

TIME**	ITEM	ENC.*	ACTION	PRESENTER
5:45pm	I. Call to Order			Unger
	II. Native Lands Acknowledgement	2a.1*		Unger
	III. Roll Call			Kovitz
	1. Board Members & Guests			
	IV. Agenda Changes			Unger
	V. Public Comment			Unger
	VI. Consent Agenda****			Unger
	1. Minutes			
	a. Regular Meeting (November 10, 2021)	6a.1*	X	Chesley ^A
	b. Resolution – Bend Patrol Services	6b.1*	X	Andresen ^A
	VII. Information Items			
	1. COCC Diversity Data Overview			Moore/Walker ^P
	2. Financial Statement	7a.1*		Knutson ^A
	3. New Hire Reports	7b.1*		Boehme ^A
	VIII. Old Business			
	1. Neighborly Ventures Proposal	8a.1*	X	Dona/McCaffrey ^A
	IX. New Business			
	1. Housing Room and Board Rates	9a.1*	X	Dona/Davis ^A
	2. Naming of Redmond Campus Room	9b.1*	X	Boone ^A
	3. Valuation of Awbrey Butte Property	9c.1*		Dona ^A
	X. Board of Directors' Operations			Unger
	1. Board Member Activities			
	XI. President's Report			Chesley
	XII. Convene Executive Session			Unger
	ORS 192.660 section 2, subsection f, to consider information or records that are exempt by law from public record.			
	ORS 192.660 section 2, subsection h, to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.			

* Material to be distributed via e-mail & USPS (as necessary)

** Times listed on the agenda are approximate to assist the Chair of the Board.

*** Confirmation of Consent Agenda items submitted by the President. Any item may be moved from the Consent Agenda to Old/New Business by a Board Member asking the Chair to consider the item separately.

P - indicates a Presentation will be provided.

A - indicates the presenter is Available for background information if requested.

XIII. Adjourn to Open Session

Unger

XIV. Convene Open Session

Unger

XV. Dates

1. Wednesday, January 12, 2022 – COCC Board of Directors' meeting @ 5:45pm
2. Friday, January 14, 2022 – Policy Review Committee Meeting @ 12:30pm

XVI. Adjourn

Unger

* Material to be distributed via e-mail & USPS (as necessary)

** Times listed on the agenda are approximate to assist the Chair of the Board.

*** Confirmation of Consent Agenda items submitted by the President. Any item may be moved from the Consent Agenda to Old/New Business by a Board Member asking the Chair to consider the item separately.

P = indicates a Presentation will be provided.

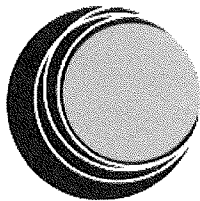
A = indicates the presenter is Available for background information if requested.

Purpose: To acknowledge someone is to say, “I see you. You are significant.” The purpose of a land acknowledgement is to recognize and pay respect to the original inhabitants of a specific region. It is an opportunity to express gratitude and appreciation to those whose territory you exist in.

COCC Land Acknowledgement

(Condensed Version)

COCC would like to acknowledge that the beautiful land our campuses reside on, are the original homelands of the **Wasq’ú** (Wasco), and the **Wana Lama** (Warm Springs) people. They ceded this land to the US government in the Treaty of 1855. The **Numu** (Paiute) people were forcibly moved to the Warm Springs Indian Reservation starting in 1879. It is also important to note that the Klamath Trail ran north through this region to the great Celilo Falls trading grounds and the Klamath Tribes claim it as their own. Descendants of these original people are thriving members of our communities today. We acknowledge and thank the original stewards of this land.



TIME**	ITEM	ENC.*	ACTION	PRESENTER
5:45pm				
	I. Call to Order			Unger
	II. Native Lands Acknowledgement Alan Unger read the COCC Native Lands Acknowledgement.	2a.1*		Unger
	III. Roll Call <u>Board Members & Guests</u> Alan Unger (Chair), Erica Skatvold, Bruce Abernethy, Oliver Tatom, Jim Clinton, Laura Craska Cooper, Laurie Chesley (COCC President), Alicia Moore, Zak Boone, Betsy Julian, David Dona, Laura Boehme, Cathleen Knutson, Steve Broadbent, Jeff Floyd, Jenn Kovitz, Mark Reinecke, Peter McCaffrey, Deena Cook, Kathryn Myers, Paul Taylor.			Kovitz
	IV. Agenda Changes No agenda changes.			Unger
	V. Public Comment Current COCC student, Carmyn Fortier, provided public comment. There is a lack of student awareness regarding sustainability.			Unger
	VI. Consent Agenda***			Unger
	1. Minutes			
	a. Regular Meeting (October 13, 2021)	6a.1*	X	Cook
	2. Chandler Building Chiller Replacement	6b.1*	X	Dona/Myers ^A
	Motion to approve Consent Agenda			
	• 1 st Laura Craska Cooper			
	• 2 nd Bruce Abernethy			
	• Motion Approved – Six Approved. None opposed.			

* Material to be distributed via e-mail & USPS (as necessary)

** Times listed on the agenda are approximate to assist the Chair of the Board.

*** Confirmation of Consent Agenda items submitted by the President. Any item may be moved from the Consent Agenda to Old/New Business by a Board Member asking the Chair to consider the item separately.

P = indicates a Presentation will be provided.

A = indicates the presenter is Aavailable for background information if requested.

VII. Information Items

- | | | |
|----------------------------|-------|----------------------|
| 1. Financial Statement | 7a.1* | Knutson ^A |
| No questions at this time. | | |
| 2. New Hire Reports | 7b.1* | Boehme ^A |
| No questions at this time. | | |

VIII. Old Business

- | | |
|--|-----------------------------|
| 1. Re-Opening Task Force Update | Boone ^A |
| Zak Boone was present to answer questions. Vaccination subcommittee continue to made recommendations to President Chesley. There have been no student conduct issues around mask mandates. | |
| 2. Neighborly Ventures Proposal | Dona/McCaffrey ^A |
| Peter McCaffrey, William Smith Properties, provided a recap of the October Real Estate Committee meeting and the follow-up proposal from Neighborly Ventures. | |

IX. New Business

- | | |
|---|--|
| 1. Student Technology Services | Floyd/Broadbent ^A |
| Information Technology Services (ITS) team members, Jeff Floyd and Steve Broadbent, presented on the creative and wide-ranging services the COCC ITS Department provides to students. | |
| 2. City of Bend Letter | Krenowicz ^A |
| Laura Craska-Cooper spoke on behalf of the Real Estate Committee. She discussed the proposed response to the City of Bend's letter to several landowners across the city (including COCC) regarding possible houselessness solutions. | |
| 3. Access Easement | 9a.1* X Dona/Taylor ^A |
| Motion to approve Access Easement | |
| <ul style="list-style-type: none">• 1st Bruce Abernethy• 2nd Erica Skatvold• Motion Approved – Six Approved. None opposed. | |

X. Board of Directors' Operations

Unger

1. Board Member Activities

Bruce Abernethy	Phone calls with President Chesley and Alan Unger.
Oliver Tatom	Policy Review Committee meeting.
Laura C. Cooper	ACCT Conference, Policy Review Committee meeting, phone call with Mark Reinecke, lunch with Erica Skatvold and President Chesley, phone call with President Chesley.

* Material to be distributed via e-mail & USPS (as necessary)

** Times listed on the agenda are approximate to assist the Chair of the Board.

*** Confirmation of Consent Agenda items submitted by the President. Any item may be moved from the Consent Agenda to Old/New Business by a Board Member asking the Chair to consider the item separately.

P = indicates a Presentation will be provided.

A = indicates the presenter is Aavailable for background information if requested.

Erica Skatvold	Policy Review Committee meeting, lunch with Laura C. Cooper and President Chesley.
Jim Clinton	No activities to report.
Alan Unger	ACCT conference, phone calls with Bruce Abernethy and President Chesley, phone Call with Mark Reinecke, OCCA Board meeting, OCCA Diversity and Equity meeting.

XI. President's Report **Chesley**
 President Chesley invited Jenn Kovitz to speak about our community partnerships to bring free Rapid COVID testing to our Bend and Redmond campuses.

XII. Adjourn to Executive Session **Unger**

XIII. Convene Executive Session **Unger**
 ORS 192.660 section 2, subsection f, to consider information or records that are exempt by law from public record.
 ORS 192.660 section 2, subsection h, to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

XIV. Adjourn to Open Session **Unger**

XV. Convene Open Session **Unger**

XVI. Dates

1. Wednesday, December 8, 2021 – COCC Board of Directors' meeting @ 5:45pm
2. Wednesday, January 12, 2022 – COCC Board of Directors' meeting @ 5:45pm
3. Friday, January 14, 2022 – Policy Review Committee Meeting @ 12:30pm

XVII. Adjourn

* Material to be distributed via e-mail & USPS (as necessary)

** Times listed on the agenda are approximate to assist the Chair of the Board.

*** Confirmation of Consent Agenda items submitted by the President. Any item may be moved from the Consent Agenda to Old/New Business by a Board Member asking the Chair to consider the item separately.

P - indicates a Presentation will be provided.

A - indicates the presenter is Available for background information if requested.

**Central Oregon Community College
 Board of Directors: Resolution**

Prepared by: Sharla Andresen – Director of Contracts and Risk Management

Subject	Bend Patrol Services Emergency Contract
Strategic Plan Themes and Objectives	
Institutional Efficiency	IE-1: Improve practices and systems related to providing a supportive and productive workplace.

A. Background

In March of 2020 the College entered into an emergency contract with Bend Patrol Services (BPS) to help during the Campus Public Safety (CPS) department staff shortages and while the College works with an external Consultant to perform a review and provide recommendations for the future of CPS at Central Oregon Community College. Due to unforeseen circumstances, the Consultant’s review and recommendations are taking longer than expected and the BPS contract has now exceeded the \$100,000 threshold that would require Board approval.

When the contract was entered with BPS three quotes were solicited with BPS being the sole company who had the manpower at that time to enter into a month-to-month contract with the College. BPS has been performing the services well and the College would like to continue with the month-to-month emergency contract until the Consultant report is completed and the College determines next steps.

B. Budget Impact

Funds for the BPS contract are offset by savings in personnel expenses in the CPS Budget.

C. Options/Analysis

- Approve the continued emergency month-to-month contract with Bend Patrol Services.
- Disapprove the continued emergency month-to-month contract with Bend Patrol Services and ask the College to go out for a Request for Quotes for these services.

D. Timing

Approval of this resolution will allow continued campus patrol services, the Consultant time to complete his report and the College to determine next steps.

E. Proposed Resolution

Be it resolved that the Central Oregon Community College Board of Directors approves the continued emergency month-to-month service contract with Bend Patrol Services until the Consultant has provided their report and the College determines next steps for the Campus Public Safety department.

7a.1

Central Oregon Community College
Monthly Budget Status
Highlights of October 2021 Financial Statements

Cash and Investments

The College's operating cash balances currently total \$29.8 million. The October average yield for the Local Government Investment Pool is down to 0.49 percent from last report of 0.55 percent.

General Fund Revenues

The College received the second state aid payment of \$2.4 million in October. The budgeted transfers-in have been posted for the year.

General Fund Expenses

The expenses through October include the required budgeted inter-fund transfers-out for the fiscal year.

Budget Compliance

All general fund appropriation categories are within budget.

Central Oregon Community College
Monthly Budget Status
 October 2021

<u>General Fund</u>	<u>Adopted Budget</u>	<u>Year to Date Activity</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Percent of Budget Current Year</u>	<u>Percent of Budget Prior Year</u>
Revenues					
District Property Taxes:					
Current Taxes	\$ 19,605,000	\$ 325	\$ (19,604,675)	0.0%	0.0%
Prior Taxes	459,000	297,986	(161,014)	64.9%	56.3%
Tuition and fees	16,611,000	5,543,045	(11,067,955)	33.4%	33.9%
State Aid	8,497,000	4,766,645	(3,730,355)	56.1%	51.1%
Program and Fee Income	41,000	2,838	(38,162)	6.9%	0.0%
Interest & Misc. Income	200,000	23,492	(176,508)	11.7%	11.2%
Transfers-In	3,100,000	3,100,000	-	100.0%	100.0%
Total Revenues	\$ 48,513,000	\$ 13,734,331	\$ (34,778,669)		
Expenses by Function					
Instruction	\$ 22,678,176	\$ 4,802,613	\$ 17,875,563	21.2%	20.9%
Academic Support	4,453,971	1,272,647	3,181,324	28.6%	29.8%
Student Services	5,479,217	1,505,540	3,973,677	27.5%	26.9%
College Support	5,649,729	1,687,993	3,961,736	29.9%	29.1%
Plant Operations and Maintenance	4,773,815	1,268,407	3,505,408	26.6%	28.8%
Information Technology	4,776,262	1,380,925	3,395,337	28.9%	32.8%
Financial Aid	112,897	25,455	87,442	22.5%	17.2%
Contingency	800,000		800,000	0.0%	0.0%
Transfers-Out	1,587,213	1,587,213	-	100.0%	98.9%
Total Expenses	\$ 50,311,280	\$ 13,530,793	\$ 36,780,487		
Revenues Over/(Under) Expenses	\$ (1,798,280)	\$ 203,538	\$ 2,001,818		

Central Oregon Community College
Monthly Budget Status
October 2021

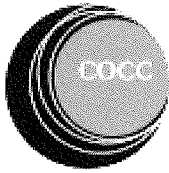
	<u>Adopted Budget</u>	<u>Year to Date Activity</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Percent of Budget Current Year</u>	<u>Percent of Budget Prior Year</u>
<u>Non General Funds</u>					
Debt Service Fund					
Revenues	\$ 5,986,266	\$ 1,642,364	\$ (4,343,902)	27.4%	27.2%
Expenses	6,120,592	892,839	5,227,753	14.6%	14.4%
Revenues Over/(Under) Expenses	\$ (134,326)	\$ 749,525	\$ 883,851		
Grants and Contracts Fund					
Revenues	\$ 11,535,259	\$ 3,034,551	\$ (8,500,708)	26.3%	13.6%
Expenses	11,801,609	3,230,274	8,571,335	27.4%	18.5%
Revenues Over/(Under) Expenses	\$ (266,350)	\$ (195,723)	\$ 70,627		
Capital Projects Fund					
Revenues	\$ 3,176,238	\$ 127,617	\$ (3,048,621)	4.0%	86.2%
Expenses	7,509,052	752,970	6,756,082	10.0%	8.7%
Revenues Over/(Under) Expenses	\$ (4,332,814)	\$ (625,353)	\$ 3,707,461		
Enterprise Fund					
Revenues	\$ 4,729,166	\$ 1,554,013	\$ (3,175,153)	32.9%	11.4%
Expenses	4,771,726	1,806,438	2,965,288	37.9%	39.9%
Revenues Over/(Under) Expenses	\$ (42,560)	\$ (252,425)	\$ (209,865)		
Auxiliary Fund					
Revenues	\$ 8,442,713	\$ 4,214,403	\$ (4,228,310)	49.9%	51.1%
Expenses	10,169,804	3,057,805	7,111,999	30.1%	34.9%
Revenues Over/(Under) Expenses	\$ (1,727,091)	\$ 1,156,598	\$ 2,883,689		
Reserve Fund					
Revenues	\$ 11,674	\$ -	\$ (11,674)	0.0%	0.0%
Expenses	455,000	423,732	31,268	93.1%	94.4%
Revenues Over/(Under) Expenses	\$ (443,326)	\$ (423,732)	\$ 19,594		
Financial Aid Fund					
Revenues	\$ 22,059,071	\$ 6,235,623	\$ (15,823,448)	28.3%	11.0%
Expenses	22,322,975	7,176,039	15,146,936	32.1%	26.1%
Revenues Over/(Under) Expenses	\$ (263,904)	\$ (940,416)	\$ (676,512)		
Internal Service Fund					
Revenues	\$ 140,540	\$ 20,747	\$ (119,793)	14.8%	7.8%
Expenses	112,458	23,680	88,778	21.1%	19.5%
Revenues Over/(Under) Expenses	\$ 28,082	\$ (2,933)	\$ (31,015)		
Trust and Agency Fund					
Revenues	\$ 9,332	\$ 699	\$ (8,633)	7.5%	13.6%
Expenses	18,050	2,625	15,425	14.5%	15.5%
Revenues Over/(Under) Expenses	\$ (8,718)	\$ (1,926)	\$ 6,792		

Central Oregon Community College

Cash and Investments Report

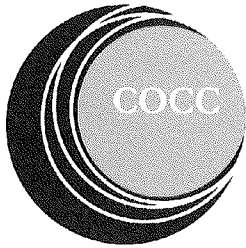
As of October 31, 2021

College Portfolio	Operating Funds	Trust/Other Funds
Cash in State Investment Pool		
4089 - General operating fund	\$ 27,782,245	
3624 - Robert Clark Trust		\$ 380,563
October Average Yield 0.49%		
Cash in USNB	\$ 2,006,565	
Cash on Hand	\$ 4,600	
Total Cash	\$ 29,793,410	\$ 380,563



Central Oregon Community College
Board of Directors
New Hires Report
 Date of Hire: November 1-30, 2021

Name	Hire Date	Job Description	Department
Classified Full-Time			
Cassio, Martha Louise-Sandra	11/3/2021	Instructional Specialist	Instructional Deans
Northrop, Paul	11/29/2021	Mail/Receiving Clerk	Mail Services
Seaton, Randal Cyrus	11/1/2021	Intramural/Club Sports Coord	Club Sports
Viramontes, Moises A	11/29/2021	Facility Spec Sr Gen Trades	Maintenance of Buildings
Vogel, Chloe Marie	11/23/2021	Instructional Specialist	Instructional Deans
Temporary Hourly			
Alonso, Betsabe	11/5/2021	Dental Clinic Teaching Assist.	Dental Assisting
Haase, Jason Thomas	11/3/2021	CFI Training	Aviation Program
Haase, Jason Thomas	11/3/2021	Cert. Flight Instructor I	Aviation Program
Manning, Carl McClelland	11/22/2021	CFI Training	Aviation Program
Manning, Carl McClelland	11/22/2021	Cert. Flight Instructor I	Aviation Program
McNulty, Christopher	11/8/2021	CFI Training	Aviation Program
McNulty, Christopher	11/8/2021	Cert. Flight Instructor I	Aviation Program
Neumann, Austin Timothy	11/22/2021	CFI Training	Aviation Program
Neumann, Austin Timothy	11/22/2021	Cert. Flight Instructor I	Aviation Program
Smith, Devon May	11/22/2021	Fitness Attendant	Health & Human Performance Office
Stoyle, Caleb Lane	11/1/2021	CFI Training	Aviation Program
Stoyle, Caleb Lane	11/1/2021	Cert. Flight Instructor I	Aviation Program
Tae, Junho	11/22/2021	Cert. Flight Instructor I	Aviation Program
Tae, Junho	11/22/2021	CFI Training	Aviation Program
West, Jeffrey	11/24/2021	Cert. Flight Instructor I	Aviation Program



Board Meeting Date: 12-8-21
Exhibit No.: 8a.1

**Central Oregon Community College
Board of Directors: Resolution**

Subject	Increase Neighborly Ventures Ground Lease area by 0.07 Acres
Strategic Plan Initiatives	Institutional Efficiency
Prepared By	David Dona, Vice President of Finance and Operations

A. Background

Peter McCaffrey (WSPI) presented a letter from Richard Berger (Neighborly Ventures) at the October Board of Directors' Meeting requesting an additional 0.07 acres (to a total of 9.46 acres) of land for their ground lease due to site plan changes required by the City of Bend. The most significant change involved exchanging head in parking to parallel parking causing a loss of parking spaces on the site. The new site plan adds an additional 6 living units and recovers the lost parking spaces. Under the lease's rent formula, the additional 0.07 acres increases the annual lease payments to \$234,060 (Note: Due to a typographical error in Neighborly Ventures' request letter, the lease payment amount previously presented to, and approved by, the Board was \$257,060).

B. Options/Analysis

- Approve the additional 0.07 acres to Neighborly Ventures Ground Lease
- Decline approval of additional 0.07 acres to Neighborly Ventures Ground Lease

C. Timing

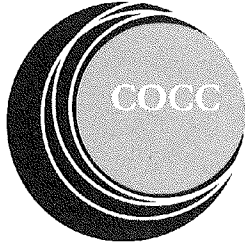
Approval at this time will allow Neighborly Ventures to complete necessary planning steps for the ground lease development within the Due Diligence period.

D. Budget Impact

The approval of the additional 0.07 acres of land to the ground lease will increase the annual lease payment amount by \$2,439.

E. Proposed Resolution

Be it resolved that the COCC Board of Directors approves expansion of the Neighborly Ventures leased premises by 0.07 acres (for a total of 9.46 acres), resulting in a new annual rental amount of \$234,060, and authorizes the President to negotiate and sign an amendment to the Neighborly Ventures ground lease to reflect such changes.



**Central Oregon Community College
Board of Directors: Resolution**

Subject	Approval of 2022-23 Residence Hall Room and Meal Plan Rates.
Strategic Plan Initiatives	Institutional Efficiency
Prepared By	David Dona, Vice President of Finance and Operations

A. Background

Each year, student residence hall room and meal plan rates are brought to the Board of Directors for review and approval.

The meal plan rates are intended to provide good comprehensive food options (dining hall, café and market), create sufficient revenue to cover the food service management contract fees, and provide funds to maintain and replace food service equipment and small-wares. Using feedback from students, recommendations from the College’s food services provider (Sodexo), and annual food surveys, four meal plan options were created. Meal plan flex dollar balances carry forward to the next term within the academic year. The CPI-U West Region’s annual increase for *Food Away From Home* is 4.9% and Sodexo is recommending a 4.6% increase to meal plans to cover increases in food costs and food service management fees. The College is recommending an increase of 4.5% for meal plans.

The residence hall room rates are designed to provide a positive living environment, maintain competitive pricing to sustain high occupancy levels, and cover costs of operations and debt service. The CPI-U West Region’s annual increase for *Rent of Primary Residence* increased 2.6%, however with changes to cost allocations, refinancing residence hall debt service, and managing Wi-Fi services in-house, the College is recommending no increase in room rates. These proposed rates represent an average annual increase of 1.6% for combined room and meal plans. The proposed room and meal plan rate recommendations are presented below.

Meal Plans (Annual: Fall-Winter-Spring Terms)

Plan	Description	2021-22	2022-23	\$ Change	% Change
Starter	7 Meals/Week + \$500 Flex Cash	\$ 4,305	\$ 4,499	\$ 194	4.5%
Basic	9 Meals/Week + \$400 Flex Cash	\$ 4,488	\$ 4,690	\$ 202	4.5%
Standard	14 Meals/Week + \$200 Flex Cash	\$ 4,905	\$ 5,126	\$ 221	4.5%
Preferred	19 Meals/Week + \$100 Flex Cash	\$ 5,325	\$ 5,565	\$ 240	4.5%

Rooms (Annual: Fall-Winter-Spring Terms)

Type	Description	2021-22	2022-23	\$ Change	% Change
Quad Double	Double Occupancy	\$ 7,254	\$ 7,254	\$ -	0.0%
Quad Single	Single Occupancy	\$ 10,335	\$ 10,335	\$ -	0.0%

Annual Combined Double Room and Meal Plan Rates - Double Occupancy

Plan	Description	2021-22	2022-23	\$ Change	% Change
Starter	Double Occupancy	\$ 11,559	\$ 11,754	\$ 195	1.7%
Basic	Double Occupancy	\$ 11,742	\$ 11,943	\$ 201	1.7%
Standard	Double Occupancy	\$ 12,159	\$ 12,381	\$ 222	1.8%
Preferred	Double Occupancy	\$ 12,579	\$ 12,819	\$ 240	1.9%

Annual Combined Double Room and Meal Plan Rates - Single Occupancy

Plan	Description	2021-22	2022-23	\$ Change	% Change
Starter	Single Occupancy	\$ 14,640	\$ 14,835	\$ 195	1.3%
Basic	Single Occupancy	\$ 14,823	\$ 15,024	\$ 201	1.4%
Standard	Single Occupancy	\$ 15,240	\$ 15,462	\$ 222	1.5%
Preferred	Single Occupancy	\$ 15,660	\$ 15,900	\$ 240	1.5%

Rooms (Summer Term)

Type	Description	2020-21	2021-22	\$ Change	% Change
Quad Double	Double Occupancy	\$ 1,692	\$ 1,692	\$ -	0.0%
Quad Single	Single Occupancy	\$ 2,538	\$ 2,538	\$ -	0.0%

B. Options/Analysis

- Approve proposed room and meal plan rates
- Decline proposed room and meal plan rates

C. Timing

Staff request approval at the December Board of Directors' meeting as this allows the College to update residence hall marketing and promotional materials, offer contracts to potential students in line with other Oregon colleges and universities, and respond to prospective students requesting 2022-23 housing information.

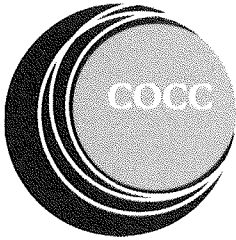
D. Budget Impact

The 4.5% increase to meal plan rates will bring in an additional \$57 thousand to recover the increases in food costs and food service management contract fees.

E. Proposed Resolution

Be it resolved that the Central Oregon Community College Board of Directors hereby approve the proposed 2022-23 room and meal plan rates as shown in Section A.

**Central Oregon Community College
Board of Directors: Resolution**



Subject	Redmond Campus Room Naming
Prepared By	Zak Boone, Chief Advancement Officer & Executive Director, COCC Foundation

A. Background

Anthony "Tony" Dorsch served on the Central Oregon Community College (COCC) Board of Directors from 1997 through 2017. Tony is an alumnus of Redmond High School, where he later taught, and also served on the Redmond City Council for two terms. In recognition of his service to COCC and his long history as an educational and civic leader in the Redmond community, the following are three options to dedicate a room in his honor:

B. Recommended for Consideration:

- *Redmond Campus Building #3, Room 305*

Adjacent to the Pacific Power sponsored room, this frequently scheduled classroom is used by Continuing Education, apprenticeship and Career and Technical Education programs. Building #3 is a hub of student activity and is heavily used by many credit and non-credit programs.

- *Redmond Technology Education Center, Room 224*

This is the new Student Commons area which will include student services, library, math and writing tutoring, computer labs, etc. This room will be heavily used in the coming years where a variety of services will serve as a central gathering place for students, faculty and staff.

- *Redmond Technology Education Center, Room 209*

This is the large room on the 2nd floor and is used for instructional courses but is also the primary community room space on the Redmond Campus. This room is used by a variety of internal and external groups, including the COCC Board for annual meetings, and has the largest room capacity of any on the Redmond campus.

C. Options/Analysis

- Approve naming a room in Tony Dorsch's honor, using one of the three options from above.
- Decline to name a room in Tony Dorsch's honor.

D. Timing

A decision by the Board to name a room will initiate a process that includes attaining consent from the individual affected, planning a recognition ceremony if necessary, sending a press release and updating marketing materials, operational documents and wayfinding resources.

E. Budget Impact

TBD (minimal)

F. Proposed Resolution

Be it resolved that the COCC Board of Directors approve the naming of XXX room on the Redmond Campus in Anthony "Tony" Dorsch's honor.

9c.1



Brian Fratzke
Principal Broker, CCIM

Fratzke Commercial Real Estate Advisors, Inc.

963 SW Simpson Avenue, Suite 220
Bend, Oregon 97702

Phone: 541-306-4948
Fax: 541-306-4860

brian@fratcommercial.com
www.fratzkecommercial.com

November 5th, 2021

Central Oregon Community College
Attn. David Dona, VP of Finance and Operations, MBA, CPA
2600 NW College Way
Bend, Oregon 97702

RE: Broker Opinion of Value, Awbrey Butte, Five (5) Tax Lots on Glassow Drive, Bend, Oregon

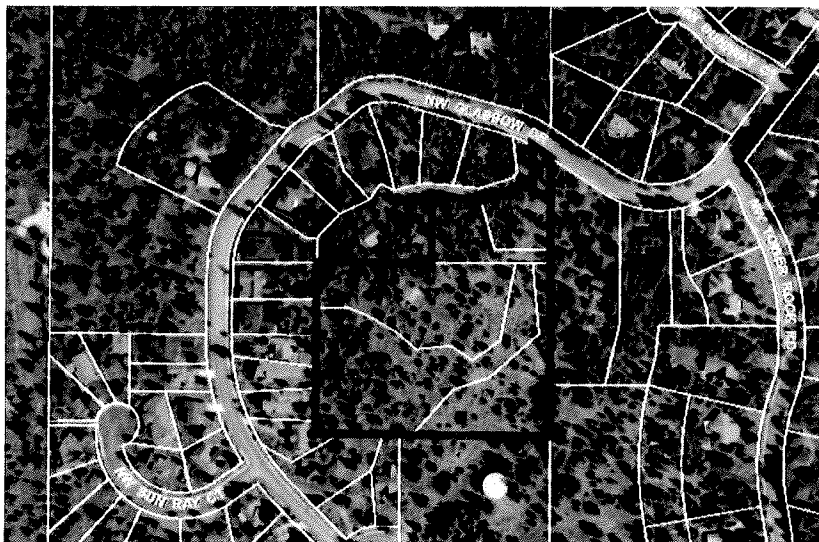
Dear David,

Per your request, I have prepared a "High Level" opinion of value of the following tax lots owned by Central Oregon Community College in Bend, Oregon: Tax Map 171230CBOO, Lots 103, 104, 500, 501, and 502.

I understand that this process took longer than expected but I believe it was a very good use of our time to review the PTR and speak with Paul Taylor obtaining he and his partner's thoughts on the possible upside to the site based on the State of Oregon House Bill 2001.

Details

- Five (5) separate tax lots are located on the very top of Awbrey Butte off Glassow Drive known as Tax Map 171230CB00, Lots 103, 104, 500, 501, and lot 502.
- Total 6.05+/- acres of unimproved land.
- Zoned Residential Standard.
- Access to the lots is currently provided via a locked gate on the north end of the property.



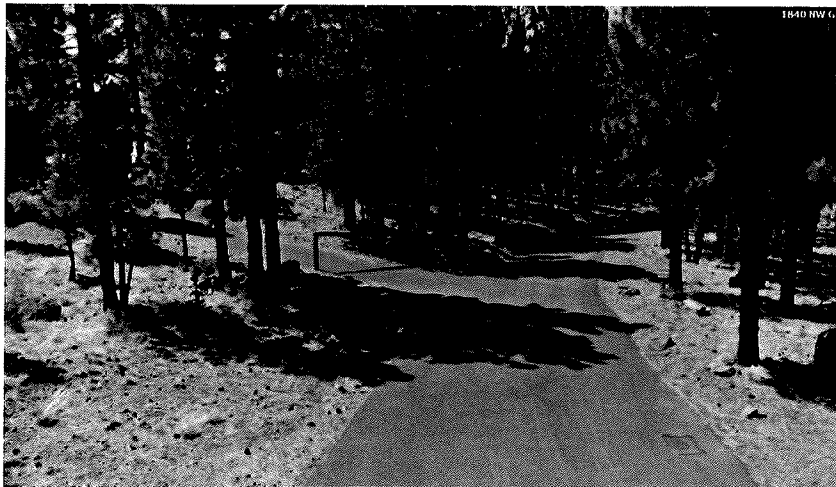
Location

The location is on the top of Awbrey Butte on the desirable west side of Bend, Oregon. I can only describe the location as having million-dollar views. I viewed 13 Mountain/Butte peaks during my tour beginning with Mt. Bachelor, Tumalo Mountain, Broken Top, South, Middle, and North Sister, Belknap/Black Crater, Mt Washington, Black Butte, Three-Fingered Jack, Mount Jefferson, and Mount Hood. The views are predominant westerly looking over Central Oregon Community College and Bull Springs tree farm.



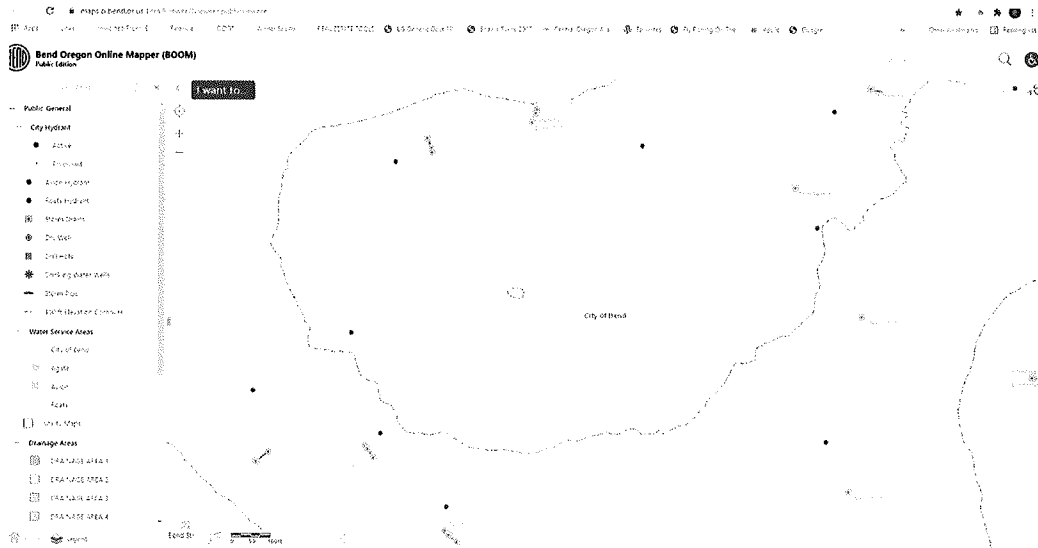
Accessibility

Currently, all five (5) tax lots are accessed via a small, gated feeder road from the north on Glassow Drive. I was unable to determine if the width and grading of this road would be acceptable for a future owner providing them with accessibility to the site. I did walk the property and access from the southern boundary of the property will be quite expensive as a lava flow with up to 15-foot-high vertical inclines would need to be mitigated to provide common access to all five (5) tax lots if a developer were to acquire all five (5) lots with the intention of constructing five separate homes.



Geotechnical/Utilities

While I am not a geotechnical engineer, I am aware of the challenges of developing unimproved land in Central Oregon. Each of the five tax lots is located on what appears to be welded tuff/lava flow. There are grade variants in excess of 15 feet and it is my opinion that the site will be challenging to develop including the installation of utilities, road, and foundations.



Review of Preliminary Title Report

Upon receipt of a Preliminary Title Report, I determined that there are several deed restrictions on the property:

- The first Deed restriction states that the lots may not be partitioned or demised smaller than 12,500 feet (Attached). This removes any opportunity for a developer to construct micro-homes or small unit apartments. However, the 12,500 SF Deed Restriction will still allow a buyer/investor to acquire all five (5) tax lots and construct one massive “showcase” property or five (5) separate homes
- The second Deed restriction encumbers the property with a Development Agreement in 1998 with the City of Bend. I have successfully worked with Shanon Levine at the City of Bend to remove these old agreements which I recommend prior to placing the land on the market for sale.
- The third Deed restriction or rather an encumbrance is that it appears that all five tax lots were created utilizing a Minor Partition Process. A Minor Partition allows the owner of one large tax lot the ability to partition a parcel of land into three separate tax lots. Once a tax lot is created using a Minor Partition, the tax lot may not be partitioned again. So, the size of the lots cannot be reduced creating more tax lots.

Land Use Planning

David hosted a call between myself, David, and Paul Taylor, Attorney for COCC. The reason for the call was due to my request to verify if the properties would in any way be impacted by the pending House Bill 2001

being signed into law. HB 2001 allows multiple accessory dwellings units ADUs on land previously zoned residential that did not allow for multiple structures.

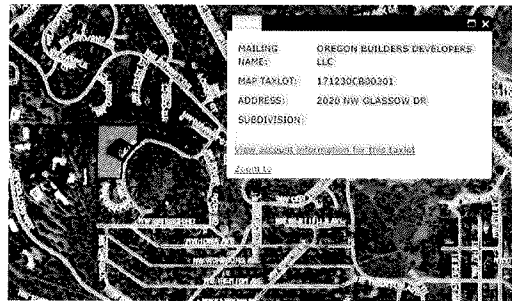
Based on my call with David and Paul, Paul and his team believe that HB2001 neither benefits nor impacts the site.

Analysis/Valuation

I utilized a Comparable Sales Method to determine the value of the property if it were placed on the market for sale today.

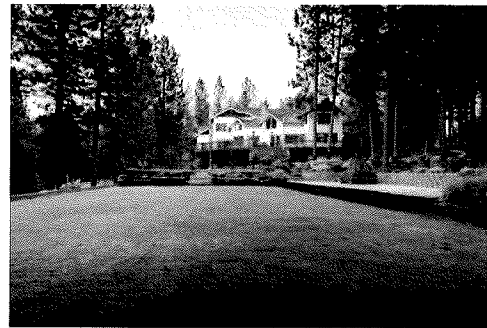
1. 2020 NW Glassow Drive, Bend, Oregon

- a. The first comparable I obtain was the sale of 6.51 acres of land directly across the street located at 2020 NW Glassow Drive, Bend Oregon.
- b. The Seller was Benji Gilchrist, and the Buyer was Oregon Builders Developers, LLC.
- c. The partners in Oregon Builders Developers, LLC are Glen Kotera and Ian Berg. Their goal is to develop the site into 15-16 tax lots. However, the City of Bend is requiring the developers to pull utilities to the site and install a road to each lot. A significant slope on the site will need to be mitigated in order to install the road.
- d. The property is zoned Residential Standard (RS) and closed escrow on April 14th, 2021 for \$2,500,000 or \$384,024 per acre.



2. 1900 NW Glassow Drive, Bend, Oregon

- a. The second sales comparable was the sale of a single-family residence positioned on 3.03 acres located directly across the street at 1900 NW Glassow Drive, Bend, Oregon.
- b. The Seller was Christian Sporck, and the Buyer was Charles Thiel.
- c. The home was originally constructed in 1996 totaling 5,659 feet.
- d. The property was acquired as a single-family residence.
- e. The property is zoned Residential Standard (RS) and closed escrow on October 13th, 2021 for \$2,359,000.



In order to utilize the second comparable, I had to back out the value of the home. Typically, land accounts for 20% of the total cost of construction of a new higher-end home. However, while the home located at 1900 NW Glassow Drive is of exceptional quality, it is a twenty-five-year-old home and is dated. Therefore, I estimated the value of the land at closer to 33% of the sales price: $\$2,359,000 \times 33\% = \$778,470$ or \$256,920 per acre. It is important to note that this site does not have the high-value views of the COCC land.

Final Valuation

It is my opinion that the person willing to pay the highest price for the five tax lots owned by COCC would be a private investor that wants to develop a one-of-a-kind property. This person might then pay \$\$384,000 to \$400,000 per acre. Unfortunately, a developer will take into account the lack of access, utilities, grade variant, and Deed restrictions to the site and may only pay somewhere close to \$250,000 to \$275,000 per acre.

Assuming a private party acquires the site, my valuation for the land is
\$2,400,000.

I look forward to answering any further questions and I welcome the opportunity to speak in person, over the phone, or via a Zoom call to review the details of my analysis. Thank you for the opportunity to provide you with my opinion of value.

Sincerely,

DocuSigned by:
Brian Fratzke
C22FBAEF53C246F...

11/5/2021 | 12:52 PM PDT

Brian, E. Fratzke, CCIM, Principal Broker
Fratzke Commercial Real Estate Advisors, Inc.

Disclaimer:

We are not licensed Appraisers therefore the opinion of Value is not intended to meet the requirements set out in the Uniform Standards of Professional Appraisal Practice. This Opinion of Value is not intended as an appraisal and that if an appraisal is desired; the services of a competent professional licensed appraiser should be obtained.

Referenced Property



Preliminary Title Report Exceptions:

6. No building shall be constructed on the property unless the same has been designed by a licensed and registered architect to practice in the State of Oregon.
7. No structure of any kind shall be moved onto any lot excepting a small structure for use by a builder as his construction shack during the construction period.
8. All buildings which may be placed or constructed on any portion of the above-described tract excepting the portions or whole thereof constructed of brick or stone shall be painted or process painted as to exterior within six months of the date said buildings are completed.
9. All residences, dwellings and other buildings erected shall be placed on a solid continuous poured concrete or masonry block foundation.
10. All dwellings shall have an individual sewage disposal system or city sewer installed in compliance with the requirements of the State Sanitary Authority or Health Authority having jurisdiction.
11. No temporary dwelling shall be constructed.
12. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
13. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste (and such waste) shall not be kept except in sanitary containers at all times. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
14. This property shall never be divided into tracts containing less than 12,500 square feet and no residential unit or attached combination of units shall be constructed on any area less than 12,500 square feet in size.
15. Multiple dwelling units may be constructed on the premises, provided, however, that such multiple dwelling units shall be constructed only in accordance with the design of a licensed and registered architect authorized to practice in the State of Oregon.

Preliminary Title Report Minor Partition:

DESCHUTES COUNTY OFFICIAL RECORDS
COUNTY CLERK 2011-2021
\$48.00

2-435

SURVEYOR'S CERTIFICATE

I, ROBERT M. KARP, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT OF PARTITION, SAID PLAT BEING DESIGNATED AS PARCELS 2, 3 AND A PORTION OF PARCEL 1, PARTITION PLAT NO. 1988-45, AS FILED IN THE CLERK'S OFFICE, AND FURTHER CERTIFY THAT SAID PLAT WAS SUBMITTED INTO THE PUBLIC RECORDS AS SHOWN ON THE ATTACHED PLAT OF PARTITION SURVEY, BEING DESIGNATED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON; THENCE NORTH 14° 24' 21" EAST 314.58 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING THE WETLINE POINT OF THIS PARTITION PLAT, BEING MARKED BY A 4 1/2" HIGH WOOD SIGNATURE, WEST END OF THE COURSE; THENCE NORTH 02° 34' 31" EAST 88.34 FEET; THENCE NORTH 01° 01' 14" EAST 44.55 FEET; THENCE SOUTH 83° 13' 02" EAST 37.48 FEET; THENCE NORTH 02° 45' EAST 77.00 FEET; THENCE NORTH 01° 01' 14" EAST 44.55 FEET; THENCE SOUTH 83° 13' 02" EAST 37.48 FEET; THENCE NORTH 71° 42' 00" EAST 23.33 FEET; THENCE NORTH 80° 07' 28" EAST 18.00 FEET; THENCE SOUTH 84° 24' 33" EAST 121.83 FEET; THENCE NORTH 72° 29' 09" EAST 78.16 FEET; THENCE NORTH 44° 37' 11" EAST 18.00 FEET; THENCE NORTH 10° 37' 54" WEST 88.61 FEET TO A POINT ON THE COURSE; THENCE SOUTH 89° 23' 09" WEST 544.59 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING, CONTAINING 218 ACRES, MORE OR LESS.

SURVEYOR'S NARRATIVE

PURPOSE OF SURVEY: TO SUBDIVIDE SAID PARCEL INTO THREE PARCELS AND MARK THE CORNERS THEREOF.

PERSONNEL: ROBERT M. KARP, PLS 1842; RUSSELL W. KARP, JR., PLS 2287

SUMMARY:

THE SURVEY FOR THIS PARTITION IS BASED UPON THE SURVEY FOR PARCEL 2 OF PARTITION PLAT NO. 1988-45, BY HERMAN AND WILLIAMS, DATED 6/24/96 (L.S. NO. 1308) DAVID R. WILLIAMS. HE FOUND ALL OF THE MONUMENTS AS SET BY HIM FOR HIS PARTICULAR SURVEY. HE RAN A CLOSED LOOP TRAVERSE ALONG SAID PARCEL, CLOSING AT A 0.04 NORTH AND 0.05 EASTING. HE THEN COMPUTED THE NEW CORNERS TO BE SET FOR THE NEW PARTITION AND SET THEM ACCORDINGLY. RECORDED FOR THE SURVEYOR AND BASED UPON THE LAST LINE OF SAID WILLIAMS SURVEY.

SURVEYS OF RECORD USED FOR THIS RESURVEY:

- 1. SAID SURVEY OF PARTITION PLAT NO. 1988-45, BY DAVID R. WILLIAMS, FILED 6/24/96 (L.S. NO. 1308).
- 2. SURVEY FOR LOT LINE ADJUSTMENT ON SAID PARCEL, ALSO BY DAVID R. WILLIAMS, FILED 3/9/98 (L.S. 1322).

APPROVALS:

DESCHUTES COUNTY CLERK: [Signature] DATE: 5/27/03
CITY OF BEND PLANNING DIRECTOR: [Signature] DATE: 5/27/03
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02
DESCHUTES COUNTY CLERK: [Signature] DATE: 5-11-02

STATEMENT OF WATER RIGHT

THERE IS NO WATER RIGHT FOR THIS PARCEL.

PARTITION PLAT NO. 2008-35
BEING A PARTITION OF PARCEL TWO, & A PORTION OF PARCEL ONE, OF PARTITION PLAT NO. 1988-45, BEING LOCATED IN THE NW1/4 SW1/4 SECTION 30, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON
CITY OF BEND NO. PZ 01-110
TAX LOT NUMBER 17-12-30CB-101

OWNER'S DECLARATION

I, [Signature], DO HEREBY CERTIFY THAT WE, MARIONNE H. KOWING AND PATRICIA D. OWELL, ARE THE OWNERS IN FEE SIMPLE OF THE LAND AS SHOWN ON THIS PARTITION PLAT, AND HAVE CHOSEN SAID LAND TO BE SUBDIVIDED INTO PARCELS AS SHOWN ON SAID PLAT, AND TO CREATE A 30.00 FOOT DRIVEWAY EASEMENT OVER PARCELS 3 TO BENEFIT PARCELS 1, AND AN EXISTING EASEMENT RECORDED IN VOLUME 133, PAGE 2411, TO BENEFIT PARCEL 2 FOR ACCESS & UTILITIES, AND DO HEREBY SUBMIT FOR APPROVAL AND RECORD SAID PLAT OF PARTITION.

ACKNOWLEDGEMENT

MARIONNE H. KOWING, [Signature] PATRICIA D. OWELL, [Signature]
STATE OF OREGON, COUNTY OF DESCHUTES

ON THIS 3 DAY OF MAY, 2008, BEFORE ME, APPOINTED MARIONNE H. KOWING AND PATRICIA D. OWELL, KNOWN TO ME PERSONALLY, TO BE THE INDIVIDUALS WHO EXECUTED THE ABOVE DECLARATION FREELY AND VOLUNTARILY FOR THE PURPOSES HEREIN SET FORTH.

NOTARY PUBLIC FOR THE STATE OF OREGON: [Signature]
MY COMMISSION EXPIRES: 4-26-06
CERTIFICATE NO. 354909

RECORD CURVE DATA PER CS 13583 & 13406

Table with columns: NO., RADIUS, ARC, CENTRAL ANGLE, CHORD & BEARING. Rows 01, 02, 03.

Table with columns: NO., RADIUS, ARC, CENTRAL ANGLE, CHORD & BEARING. Rows 01, 02.

MEASURED CURVE DATA PER THIS SURVEY

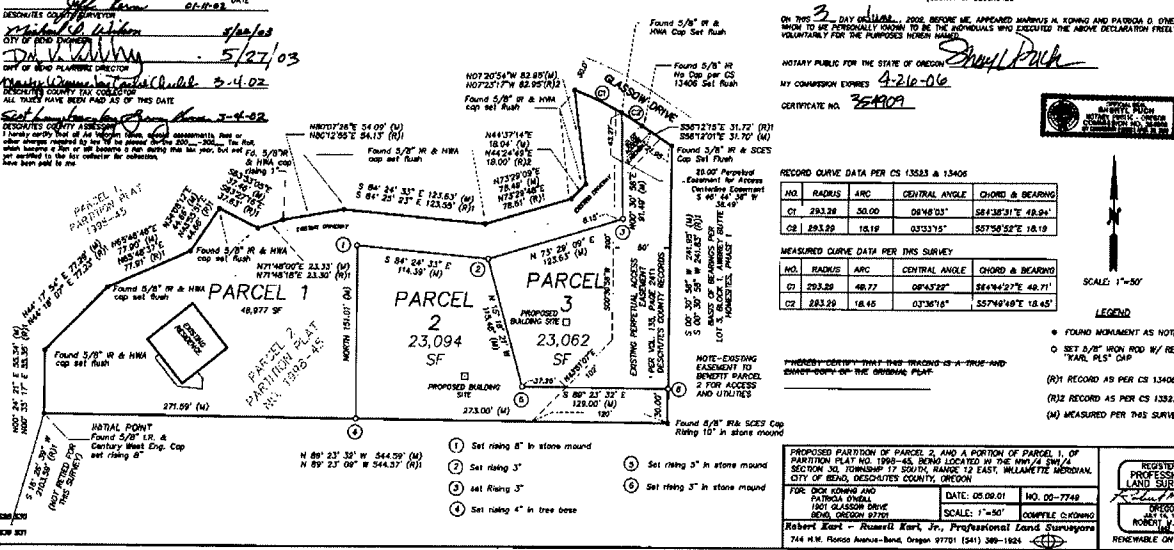
Table with columns: NO., RADIUS, ARC, CENTRAL ANGLE, CHORD & BEARING. Rows 01, 02.

PROPOSED PARTITION OF PARCEL 2, AND A PORTION OF PARCEL 1, OF PARTITION PLAT NO. 1988-45, BEING LOCATED IN THE NW1/4 SW1/4 SECTION 30, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON.

FOR: DICK CONROY AND PATRICIA OWELL, 1801 GLASGOW DRIVE, BEND, OREGON 97701

DATE: 05.06.07 SCALE: 1"=50' COMPLETE CLOSING

Robert Karp - Russell Karp, Jr., Professional Land Surveyors, 114 N.W. Florida Avenue-Bend, Oregon 97701 (541) 399-1825



LEGEND:
● FOUND MONUMENT AS NOTED
○ SET 5/8" IRON ROD W/ RED PAINT PL5" CAP
(R1) RECORD AS PER CS 13408
(R2) RECORD AS PER CS 13383
(M) MEASURED PER THIS SURVEY