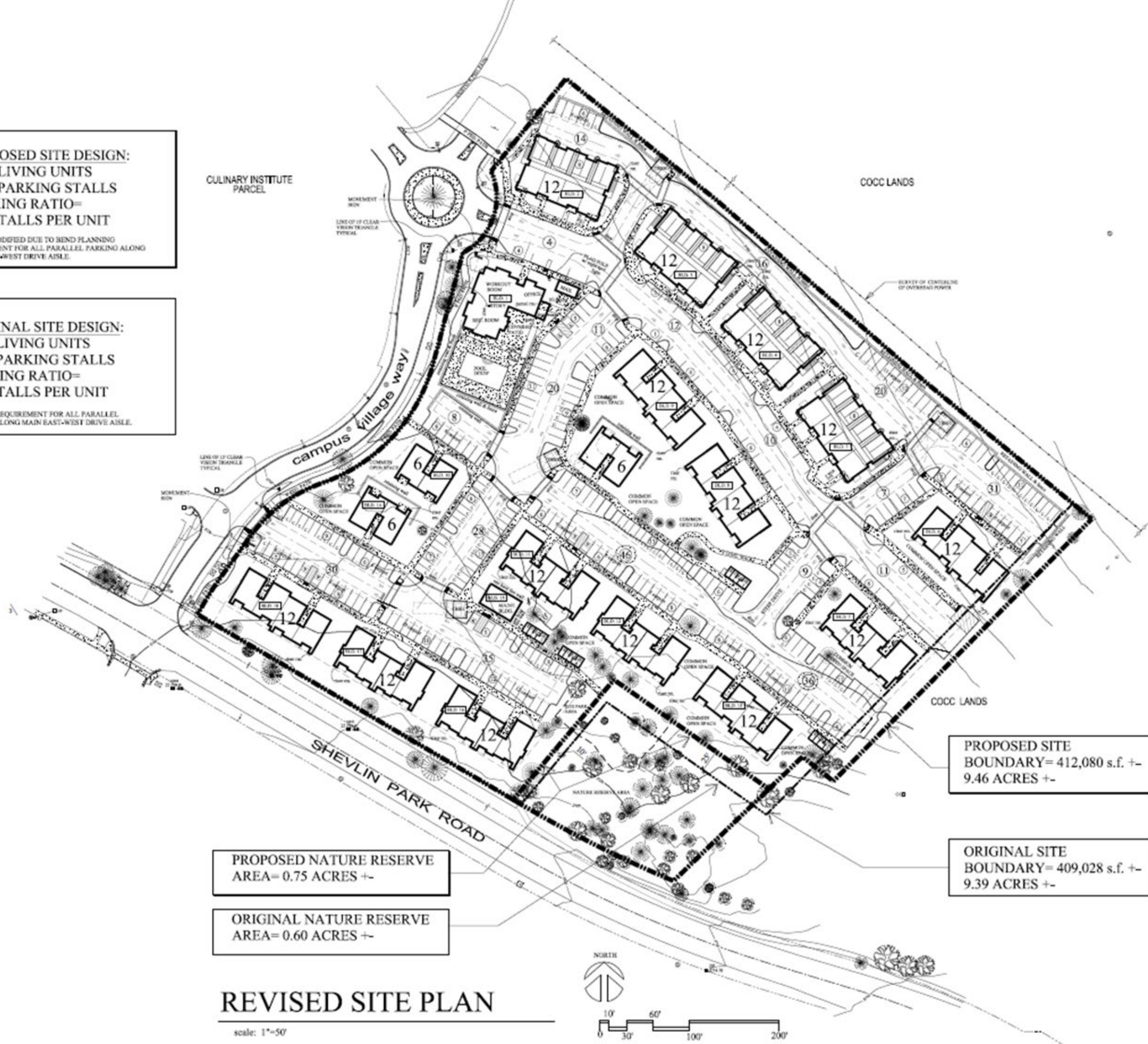


PROPOSED SITE DESIGN:
 (186) LIVING UNITS
 (348) PARKING STALLS
 PARKING RATIO=
 1.87 STALLS PER UNIT

PARCEL MODIFIED DUE TO BEND PLANNING
 REQUIREMENT FOR ALL PARALLEL PARKING ALONG
 MAIN EAST-WEST DRIVE AISLE.

ORIGINAL SITE DESIGN:
 (180) LIVING UNITS
 (346) PARKING STALLS
 PARKING RATIO=
 1.90 STALLS PER UNIT

PRIOR TO REQUIREMENT FOR ALL PARALLEL
 PARKING ALONG MAIN EAST-WEST DRIVE AISLE.



PROPOSED NATURE RESERVE
 AREA= 0.75 ACRES +/-

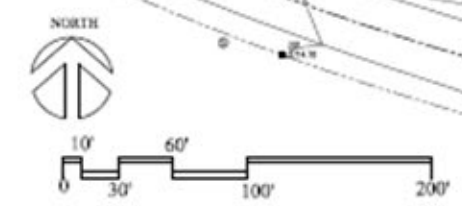
ORIGINAL NATURE RESERVE
 AREA= 0.60 ACRES +/-

PROPOSED SITE
 BOUNDARY= 412,080 s.f. +/-
 9.46 ACRES +/-

ORIGINAL SITE
 BOUNDARY= 409,028 s.f. +/-
 9.39 ACRES +/-

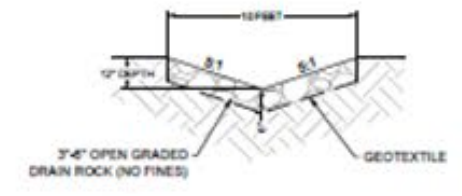
REVISED SITE PLAN

scale: 1"=50'



GRADING LEGEND

- DRAINAGE BASIN BOUNDARY
- PROPOSED 12" CONCRETE CURB
- EXISTING 1' GROUND SURFACE CONTOUR
- EXISTING 5' GROUND SURFACE CONTOUR
- PROPOSED 1' GROUND SURFACE CONTOUR
- PROPOSED 5' GROUND SURFACE CONTOUR
- PROPOSED HMA PAVEMENT
- PROPOSED LIGHT-DUTY PCC PAVEMENT
- PROPOSED HEAVY-DUTY PCC PAVEMENT

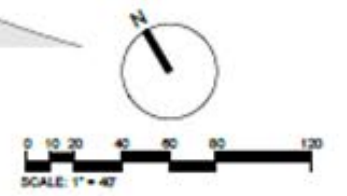


1
D1.1
DRAINAGE DITCH SECTION
SCALE: NOT TO SCALE

CITY OF BEND APPROVAL

COPYRIGHT 2022
HWA # 210203
COB # PRSIMP202202248
ALL RIGHTS RESERVED

CAMPUS VILLAGE APARTMENTS
SITE IMPROVEMENT PLANS
GRADING & DRAINAGE PLAN
CITY OF BEND, OR



REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |



DESIGNED BY: SCW
 DRAWN BY: SCW
 CHECKED BY: GMH
 SCALE: AS NOTED
 DATE: 2/15/22
 SHEET: 11/15/2022

VERIFY SCALES
 0 1'
 BAR EQUALS ONE INCH
 ON ORIGINAL DRAWING

SHEET:
D1.1

HWA # 210203
 COB # PRSIMP202202248

100% CONSTRUCTION DOCUMENTS

Deschutes County Property Information

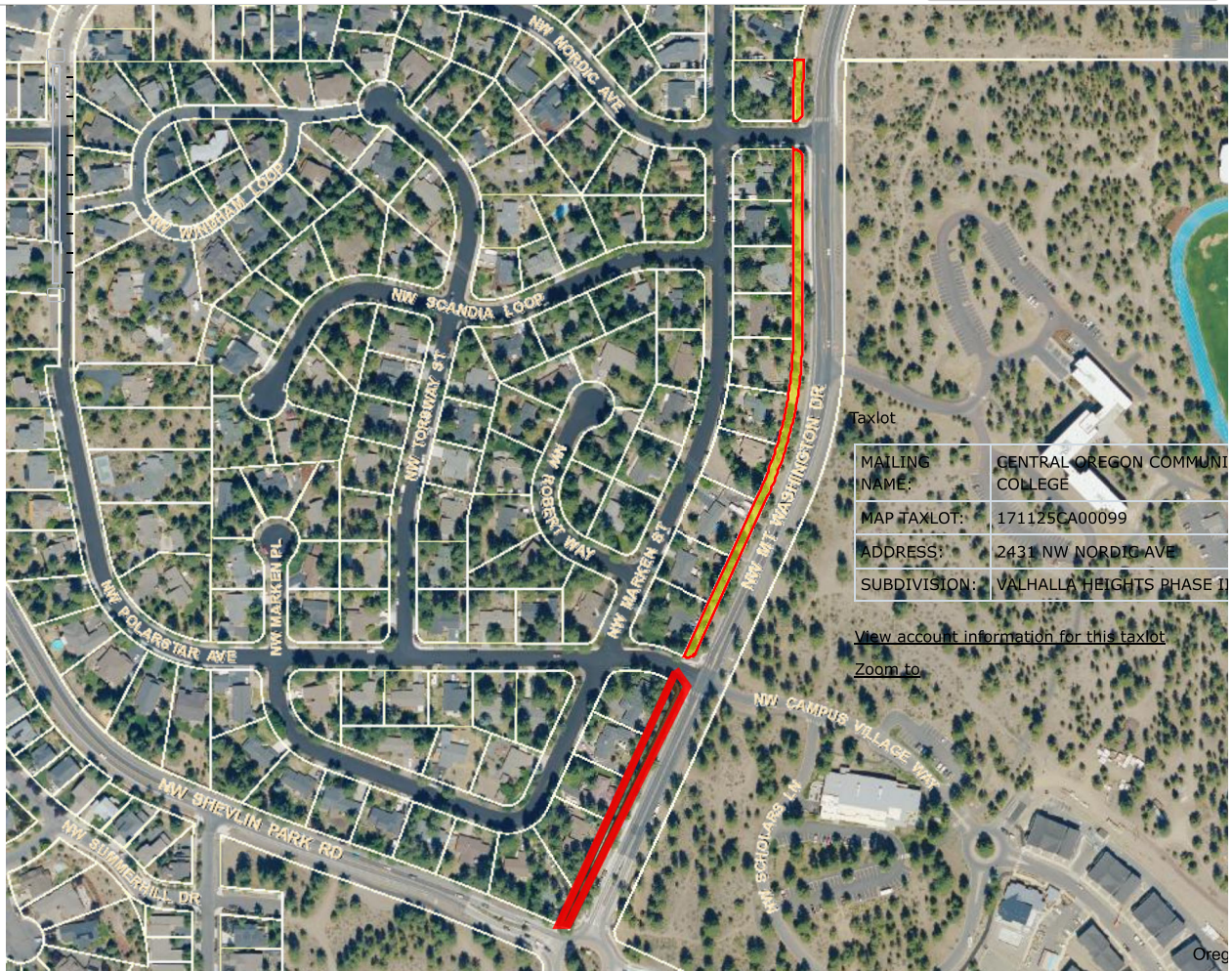
Add Layers Basemap

Draw Measure Print Central Oregon Community Cc

Layers Transparency: 35%



Zoning



Taxlot

| | |
|---------------|----------------------------------|
| MAILING NAME: | CENTRAL OREGON COMMUNITY COLLEGE |
| MAP TAXLOT: | 171125CA00099 |
| ADDRESS: | 2431 NW NORDIG AVE |
| SUBDIVISION: | VALHALLA HEIGHTS PHASE I |

[View account information for this taxlot](#)

[Zoom to](#)

Project Funding Outlook

Project-to-Date*

Total Expenses: \$22.7M

Total Income: \$18.3M

Net Position: -\$4.4M

Projected Remaining

Expenses: \$455,000

Income: \$0

Net Remaining: -\$455,000

Final Outlook

Estimated Final Project Cost: \$23.15M

Estimated Total Income: \$18.2M

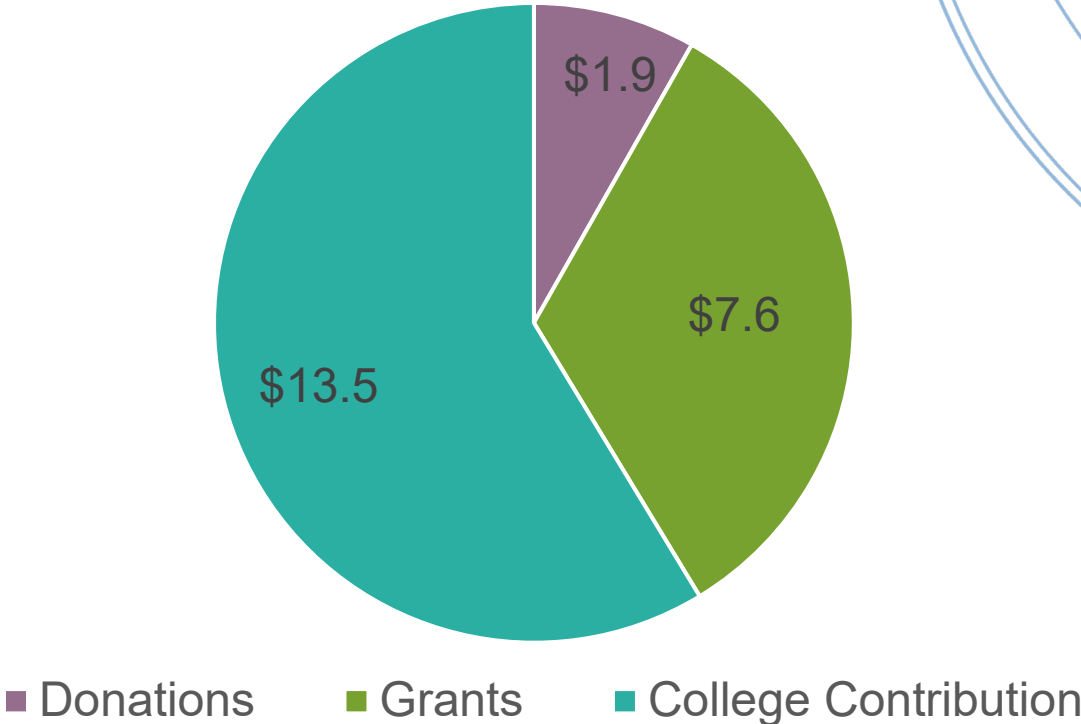
Approximate Gap: \$4.95M (to be covered by final college contribution)

*As of 04/20/2026

Projected Full Project Funding Breakout

**Total Approved
College Contribution:
\$15.25M**

*COCC is estimated to contribute \$1.7M less than the funding approved**



**Expenses and funding are in the process of being reconciled.*