



COCC Board Real Estate Committee Meeting Agenda

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

Wednesday, January 7, 2026

4:30 – 6:30 p.m. Via Zoom

	<u>EXHIBIT</u>	<u>ACTION</u>
1. Call to Order – Joe Krenowicz		
2. City of Redmond – Michael LaLonde and Ed Fitch		
3. Approval of Meeting Minutes – Joe Krenowicz a. October 1, 2025	3.1-4	X
4. Adjourn to Executive Session – Joe Krenowicz ORS 192.660 section 2, subsection e, for the purpose of discussing real property transactions		
5. Return to Open Session – Joe Krenowicz		
6. COCC Property on Mt. Washington Drive – Michael LaLonde	6.1	
7. Proposal from the Central Oregon Center for the Arts – Greg Pereira		
8. Updates on the Madras Campus Expansion – Zak Boone, Josh Clawson, Ryan Dixon and Angie Anderson-May	8.1-2	
9. Joint Recreational Facility with Bend’s Department of Parks and Recreation – Michael LaLonde		
10. William Smith Properties Update – Peter McCaffrey and Courtney Hofstetter	10.1-19	
11. Adjourn to Executive Session – Joe Krenowicz ORS 192.660 section 2, subsection e, for the purpose of discussing real property transactions		
12. Return to Open Session – Joe Krenowicz		

13. Dates – Joe Krenowicz

- a. Spring quarter meeting to be determined

14. Adjourn – Joe Krenowicz



Central Oregon Community College
Board Real Estate Committee Meeting

MINUTES

Wednesday, October 1, 2025

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)

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

William Smith Properties, Inc.: Peter McCaffrey (Vice President) and Courtney Hofstetter (Project Manager)

Local Homeowner: Matt Seidel

CALL TO ORDER: Krenowicz called the meeting to order at 4:33 p.m.

APPROVAL OF MEETING MINUTES:

- ❖ July 1, 2025 quarterly meeting
 - Motion to approve the minutes.
 - 1st: Alan Unger
 - 2nd: Jim Porter
 - In favor: Joe krenowicz, Alan Unger, Jim Porter
 - Opposed or abstained: none

WILLIAM SMITH PROPERTIES, INC. (WSPI)

Neighborly Ventures

McCaffrey reported that all of the buildings for The Veridian complex are now complete and available for occupancy. The units are just over 80% occupied and are expected to reach 95% occupancy in the first quarter of 2026.

The three-acre development across the street from The Veridian is expected to have a ground lease signed by February 2026. Neighborly Ventures plans to build a 69-unit complex, but it is unlikely they will break ground right away if market conditions do not improve. WSPI is preparing a contingency plan in case Neighborly Ventures does not sign a ground lease by February. They may opt to pay for another one-year option.

The Village Core

McCaffrey shared concept plans developed by WSPI and Walker Macy with the Committee. They recently met with an investor for a site tour to consider the possibility of building a grocery store on the property. They have also received a letter of intent for a 3-acre plot that would be discussed further during the executive session.

Outcrop Phase 2

McCaffrey reported that construction is complete. WSPI is working on the paperwork with Deschutes County. All is going according to plan. WSPI is also working on annexation and plat language paperwork. There are three key builder partners that are interested in the lots for phase two, which can be discussed further during the executive session.

Executive Session

The Real Estate Committee adjourned to an executive session at 4:40 p.m. per ORS 192.660 section 2, subsection e, for the purpose of discussing real property transactions. Dixon, Anderson-May, Taylor and Seidel were moved into a Zoom waiting room. All other meeting attendees remained in the main Zoom room for the executive session.

The executive session adjourned at 5:36 p.m. and the Committee returned to open session. Meeting attendees who were moved to the waiting room were returned to the main room.

PROPERTY ON MT. WASHINGTON DRIVE

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

COCC owns a 0.26-acre strip of land on Mt. Washington Drive in Bend. Seidel's residence borders this property and he is working with his neighbors to possibly acquire it. He paid for a land appraisal and got a quote from the City of Bend. He has not yet presented the results to his neighbors, but plans to meet with them soon. The appraiser estimated the land to be valued at about \$1.00 per square foot. The land is about 20 feet wide and the City would like to acquire about 10 feet. That would leave 10 feet for Seidel and his neighbors to divide among themselves. The City is willing to do a lot line adjustment for \$2,200 for each lot. Alternatively, the entire property could be replotted for about \$9,000-11,000. Based on these results, Seidel said it would be difficult for him and his neighbors to purchase the land from the College and replot it. He suggested that he and his neighbors could pay for the replot on all 11 of their properties. Seidel will follow-up with the City and then with the Committee at their next meeting.

Craska Cooper asked why the City wants 10 feet of the property. Seidel said the City's engineering department may want to expand the width of the street on Mt. Washington Drive.

PROPERTY NORTH OF THE BEND CAMPUS

LaLonde explained that there is a 0.7-acre plot of land in the northeast corner of the College's property. The property directly north of that is a half-acre plot of land that was recently

purchased by a Chinook Properties LLC. They contacted LaLonde to ask if the College would sell the 0.7-acre plot. They plan to build a 14-unit housing development on their half-acre plot. There is a shared driveway connecting Chinook's lot to COCC's and it is the only way to access COCC's plot. LaLonde asked the Committee members if the College's plot should be considered "excess property" or if it should be preserved in case the College wants to develop there in the future.

Pereira asked LaLonde to talk about the zoning for COCC's plot in question. LaLonde said that this plot is zoned as "high density residential (RH)," while the rest of COCC's Bend campus is zoned at "public facilities." Most of the housing surrounding this plot has been converted to RH.

Craska Cooper asked if COCC personnel have guaranteed access to the property via the shared driveway. LaLonde said he did not think that is the case. The property could potentially be accessed from the road north of the Cascades Hall parking lot.

Craska Cooper asked whether COCC might have any long-term need for this property and if it should be included in the College's facilities master plan. LaLonde said that is possible.

Porter asked if Pereira had met with Housing Works and whether this had been discussed. Pereira confirmed he had met with Housing Works the week before this meeting. If COCC ever decides to build additional housing, this plot would be an ideal place for it. Craska Cooper noted that, if COCC opts to build housing there, the College could do a lot line adjustment with the adjacent property owned by Chinook Properties to make the College's property larger. Pereira noted that there is no rush to make a decision on this property.

Krenowicz asked if RH zoning could justify building three or four residences with parking on the College's plot. Craska Cooper said the City of Bend no longer requires parking for new developments as they want to encourage alternative transportations. She did not think that Housing Works would be interested in building a development any higher than four stories as higher buildings require prevailing wages, which in Oregon can take up 20-40% of the cost of construction, making it not viable. However, additional units could be built if both plots were combined.

MADRAS CAMPUS EXPANSION

Project Budget Update

Anderson-May reported that, to date, COCC has spent \$15.7 million and brought in \$17.4 million, with a net positive balance of \$1.7 million for this project. This includes \$8.625 million that the College has contributed to date, as well as a match for a \$4 million grant from the Oregon Lottery. Moving forward, the College plans to spend an additional \$7.1 million in additional expenses from now until the end of the project, and expects to receive \$1.1 million in additional income from two remaining grants and other smaller donations raised by the COCC Foundation. The final project cost is estimated to be \$22.8 million and total estimated income is \$18.5 million, leaving an approximate funding gap of \$4.3 million to be covered by the College.

Krenowicz asked if COCC will have contributed a total of \$12 million when combining the approximately \$8 million to date and the \$4 million match for the lottery funds. Anderson-May said it would be \$13.4 million projected breakout and \$15.25 million total approved from the College. This can be attributed to fundraising efforts and some costs being lower than expected.

Boone estimated that the COCC Foundation has \$150,000-200,000 in multi-year pledges committed to this project through the 2028 fiscal year that have not yet been accounted for. There are a few additional requests for large donations that have not yet been sent out. He also noted that the Foundation met its annual obligation of \$950,000 in scholarships without sacrificing funds for the Madras campus expansion.

Krenowicz asked if the Foundation's "Adopt a Brick" campaign has been successful. Boone said the campaign has been successful with almost 70 donors to date. Additional donors can still adopt bricks through the end of 2025 and they can be added to the property. Their goal is for 100 bricks to be adopted. Krenowicz asked how he could help drive engagement for this campaign in the community. Boone said he or the Foundation's Assistant Director Wendy Patton could assist Krenowicz with that.

Construction Update

Dixon reported that the project is about 80% complete. In the coming month, workers are expected to finish roofing and enclosures. The installations for the elevators are nearly complete. The site is transitioning from temporary to permanent power. Cabinets and flooring are being installed. The playground has been installed. Landscaping is underway. The parking lot is being paved and expected to be completed at the end of the month. Owner furnished items are expected to be delivered and installed by mid-November. Contingency for the project remains in good standing.

Clawson added that a cohort of nursing students are using Madras Building 1 for the Fall 2025 term and the project is on schedule for the cohort to move into Building 2 at the start of the Winter 2026 term.

NEXT MEETING: Wednesday, January 7, 2026 at 4:30 p.m. via Zoom

ADJOURN: Krenowicz declared the meeting adjourned at 6:10 p.m.

Deschutes County Property Information

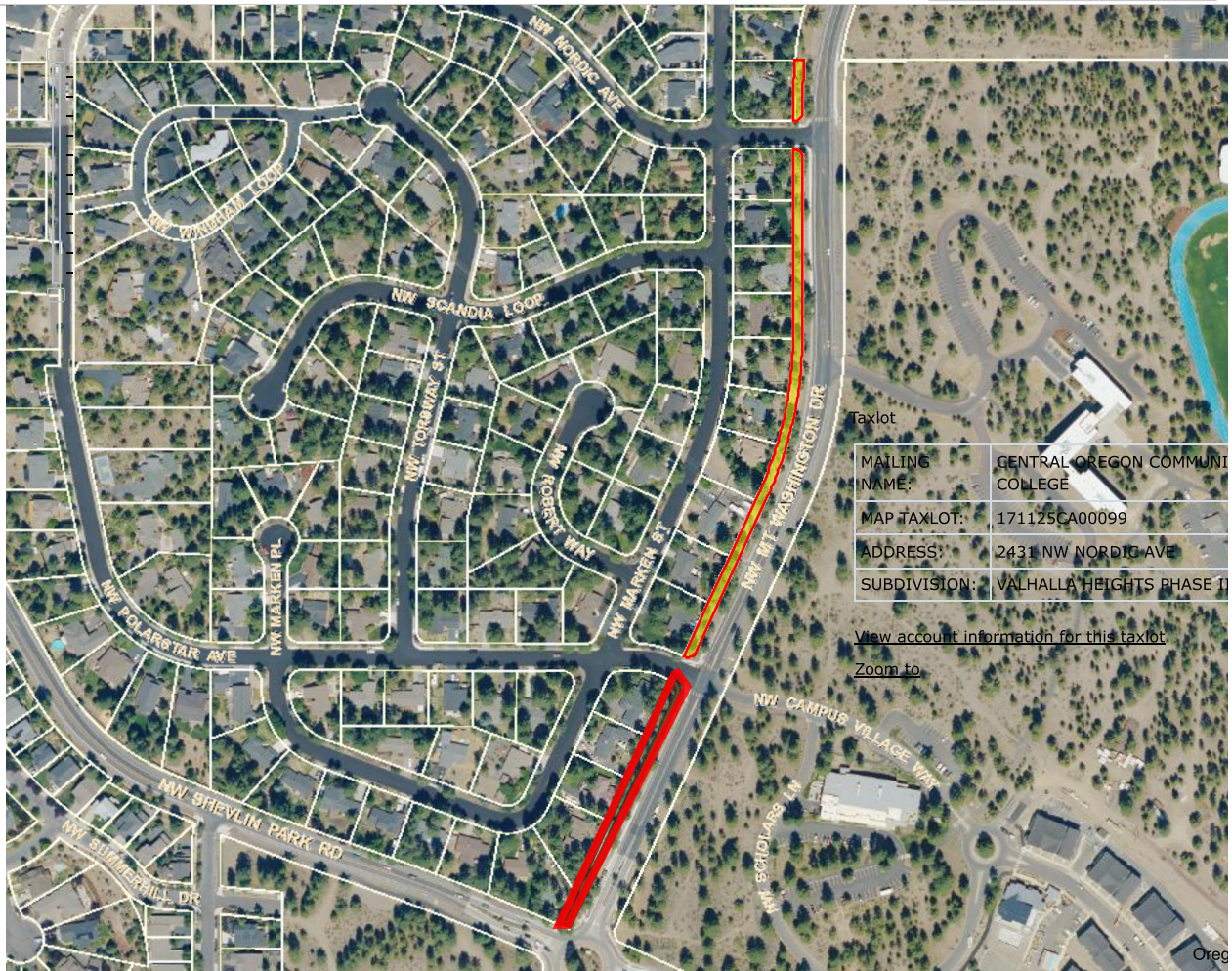
Add Layers Basemap

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: \$21M

Total Income: \$18M

Net Position: -\$3M

Projected Remaining

Expenses: ~\$1.5M

Income: \$200,000

Net Remaining: ~\$1.3

Final Outlook

Estimated Final Project Cost: ~\$22.5M

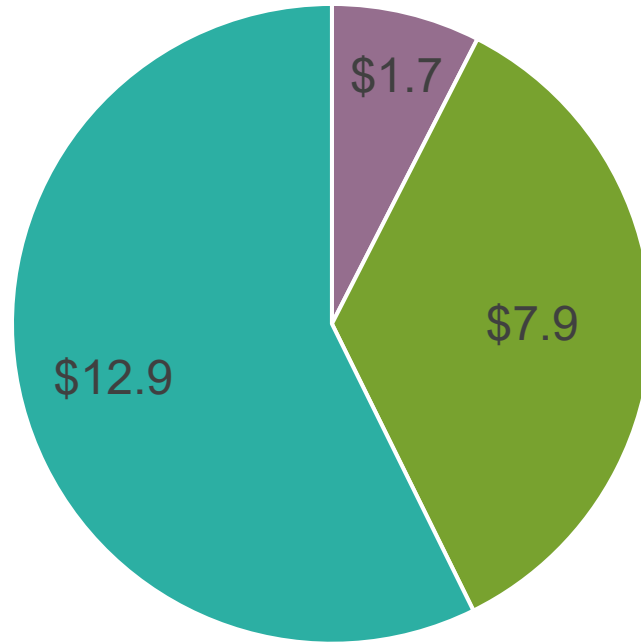
Estimated Total Income: ~\$18.2M

Approximate Gap: ~\$4.3M (to be covered by final college contribution)

*As of 12/29/2025

Projected Full Project Funding Breakout

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



■ Donations ■ Grants ■ College Contribution



CENTRAL OREGON
community college

COCC / WSPI

COCC RE COMMITTEE UPDATES

January 7, 2026

BEND, OREGON

The Veridian – 186-unit Apartment Development

- **Occupancy: 148 units (79.6%)**
- **Pre-Leasing: 2 units; 8 notices to vacate**
- **Market: 23 Bend leases tracked; Veridian secured 3**
- **Leasing Trends: Rent reductions boosted traffic and applications; comps followed with rent cuts**



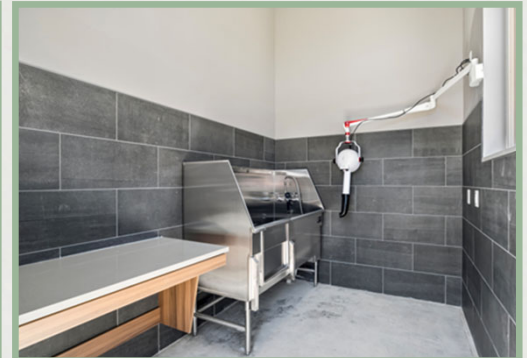
The Veridian – 186-unit Apartment Development

Photos by Drone



The Veridian - 186-unit Apartment Development

Progress Photos -
Exterior & Amenities



Phase 2 - Ponderosa: 3-Acre RH Land

- Preliminary Plan – Veridian Phase 2 to receive a 12-year property tax abatement in exchange for providing 15% of units (12 of 69) at ≤90% AMI
- Due diligence period through February 2026
- Neighborly Ventures has requested one additional year of due diligence to align and maintain land use for the project
- Site Grading / Preparation considerations



Village Core & Commercial District

Strategy:

Draft off Veridian and Outcrop projects to enhance ground lease rates; find harmony between residential projects and commercial businesses/tenants who enhance the COCC experience.

Village Core Development Opportunities

- Walker Macy engaged for concept planning
- Grocery consultant site visit and tour held in October
- Letter of Intent (LOI) signed for a prospective user on the 3-acre site north of CCI





Phase II

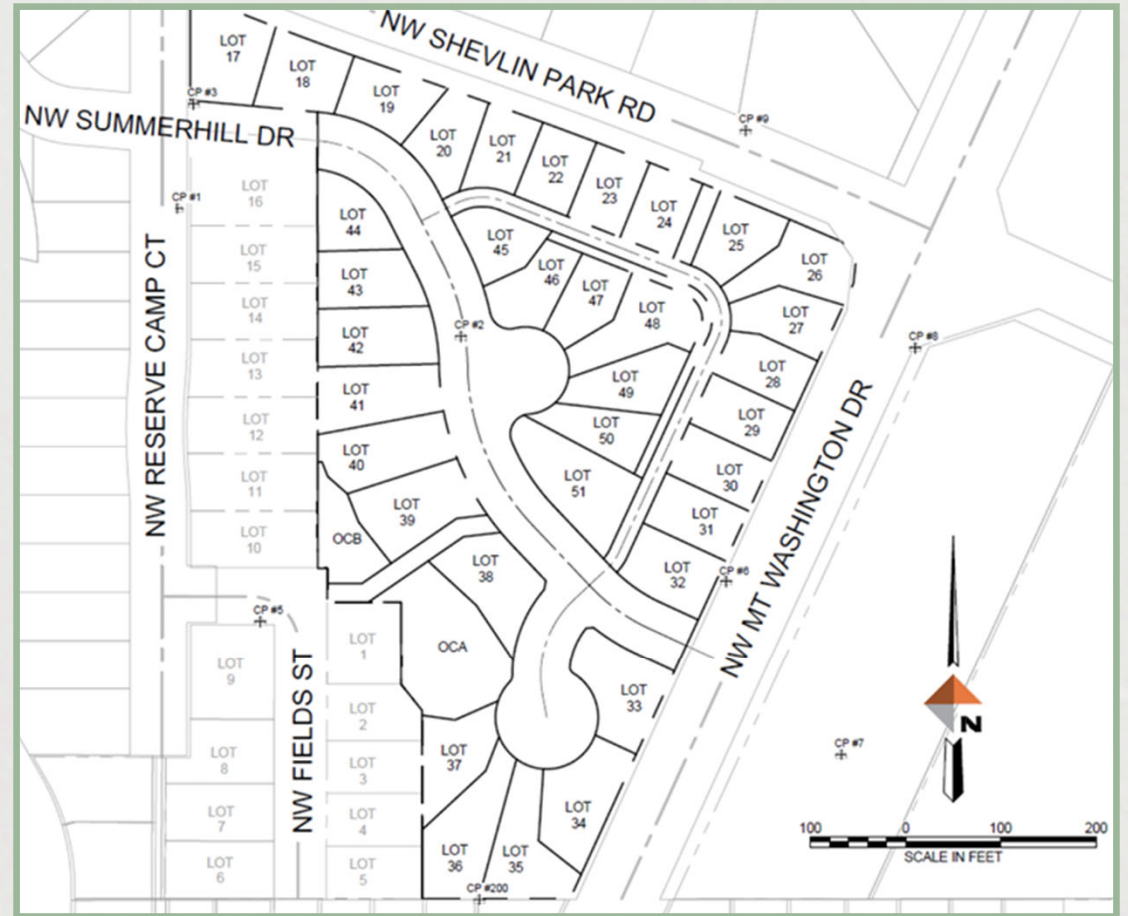
Lots 17-51

Builder Interest –

3 key builders in negotiations – To be discussed in executive session

Plat to be recorded this January 2026

Asphalt issue in discussion with the City of Bend





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



Progress Pictures

Progress Pictures



Building 2



Pool Deck



Progress Pictures



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 ADJUTS A RESIDENTIAL ZONE
 ALL BUILDINGS WITHIN 100 FEET OF THE CAMPUS BOUNDARY
 WHERE THE BOUNDARY LINE ADJUTS A RESIDENTIAL ZONING
 DISTRICT ARE SUBJECT TO THE APPLICABLE DESIGN STANDARDS
 OF SDCC 1.900 AND 2.1.1000
 LANDSCAPE REQUIREMENTS APPLY 20' BEYOND THE PERIMETER
 OF THE FOOTPRINT OF PROPOSED NEW DEVELOPMENT SITES
 FOR BUILDINGS AND OR PARKING LOTS.
 LANDSCAPE BUFFER REQUIREMENTS: 25' LANDSCAPE
 PRESERVATION BUFFER REQUIRED ADJUTING STREETS ALONG
 THE EXTERNAL BOUNDARY OF THE CAMPUS.
 100' LANDSCAPE PRESERVATION BUFFER IS REQUIRED ADJUTING
 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. 5,378 SF	
3A. 5,378 SF	
4B. 5,070 SF	14,000 SF - 20 1-BED UNITS
5B. 5,070 SF	14,000 SF - 20 1-BED UNITS
6A. 5,378 SF	
7B. 5,070 SF	14,000 SF - 20 1-BED UNITS
8B. 5,070 SF	14,000 SF - 20 1-BED UNITS
9. 15,856 SF	
GROSS SF: 88,303 SF	82,000 SF - 88 UNITS

PARKING

PARKING REQUIRED	CARRIAGE PROVIDED
PLANNING ESTIMATE	
4 SPACES/100 SF	
274 SPACES	
CITY OF BEND ZONING (TABLE 1.3.3.000)	
AUTO STANDARD:	
RETAIL (GENERAL TRADE) AND OFFICE	
AT 1 SPACE PER 300 SF	
MULTI-FAMILY RESIDENTIAL AT:	
STUDIO/1-BED: 1 SPACE/UNIT	
STANDARD AUTO SPACES REQUIRED:	AUTO SPACES PROVIDED:
RETAIL: 136 SPACES REQUIRED	MAIN LOT: 120
EXISTING NORTH LOT: 25	EXISTING NORTH LOT: 25
NEW NORTH LOT EXPANDED: 86	NEW NORTH LOT EXPANDED: 86
MULTI-FAMILY RESIDENTIAL: 80 UNITS: 80 SPACES	
TOTAL: 274 SPACES	ACCESSIBLE PARKING PROVIDED:
ACCESSIBLE AUTO PARKING	8 PROVIDED
REQUIRED (SDCC TABLE 1.9M.1)	WITH 2 WHEELCHAIR ONLY (WCO)
313 SPACES PROVIDED	DESIGNATED SPACES
7 ADA SPACES REQUIRED	
(DEPTH 2 WHEELCHAIR ONLY OF THE 7)	BICYCLE PARKING PROVIDED:
BICYCLE PARKING REQUIRED:	NEAR BUILDING 2: 8
MULTI-USE COMMERCIAL OR	NEAR BUILDING 7B: 12
MIXED USE CENTER: 1 FOR EVERY 10	BETWEEN BUILDINGS 4B/5B: 8
REQUIRED AUTO SPACES	
250+ 25.5'-40' SPACES REQUIRED	
○ TREE TO BE REMOVED	
● EXISTING TREE	
● PROPOSED NEW TREE	

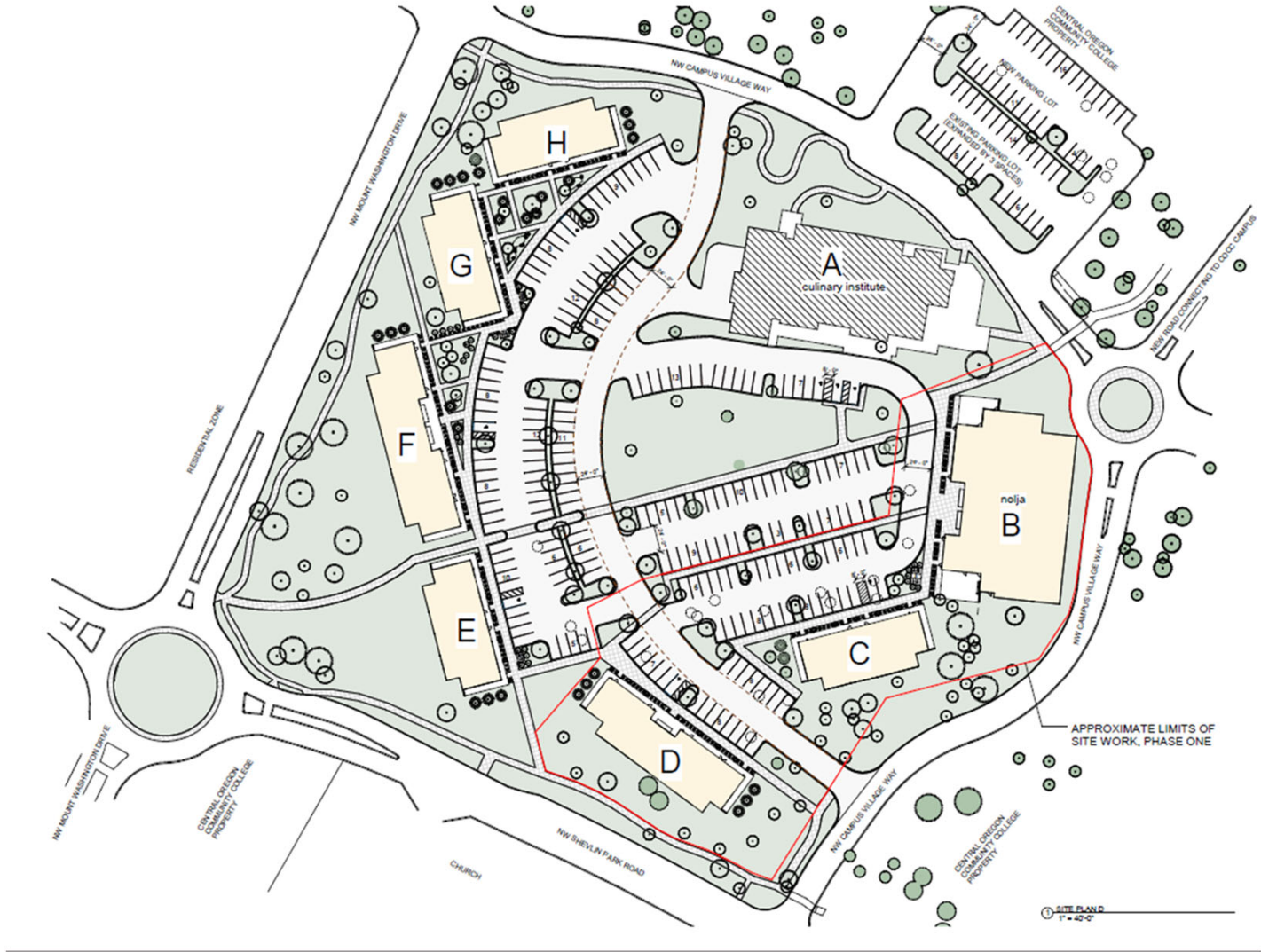


tva architecture inc.
 2150 NW Mountain View Drive, Suite 100
 Bend, Oregon 97701
 Phone: 503.751.1000
 www.tvaarch.com

WSP Village Center
 Bend Oregon

CONCEPTUAL PRICING

SITE PLAN OVERALL
 Project # 18031
A1.00
 Date: 3.23.2015



WSPI-COCC CAMPUS VILLAGE
2018-10-02 RENDERING UPDATE



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

