

# A park for all

## GILBERT REGIONAL PARK HIGHLIGHTS

- All abilities park**  
Play structures designed for accessibility for all abilities
- Mountain play structure is **18 feet tall**
- 2** zip lines      **10** ramadas
- 10** swings      **10** total slides
- 4,000-square-foot** splash pad
- 600+** gallons per minute of recirculated water
- 57** water features

SOURCE: TOWN OF GILBERT/  
COMMUNITY IMPACT NEWSPAPER



### CONSTRUCTION COSTS:

Phase 1: **\$14.4M**  
Phase 1B: **\$18.2M**

Gilbert Regional Park, which opened Sept. 21, will be the town's largest park when built-out, with 272 acres. Its three playgrounds have more than 150 play features. It is also the town's first general-use park in South Gilbert.

## New parks provide desired amenities to town's southside

Gilbert Regional, Desert Sky fill voids in areas, bring accessibility and connectivity for residents

BY **TOM BLODGETT**

The Gilbert parks system is receiving a major boost with the September opening of the first 30 acres of what will be the 272-acre Gilbert Regional Park and the anticipated November opening of Phase I of the 115-acre Desert Sky Park.

"I would call it a great upgrade,"

Mayor Jenn Daniels said before Gilbert Regional Park's opening. "Our residents and our community have worked really hard to see this come to fruition. They participated in the design process, and they were here for every step of the way. They deserve this park, and I can't wait to see them enjoy it."

Between the two new parks, the town is bringing amenities that have been in short supply to the south side of town; adding fields to the inventory for youth sports; giving accessibility in play areas; making nearby homes more attractive to buyers; and aiding connectivity among residents for

CONTINUED ON **12**

## Gilbert Fire Department to launch ambulance services

Private company to continue most coverage

BY **TOM BLODGETT**

Sometime in November, Gilbert Fire Station No. 3 will add a new vehicle to its inventory: Medic 253.

That vehicle will be unlike any housed at the other fire stations. It is an ambulance, the first to be used in Gilbert as a line of service for the Gilbert Fire and Rescue Department.

Most of Gilbert will continue to be served through

CONTINUED ON **14**

## COSTS OF SERVICE

The town of Gilbert projects the Fire & Rescue Department ambulance service will be revenue-neutral on the town's budget after billing patients. Here are the projected costs.

**Fully loaded ambulances**  
with equipment:

**\$225K**

each

**One-time expenses for**  
start of operations:

**\$85K**

Ongoing **annual costs: approximately**

**\$582K**

SOURCE: GILBERT FIRE AND RESCUE DEPARTMENT/  
COMMUNITY IMPACT NEWSPAPER

## GILBERT EDITION

VOLUME 2, ISSUE 2 | OCT. 30-NOV. 26, 2019

**CI** COMMUNITYIMPACT.COM



**4** IMPACTS  
Now Open, Coming Soon & more



**6** TO-DO LIST  
Upcoming local events



**7** TRANSPORTATION UPDATES  
Street work in town

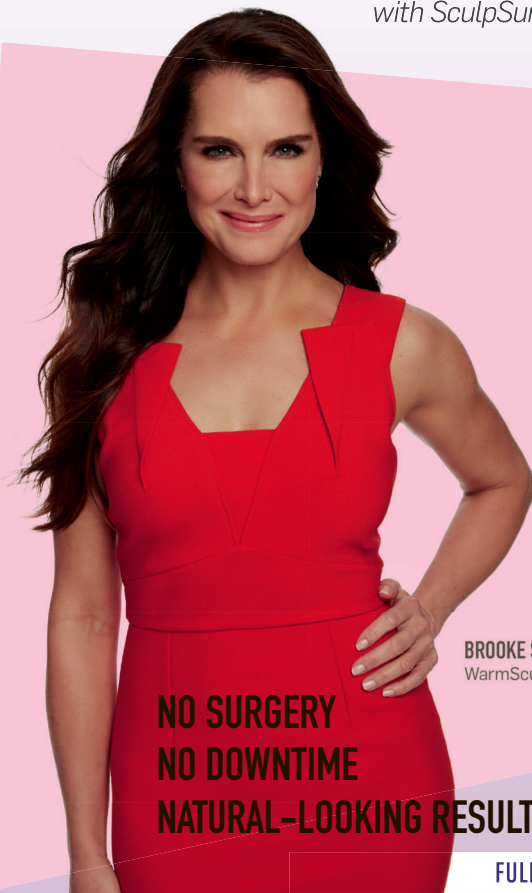


**10** BUSINESS FEATURE  
Modern Milk



**11** DINING FEATURE  
Henhouse Café





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## ABOUT US

John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team.

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## Nice weather invites us to outdoor activities

Now that temperatures have eased up from the 100-plus degree days of summer, my attention is on all things outdoors. Well, that and football season (Go Pack, Go!). Cooler temperatures mean hikes, patios and time at the park.

The Gilbert Regional Park has opened, and based on opening weekend traffic alone, it is going to be a popular new amenity for our community. In addition, our town is about to have access to additional sports fields with Desert Sky Park, which opens Nov. 6. Learn more about the impact parks have on Gilbert in this month's front-page story.

Thanksgiving is around the corner, so I wanted to take a moment to express gratitude for your support in our first year here. Each month, we receive feedback from local readers, which helps us know that we are providing a valuable service to this community. I'd like to share one example with you:

"I just wanted to say thank you for the *Community Impact Newspaper*! I wait excitedly for each issue. I like to keep my business in Gilbert, and this informs me of businesses to do just that!"

Thank you again for reading your local newspaper each month.



*Amy Ellsworth*

Amy Ellsworth  
**PUBLISHER**  
aellsworth@communityimpact.com

## ASK THE EDITOR



*Tom Blodgett*

Tom Blodgett  
**EDITOR**  
tblodgett@communityimpact.com

Do you have a question about how local government works or something going on in town? Send it to gilfeedback@communityimpact.com.

## How is this newspaper printed?

Did you know the paper you're holding in your hands came all the way from Pflugerville, Texas?

While our staff works and lives in or near Gilbert, our company headquarters in Pflugerville prints all of our 32 editions across the U.S. from one facility.

Once our paper is ready to send off to the presses, our in-house graphic designer for Gilbert, Isabella Short, prepares each page to be sent to a state-of-the-art Goss Magnum Compact printing press—one of only four in the world. The others are in New York, Mexico City and Singapore.

From there, our paper is printed on domestically sourced, eco-friendly paper using soy-based ink in our facility, which recycles more than 60 tons of paper a month.

Then, it is bound and shipped—the printing plant has a U.S. Post Office Station on-site—to you, for you to enjoy and keep you informed each month.

Let us know what you think about this month's edition at tblodgett@communityimpact.com.

## FEATURED STORIES

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September market data

### 19 IMPACT DEALS

### Correction:

Volume 2, Issue 1

Sean Watts was misidentified in a photo on page 11 from the Gilbert Chamber Foundation's Bowling for Good event.

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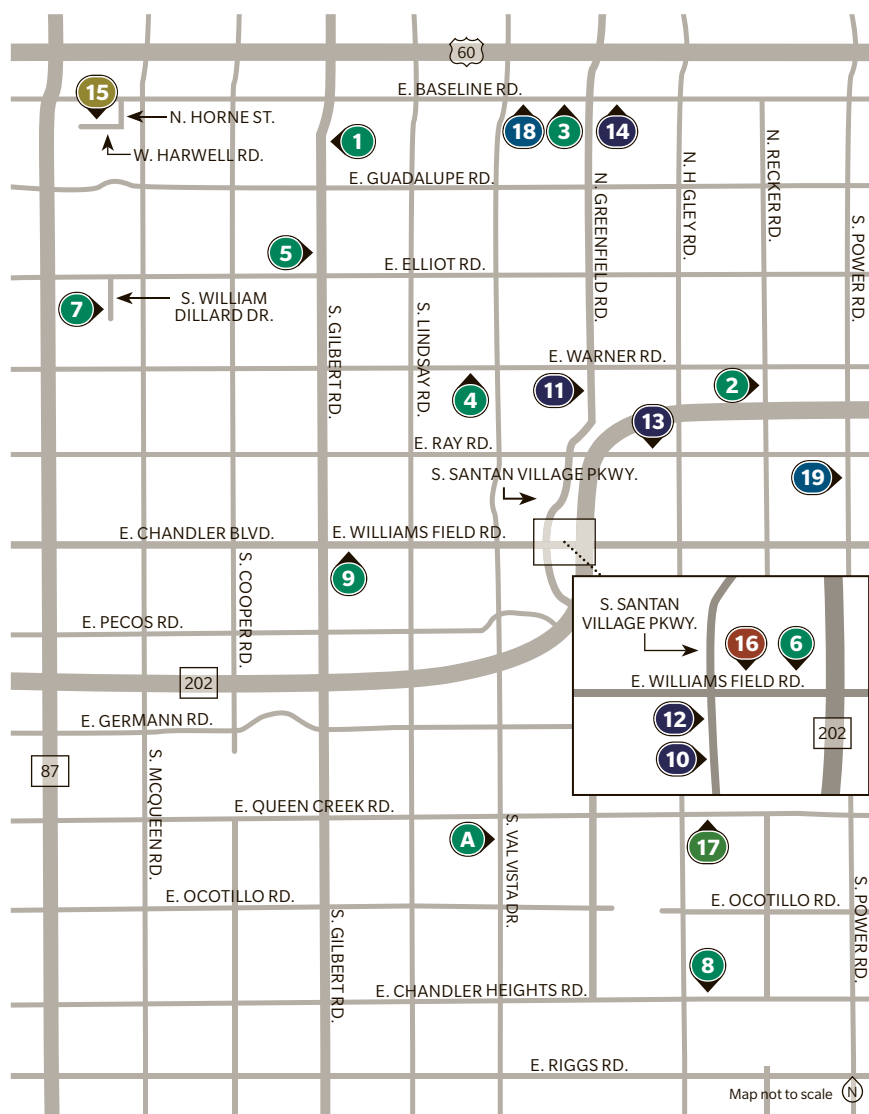
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## NOW OPEN

**1 Café de Bangkok** opened Oct. 1 at 1111 N. Gilbert Road, Ste. 101, Gilbert. The Thai food restaurant uses natural, fresh herbs and spices, including garlic, coriander, lemongrass, mint, kaffir lime leaves, galangal and chilis, in its cooking. The food is mainly served with jasmine rice. The restaurant takes over the space formerly occupied by Thai Mint Cafe. 480-497-5366. [www.facebook.com/CafeDeBangkokGilbertAZ](https://www.facebook.com/CafeDeBangkokGilbertAZ)

**2 Desert Springs Church** of Chandler opened a Gilbert campus Oct. 20. The Assemblies of God church meets at 10 a.m. Sundays at Cooley Middle School, 1100 S. Recker Road in Gilbert. Its established campus in Chandler will remain open. 480-726-0399. [www.desertspringschurch.com](http://www.desertspringschurch.com)

**3 East Valley Serenity Health** opened its office Aug. 15 at 4001 E. Baseline Road, Ste. 101, Gilbert. It offers comprehensive outpatient addiction recovery programs. The practice says it employs a team approach in collaborating with other health

care professionals, including counselors and licensed therapists, as well as with patients' families and support groups. 480-770-4540.

[www.eastvalleyserenityhealth.com](http://www.eastvalleyserenityhealth.com)

**4 The Fred Astaire Dance Studios** opened Oct. 10 at 1435 E. Warner Road, Ste. 105, Gilbert. The studio offers dance lessons, including classes in ballroom and Latin-style dancing. It also sells dance shoes, practice wear, accessories and jewelry. 480-993-0977.

[www.fredastaire.com/gilbert](http://www.fredastaire.com/gilbert)

**5 Left Brain Right Brain Studio** opened Sept. 13 at 20 N. Gilbert Road, Gilbert. It offers after-school and weekend enrichment programs and themed studio classes for children ages 4-12. 480-635-0386. <https://leftbrainrightbrainstudio.com>

**6 Lululemon Athletica** opened a Gilbert location in SanTan Village at 2200 E. Williams Field Road, Ste. 103, Gilbert. The athletic apparel company also sells accessories and self-care products. 623-526-8923. <https://shop.lululemon.com>

**Monsoon Firearms** opened Aug. 5. It facilitates legal transfers of firearms, including new and used guns. The business operates by appointment only. 480-299-8191.

**7 Move Up Faster** opened in August at 170 S. William Dillard Drive, Ste. 115, Gilbert. The company offers mobile-friendly web design services for businesses. 480-590-5710. [www.moveupfaster.com](http://www.moveupfaster.com)

**8 True Direction Counseling** opened Sept. 1 at 3336 E. Chandler Heights Road, Ste. 123, Gilbert. Licensed Professional Counselor Megan Heywood offers in-person and online counseling for individuals and couples. 480-712-2660. <https://truedirectioncounseling.com>

**9 Your CBD Store** held its grand opening Aug. 8 at 183 E. Williams Field Road, Ste. E105, Gilbert. The store sells hemp products, including tinctures, topical relief creams, oils, capsules, skin care and products for animals. It also focuses on educating customers on CBD products. 480-590-1377. <https://cbd4u.com/find-us/artizona/gilbert>

## COMING SOON

**10 CLOVR Life Spa** anticipates opening Nov. 5 at 2524 S. SanTan Village Parkway, Ste. H-101, Gilbert. The spa offers skin care services in a space with art, curated music and a relaxation area. The company is headquartered in Scottsdale, but its only open site is in Minnesota, with two openings planned for Arizona and a third set for Alabama. 888-778-6747. <https://clovrlifespaspa.com>

**11 Copper & Logs Craft Kitchen** anticipates a November opening for its "gastropub" at 832 S. Greenfield Road, Ste. 101, Gilbert. The establishment will include patio seating. [www.copperandlogs.com](http://www.copperandlogs.com)

**12 CycleBar** anticipates the opening of a Gilbert franchise Dec. 5 at 2484 S. SanTan Village Parkway, Ste. J103, Gilbert. CycleBar is a boutique cycling workout studio with 50 stationary bikes for use in classes and employs instructors who lead with playlists of their own creation. Gilbert will be the sixth Arizona location for the studio. 480-912-1253. [www.cyclebar.com/location/gilbert](http://www.cyclebar.com/location/gilbert)

**13 Epicenter** has announced the first five restaurants and retailers for when the vertical mixed-use development opens at Agritopia in 2021 at the northwest corner of Ray and Higley roads. The announced restaurants are **Matt's Big Breakfast** and **Gadzooks**, which tags itself as a purveyor of enchiladas and soup. The announced retailers are **Bunky Boutique**, **Wylde Salon** and **Hooligans Barbershop**. 480-988-1238. [www.epicenteratagritopia.com](http://www.epicenteratagritopia.com)

**14 INSPIRE Entertainment** broke ground Oct. 22 on a performing arts facility, INSPIRE Campus, at the intersection of Baseline and Greenfield roads in Gilbert. It will feature seven large dance studio spaces, a preschool, a cafe, a recording studio and a dancewear boutique. The academy offers music, dance, theater, education and development programs. The facility is scheduled to open in the summer or fall of 2020. 480-830-5955. <https://inspireent.com>

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## FEATURED IMPACT – NOW OPEN



**Wrapped with Ribbon** opened a brick-and-mortar store Sept. 14 at 4844 S. Val Vista Drive, Ste. A111, in Gilbert. The boutique offers a variety of gifts for everyone from infants to grandparents. 480-440-7447. <https://wrappedwithribbon.net>

## RELOCATIONS

**15 Hawkins Design Group** moved from Mesa to 1140 W. Harwell Road, Gilbert, on July 1. The company conducts electrical design work, including solar electrical systems. 480-813-9000. [www.hawkinsdg.com](http://www.hawkinsdg.com)

## RENOVATIONS

**16 Team Orthodontics** remodeled its location in SanTan Village at 2080 E. Williams

Field Road, Ste. 104, Gilbert. The renovations were performed to accommodate the practice's growing number of patients. The business offers orthodontia for children, teens and adults. 480-759-3333. [www.teamorthodontics.com](http://www.teamorthodontics.com)

## NAME CHANGE

**17** Annette and Sean Anderson ended their franchise agreement with The Egg and I on Sept. 23 and renamed their busi-



ness **The Nook, A Daytime Eatery**. The menu will stay the same. The biscuits and gravy, soups and dressing are made from scratch, Annette Anderson said. The Nook is located at 3221 E. Queen Creek Road, Ste. 101, Gilbert. 480-988-2100. <https://thenookaz.com>

## NEW OWNERSHIP

**18 Aurora Natural Medicine** will unveil renovations Nov. 6 after new owners took



over the practice at 3651 E. Baseline Road, Ste. 121, Gilbert, on May 15. The naturopathic practice also has medical massage therapists, a medical aesthetician and a rapid transformational practice. 480-719-5119. <https://auroranaturalmedicine.com>

**19 Tommy's Village Center Family Car Wash** has taken over the space for Lawrence & Sons Car Wash at 5230 S. Power Road, Gilbert. It also has a food mart, auto detailing and lube and oil service. 480-619-4770.

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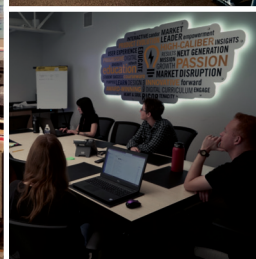
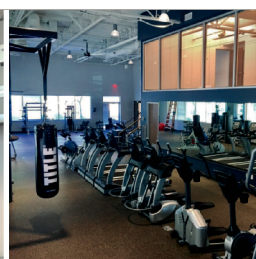
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## NOV. 1-2 OFF THE STREET FESTIVAL

Attendees of the town's fourth annual event will find live music, street performers, activities for children, food trucks and artisan and craft vendors. Free. Fri. 4-9 p.m., Sat. 9 a.m.-7 p.m. Heritage District, off Gilbert Road, between Guadalupe and Elliot roads. 480-503-6200. [www.gilbertaz.gov](http://www.gilbertaz.gov)

## OCTOBER

### 30 THROUGH NOV. 23 SEE A BROADWAY CLASSIC

"Hello, Dolly!" won 10 Tony awards during its run on Broadway and remains a classic of the stage. Wed.-Thu. 7:30 p.m., Fri.-Sat. 4 p.m. and 7:30 p.m. \$22-\$40. Hale Centre Theatre, 50 W. Page Ave., Gilbert. 480-497-1181. [www.haletheatrearizona.com](http://www.haletheatrearizona.com)

## NOVEMBER

### 05 DROP OFF YOUR BALLOT BEFORE THE DEADLINE

The school finance election issues are all being decided by mail-in ballot, with the deadline to mail being Oct. 30. However, you can still drop off your ballot at the appropriate school district office during their business hours. Gilbert Public Schools, 140 S. Gilbert Road, Gilbert. 480-497-3300. [www.gilbertschools.net](http://www.gilbertschools.net). Higley USD, 2935 S. Recker Road, Gilbert.

480-279-7000. <https://www.husd.org>. Chandler USD, 1525 W. Frye Road, Chandler. 480-812-7000. [www.cusd80.com](http://www.cusd80.com)

### 11 HONOR AMERICA'S VETERANS AT TOWN'S PUBLIC CEREMONY

The town of Gilbert will hold a Veterans Day event for the public with retired U.S. Army Lt. Gen. Jeffrey Talley as the keynote speaker. Talley was the Chief of Army Reserve and Commanding General of the U.S. Army Reserve Command from 2012-16. Patriotic music will start at 11 a.m. with the ceremony at 11:30 a.m. A free lunch with beverages will be served after the ceremonies. Free. Civic Center Campus, 50 E. Civic Center Drive, Gilbert. 480-503-6200. [www.gilbertaz.gov](http://www.gilbertaz.gov).

### 16 GO SHOPPING AND ENJOY EXTRAS IN A BACKYARD

The Gilbert Backyard Boutique, hosted by The Tattered Trunk, is a shopping experience that will feature more than 40 vendors and food trucks. This year's event also will have live music, free chair massages and a booth distributing Child ID kits. Free. 9 a.m.-3 p.m. 720 E. Seattle Slew Lane, Gilbert. [www.facebook.com/events/711407182635601](http://www.facebook.com/events/711407182635601)

### 19 LEARN HOW TO TAKE BETTER PICTURES ON A CELL PHONE

This class, instructed by professional photographer John Priddy, is intended for individuals who have the basic skills of cell phone photography but want to improve the quality and appearance of their photos. The workshop will introduce controls and settings, then progress to snapshots and refined images. Participants will learn about the interplay between light, focus and composition. Registration is required. 6:30-8:30 p.m. Free (members), \$10 (nonmembers). HD South, 10 S. Gilbert Road, Gilbert. 480-926-1577. <https://hdsouth.org>



## GILBERT DAYS TOWN CELEBRATES ITS WESTERN HERITAGE

### Nov. 15-16 | Pony Express Mail Ride

The official start of Gilbert Days begins at the Gilbert Post Office and then proceeds to Sacaton and Casa Grande on Friday. Riders will start from Casa Grande on Saturday and move on to Eloy, Coolidge, Florence and Queen Creek before returning to Gilbert. People can follow the ride on Facebook. Free (ceremonies). 7 a.m. 137 E. Elliot Road, Gilbert. <https://gilbertdays.org>

### Nov. 22-24 | Rodeo and Lil Dudes Rodeo

This rodeo has been a staple of the Gilbert Days celebration. It includes the Lil Dudes Mutton Bustin' event for children ages 4-7 weighing less than 55 pounds, in which kids will ride a sheep bareback. Those interested can sign up for the Lil Dudes Rodeo on Friday at 4 p.m., Saturday at 2 p.m., and Sunday at 11 a.m.; competitions will start one hour after signups begin on all three days. \$20 (per ride). Gilbert Days Rodeo: Free (military with ID), \$12 (children 7-15 and seniors 55-plus), \$18 (adults 16-55). Fri. 7 p.m., Sat. 5 p.m., Sun. 2 p.m. John Volken Academy Ranch, 26601 S. Val Vista Drive, Gilbert. <https://gilbertdays.org>

### Nov. 23 | Half-Marathon and 10K

Shun the Sun Foundation puts on this event as part of the Arizona Half and Full Marathon Series. The half-marathon starts at 7:30 a.m. at Higley High School, with the 10K runners joining them at 9 a.m. at Nichols Park. The participants will end their run alongside the Gilbert Days Parade down Gilbert Road. This year, a race expo with 30 health and fitness vendors has been added to the finish line. \$95 (half-marathon). Higley High School, 4068 E. Pecos Road, Gilbert. \$50 (10K). Nichols Park, 700 N. Higley Road, Gilbert. <http://gilberthalfmarathon.org>

### Nov. 23 | Parade

The parade down Gilbert Road through the Heritage District features floats and marchers from local schools, nonprofits, businesses and interest groups. 8:30 a.m. Free. 480-503-6200. [www.gilbertaz.gov](http://www.gilbertaz.gov)

Find more or submit events at [communityimpact.com/gil-calendar](http://communityimpact.com/gil-calendar). Event organizers can submit local events online to be considered for the print edition. Submitting details for consideration does not guarantee publication.

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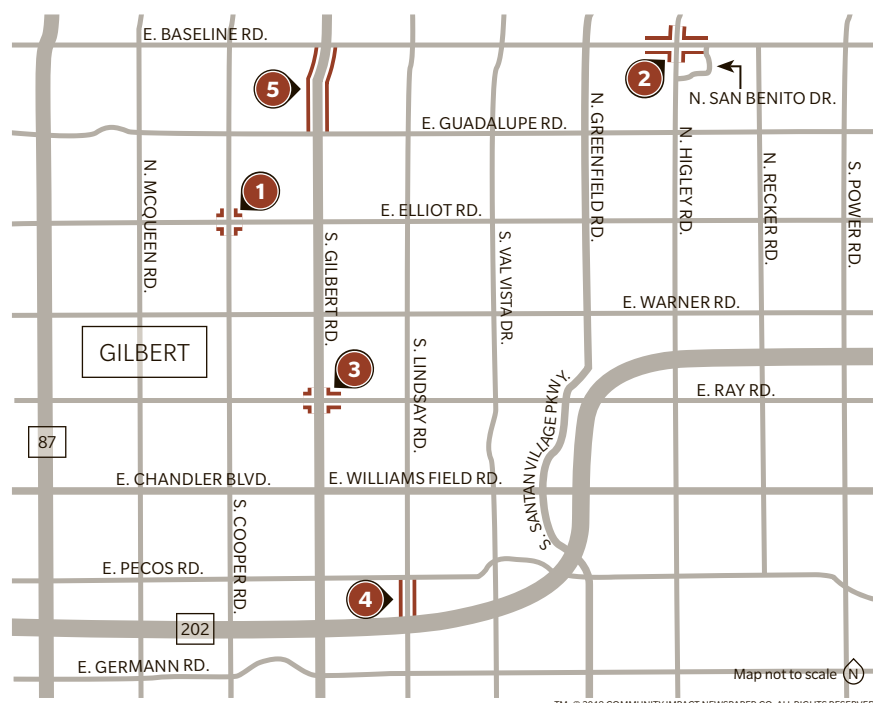
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## NEW PROJECT

### 1 Cooper and Elliot intersection work

The intersection at Elliot and Cooper roads will be improved in accordance with the Maricopa Association of Governments' regional transportation plan. The improvements are to reduce congestion. It includes widening and traffic signal improvements.

**Status:** The project is being bid out. The town anticipates work to begin in November. When it starts, drivers should expect one through-lane of traffic with left turns during certain phases of the project.

**Timeline:** November-June

**Cost:** \$10.37 million

**Funding sources:** bonds, regional funds

## PROJECT UPDATES

### 2 Higley-Baseline intersection improvements

Gilbert will improve and reconstruct the Baseline and Higley roads intersection.

**Status:** The signal pole and mast arm replacement at Higley and Baseline roads and Baseline and San Benito Drive was anticipated to be finished in mid-October. Streetlights were installed in the medians. The asphalt base of the reconstruction has been set. The final paving is anticipated for early to mid-November. The town estimates the project is approximately 70% done.

**Timeline:** March 11-December

**Cost:** \$5.03 million

**Funding sources:** regional and town of Gilbert funds, developer contributions

### 3 Left turn improvements

Because of left turn sight distance restrictions for turning traffic, the town is modifying 10 intersections to improve visibility in all four directions.

**Status:** Median work at Gilbert and Ray roads was scheduled to begin in August. However, the project is seeking Maricopa Association of Governments funding, and officials will not know if that funding is available until Nov. 19 or later.

**Timeline:** TBD; early 2020

**Cost:** \$1.3 million

**Funding source:** TBD

## ONGOING PROJECT

### 4 Lindsay Road widening—Pecos to Loop 202

Lindsay Road will be improved from Pecos Road, including the intersection, to the Loop 202 underpass to major arterial standards. The improvements include construction of additional lanes.

**Status:** Construction continues on the west side of Lindsay, south of Pecos. Traffic is reduced to one lane in each direction, while allowing left turns.

**Timeline:** May-March 2020

**Cost:** \$12.6 million

**Funding sources:** town of Gilbert bonds, regional funds, developer contributions

## COMPLETED PROJECT

### 5 Gilbert Road improvements

The town conducted a major reconstruction of deteriorated asphalt pavement on Gilbert Road from Baseline Road to north of Guadalupe Road.

**Status:** The final walkthrough was Oct. 8.

**Timeline:** November 2018-October 2019

**Cost:** \$6.15 million

**Funding source:** town of Gilbert



Governing boards approve local districts’ annual financial reports

**SCHOOL DISTRICTS** The governing boards of the three school districts that serve Gilbert approved the annual financial report from their districts between Sept. 25-Oct. 1.

The report, which records a district’s expenditures, revenues and transfers, is required by law to be submitted by Oct. 15 and to be published on the Arizona Department of Education website.

GILBERT PUBLIC SCHOOLS

The Gilbert Public Schools’ report showed the district’s revenues and expenditures grew in the past fiscal year.

Most of the revenue increase came from the state’s adjustment of its base funding and continued restoration of “District Additional Assistance” capital funds. Increased property taxes collected from growing property values also played a part, according to staff.

The expense increases came mostly from salaries, benefits and curriculum adoption.

HIGLEY USD

Gary Holland, the Higley USD CFO, told the board Sept. 25 the district’s classroom instruction spending is 57.81% of the district’s spending. Classroom instruction spending is the key metric of the state Auditor General’s Classroom Spending Report. That

percentage is higher than the state average, at 54%, or for Higley’s peer districts, at 53.48%.

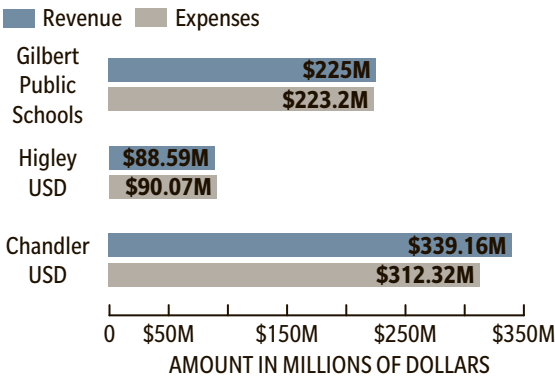
CHANDLER USD

The Chandler USD report revealed that between state, federal and other funds, the district spent \$8,162 per pupil in fiscal year 2018-19, the highest amount in 11 fiscal years, CFO Lana Berry said.

Berry also said 71.97% of maintenance and operations funds went back into the classroom.

School districts’ annual financial reports

The governing boards signed off on these reports in the past month.



SOURCES: GILBERT PUBLIC SCHOOLS, HIGLEY USD, CHANDLER USD/ COMMUNITY IMPACT NEWSPAPER

District aims to provide safe and supportive learning environment

**GILBERT PUBLIC SCHOOLS** Students as young as elementary school age are showing signs of stress, including incidents of children who are 8 or 9 years old engaging in self-harm, a district official told the governing board Oct. 1.

K-12 Prevention Coordinator Susan Cadena said as a result, the district is using evidence-based social emotional programming and support and trying to engage with students who are in need as early as possible.

Cadena presented to the board the framework of district efforts to give students a “safe and supportive learning environment.”

Each GPS campus has a behavioral health team, which includes an administrator, a counselor or social worker, a school psychologist and a school nurse. The teams have a structured approach to identifying and intervening with students at risk of self-harm or school violence.

The district also has a crisis response team of behavioral health staff that is always on call.

The crisis team was deployed six times in the first nine weeks of this school year, but Cadena said that number, despite coming in so short a time frame, is not unusual. The team, Cadena said, is usually deployed about 10 times during a school year.



More neon signage could be in the Heritage District’s future.

Large noncommercial neon signs get OK from Gilbert Town Council

**GILBERT** Up to three large neon signs, which the town hopes will be used for area branding, could go up on Heritage District rooftops after Town Council approved sign ordinance modifications Oct. 17.

Previously, the Redevelopment Commission voted unanimously for the proposal, and staff recommended approving it, but the Planning Commission voted 5-2 against recommending it. With its final say, council voted 5-2 to approve the measure, with Council Members Brigitte Peterson

and Scott Anderson voting in dissent.

Under the proposal, buildings at least three stories in height could put up a noncommercial sign of no more than 200 square feet on their rooftops. One would be allowed in the north end of the Heritage District, another in the south and a third in the central portion.

Those on council supporting the proposal mostly expressed an interest in the potential for branding and for pushing the town further forward in its development efforts.

However, Anderson and Peterson expressed a concern about opening a “Pandora’s box” of problems.

“I feel strongly the Heritage District should have one icon: the water tower,” Anderson said.

Operation Welcome Home Veterans AZ dissolves

**GILBERT** Operation Welcome Veterans AZ, a group dedicated to honoring returning veterans, has declared an end to its efforts to build a military-themed park in Gilbert.

The group sent a letter to Mayor Jenn Daniels on Sept. 25 to formally let the town know it intended to end operations and dissolve its 501(c)(3) corporation. The group, which had met with Daniels on Sept. 11, also thanked the town in the letter for its support of the nonprofit’s efforts.

The Town Council terminated the town’s agreement and lease with the group for 5 acres of land just east of the town’s public safety building Oct. 17.

The group planned to build the “Western Veterans Vitorial” on the land, which it hoped would be a regional draw, according to board members. The highlight was to be an 80%-scale replica of the Vietnam Memorial Wall in Washington, D.C. It also would have included an education and resource center for veterans, plus other features for education, remembrance and reflection.

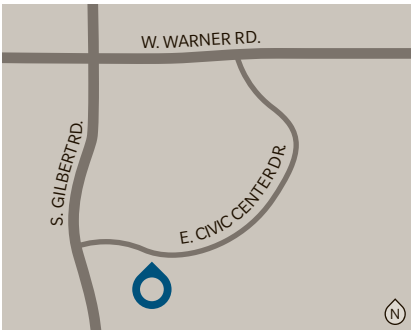
However, in the letter to Daniels and another to project supporters, Welcome

Home Veterans AZ President Annie Remsburg acknowledged the group could not move forward because of funding.

“After exhausting all fundraising strategies given our resources, the board determined that dissolution was the only rational conclusion to our efforts,” Remsburg wrote.

Council Member Aimee Yentes recused herself from the vote as she is vice president of Welcome Home Veterans AZ. She expressed her disappointment in seeing the group, which also supported veterans and had educational programs, dissolve.

“But we’re also very proud,” she said. “We’re proud of the work we’ve done over almost 10 years.”





# Deloitte announces plan to expand its footprint at Rivulon development

**GILBERT** Deloitte is planning to occupy an additional 100,000 square feet at Rivulon in Gilbert by early 2020, said Brian Ellis, Nationwide Realty Investors President and Chief Operating Officer, on Sept. 26.

The new space will be in an additional building in The Commons at Rivulon, the mixed-use development at Gilbert Road and the Loop 202-Santan Freeway. The company first moved into another 100,000-square-foot building at the The Commons at 310 E. Rivulon Blvd., Gilbert, in late 2018. The Commons development is planned to have four buildings.

Deloitte is a multinational



Deloitte will add space at Rivulon by taking up an additional building at The Commons.

professional services network and one of the “big four” accounting organizations. Gilbert approved a deal in June 2018 for the company to bring an operations center to town. The company said it has plans to bring as many as 2,500 jobs to town, which would make it the town’s largest employer.

Nationwide is constructing two additional 100,000-square-foot buildings at The Commons, according to

the release.

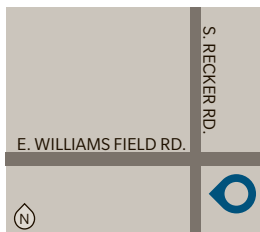
Deloitte did not announce any additional jobs with the expanded footprint at Rivulon. Nonetheless, Mayor Jenn Daniels welcomed the news.

“We’re thrilled for Deloitte that they’re experiencing the kind of success that enables them to embark on an expansion like this,” she said, calling it “a great sign of things to come.”

# Developer bringing Fry’s grocery to Cooley Station

**GILBERT** A Fry’s Marketplace at Cooley Station is coming to fruition, as Evergreen Devco announced Sept. 25 it is breaking ground on a shopping center that the grocery store will anchor.

The planned shopping center on the southeast corner of Recker and Williams Field roads will be 172,000 square feet, according to the company release. It also will include an AutoZone, a Taco Bell and a Burger King, with more tenants to come. Evergreen purchased the shopping center property Sept. 19.



# Town to look at modifying Paratransit services

**GILBERT** Town Council directed staff Sept. 19 to explore rolling back Paratransit services to cover only federally mandated areas of town. Paratransit is required to be maintained within three-fourths of a mile of existing fixed routes for buses, but Gilbert offers it throughout the town. The direction to pursue a rollback came at staff’s request.

Development Services Director Kyle Mieras and Transportation Planner Nichole McCarty noted the rising costs and decreased funding for these programs, which are for Americans with Disabilities Act-certified riders. The town has two programs for ADA riders: Paratransit and RideChoice.

## Paratransit vs. RideChoice

Paratransit is a door-to-door, shared ride service for ADA-certified riders unable to use conventional bus service. RideChoice is a private-ride service that provides discounted access to ridesharing and taxi companies to ADA certified riders. Here is how they compared in fiscal year 2018-19.

	Paratransit	RideChoice
Total trips	45,907	5,098
Average net cost to Gilbert	\$50 per trip	\$20 per trip
Average trip	11.3 miles	5.1 miles
Longest trip	59 miles	23.7 miles

SOURCE: TOWN OF GILBERT/  
COMMUNITY IMPACT NEWSPAPER

# Town groups celebrate their best at annual Community Excellence Awards gathering

**GILBERT** More than 20 people were recognized Sept. 24 at the Gilbert Community Excellence Awards for their efforts with town organizations in the past year.

The awards came from the town, the Gilbert and Higley school districts, participating charter schools, Chandler-Gilbert Community College, Gilbert Chamber of Commerce and Community Impact Newspaper.

## Community Impact Newspaper

**Geneva Clay Volunteer Award:** Walter Delecki

**Beautification Award:** David Dietlein, Hale Centre Theatre

**Young Hero Award:** Campbell Faulkner

## Higley USD

**Volunteer of the Year:** Carrie Ware, Centennial Elementary and Sossaman Middle

**Support staff of the Year:** Lisa Simmons, Cooley Middle School

**Educator of the Year:** John Burke, Sossaman Middle School

## Chandler Gilbert Community College

**Staff Member of the Year:** Kathy Crossley,

payroll

**Educator of the Year:** Patrick Michael Finn, writing

## Gilbert Public Schools

**Sheila Rogers Uggetti Volunteer of the Year:** Steven Weigley, Canyon Rim Elementary School

**Support Staff of the Year:** Veronica Duran, Augusta Ranch Elementary School

**Dr. Wally Delecki Educator of the Year:** Tanecia Cornwall-Elysee, Gilbert Elementary School

## Charter Schools

**Volunteer of the Year:** Ben Whitworth, American Leadership Academy

## SCHOOL HIGHLIGHTS

**GILBERT PUBLIC SCHOOLS** The board approved on Oct. 1 a new pay schedule for district transportation workers, which will include pay raises, and upgrades to air conditioning in portable buildings at Highland High School.

**HIGLEY USD** The governing board studied out-of-town field trip policies as the district seeks uniformity in how they are applied across the district. Superintendent Mike Thomason said he wanted policies that helped groups get to a “yes” on making trips.

**CHANDLER USD** The U.S. Department of Education named Arizona College Prep-Erie Campus a U.S. Blue Ribbon School of Excellence on Sept. 26. The National Blue Ribbon Schools Program recognizes schools based on academic excellence or on progress in closing achievement gaps among student subgroups. The Chandler school has a 98.85% graduation rate.

## MEETINGS

### Chandler USD Board

Oct. 30, 7 p.m.

Nov. 13, 7 p.m.

1525 W. Frye Road, Chandler  
480-812-7000 • [www.cusd80.com](http://www.cusd80.com)

### Gilbert Town Council

Nov. 7, 6:30 p.m.

50 E. Civic Center Drive, Gilbert  
480-503-6871 • [www.gilbertaz.com](http://www.gilbertaz.com)

### Gilbert Public Schools Board

Nov. 6, 6:30 p.m.

Nov. 19, 6:30 p.m.

140 S. Gilbert Road, Gilbert  
480-497-3300 • [www.gilbertschools.net](http://www.gilbertschools.net)

### Higley USD Board

Nov. 6, 5:30 p.m.

Nov. 20, 5:30 p.m.

2935 S. Recker Road, Gilbert  
480-279-7000 • [www.husd.org](http://www.husd.org)



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**Support Staff of the Year:** Carey Paulo, American Leadership Academy

**Educator of the Year:** Katie Bradley, Leading Edge Academy

## Town of Gilbert

**Employees of the Year:** Eric Jensen and Eugene Mejia, technology

**Tim Dorn Public Safety Award:** Ed Morales

**Volunteer of the Year:** Larry McDonald

## Gilbert Chamber of Commerce

**Leon Uhlhorn Chairman’s Award:** Kate Prendergast, APS

**Visionary Award:** Heritage Center

**Spirit of Gilbert:** JW Rayhons, Rayhons Financial Solutions



# Modern Milk

Wellness center has resources to support moms

**W**ith a background in women's health, including work as a nurse practitioner and a labor and delivery nurse, Stephanie Nguyen has long cared for other women. It was not until she became a mother herself, though, struggling to breastfeed her baby and find mom-friends, that she conceived of a new way she could be there for women: helping moms.

"After I had my daughter, I didn't really have a community right away," Nguyen said. "When I finally met some other moms in a music class, [parenting] became a totally different experience—night and day, because I had so much more support, it was fun, and we would do things together."

Nguyen believed she could ease that transition for other moms, so she and her husband, Fred, opened their first mom-and-baby wellness center, Modern Milk, in Scottsdale in 2015. A Gilbert location followed in 2018. The spaces offer a variety of services: fitness, education, lactation consultations, mom groups and a boutique.

"[New motherhood] is a special time, and you don't want to sit at home and take every class and order everything

online," Nguyen said. "It's fun to go to a birthing class with your partner and be around other moms."

In its boutique, Modern Milk primarily sells products curated from other small businesses. There are crocheted baby rattles, Arizona-themed onesies and amber teething necklaces as well as apparel, mugs and water bottles from in-house brand Namomste, a play on the Hindu word "namaste."

"It's, 'The mom within me acknowledges the mom within you,'" she said. "That's how I envision Namomste."

That philosophy—moms supporting moms—is represented in Modern Milk's Happy Mom School groups, which feature weekly speakers, including pediatricians, physical therapists, dentists, photographers and brain researchers.

"I worked really hard perfecting [these groups], to get them to the point where moms are forming bonds, but also learning something new each week," she said. "I love hearing all the stories, you know, the groups that are like, 'We all went on a moms' vacation!' or, 'I moved here from out of state, I knew nobody, and now I have a great group of friends.'"

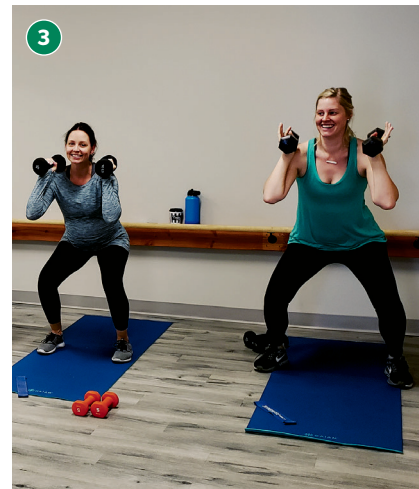
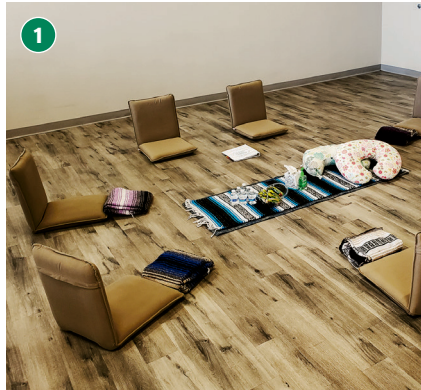
**"[NEW MOTHERHOOD] IS A SPECIAL TIME ... IT'S FUN TO GO TO A BIRTHING CLASS WITH YOUR PARTNER AND BE AROUND OTHER MOMS."**

—STEPHANIE NGUYEN, OWNER



While her own breastfeeding struggles sparked the idea for Modern Milk, Stephanie Nguyen says her business offers a variety of services and support for all families—those who breastfeed, bottle-feed or both. "We are supportive all the way around," she said.

- 1: Moms and babies enrolled in Happy Mom School meet once a week for eight weeks.
- 2: Modern Milk curates a selection of mom and baby products within its boutique space. Items are primarily sourced from small businesses.
- 3: Modern Milk offers pre- and postnatal fitness classes, from barre to yoga to high-intensity cardio. Prenatal yoga classes are often what initially attract women to Modern Milk, Nguyen said.



## Modern Milk

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Gilbert

480-534-8192

[www.modernmilk.com](http://www.modernmilk.com)

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# Henhouse Café

Breakfast eatery grows past owner's original idea

**B**rett Grebe had a simple idea: owning a breakfast spot close to his family home in Gilbert.

But his wife, Maureen, had a vision and a drive, and once word got out about the food she was cooking, the Henhouse Café quickly outgrew the idea of a standalone restaurant.

Maureen's vision was for clean eating—serving bacon without nitrates, for example; made-to-order food—every order of eggs starts with them being cracked; and terrific customer service.

The residents in Gilbert embraced it. That led to the growth.

"I should have known better," said Grebe, who played professional baseball for nine years. "I wanted one little restaurant after retiring. It didn't stay that way for long."

The Henhouse Café has three locations, two in Gilbert and one in Mesa, and a fourth location is likely to come soon.

The Grebes are in negotiations to expand the Lindsay Road spot into the space next door in May. They are also working to open a new location in Queen Creek at Riggs and Ellsworth roads.

One popular menu choice is Mom's Homemade Pancakes, giants that

became a viral sensation on social media.

Other top items include the Green Chili Skillet, chicken and waffles, and Kitchen Sink Omelet. And do not forget about the in-house made syrup, Grebe warns.

"We're cooking everything to order," Grebe said. "It might slow our kitchen down—we're doing 17-minute ticket times on Saturdays and 17 to 22 on Sundays—but we have always brought that to the attention of the customers. If you want fast food, I'd rather you go eat at IHOP and get the food fast but be miserable. If you get your food in five minutes here, then I hope you don't come back. We don't have stuff that's back there and sitting. Those eggs are cracked, and everything will be made for you right then."

That approach is how the Henhouse Café grew from a sports bar that started serving breakfast to the 10 a.m. football crowd to being on the verge of operating four breakfast cafés.

"Without the Gilbert community, we wouldn't be what we are today," Grebe said. "And, of course, my wife—she cooks from scratch. She wants to make sure she is an advocate for the customer, and they pay us back by coming back again and again."

## Mom's Homemade Pancakes

The behemoths started out as a question—"How big we can make them?"—during a training session.

**"IT TURNED INTO A 'WOW FACTOR' THING ... [CUSTOMERS] WILL GET UP AND ASK IF THEY CAN TAKE A PICTURE WITH [THE PANCAKES]."**

—BRETT GREBE, OWNER

Brett Grebe shows off the signature Mom's Homemade Pancakes (two to an order), which come in at about 20 inches in diameter and weigh a total of three pounds.

## DISHES TO TRY

The Henhouse Café offers traditional breakfast fare but still has some dishes that stand out.



## Chicken and waffles (\$9.99)

The popular dish comes with a chicken breast and homemade syrup to dunk the waffles into with each bite.

## The Paul Bunyan (\$12.49)

This plate gives the customer a little bit of everything and can fill up the hungriest of eaters.



## Henhouse Café

**A:** 3244 E. Guadalupe Road, Gilbert  
480-219-7379

**B:** 3133 S. Lindsay Road, Gilbert  
480-899-4214

[www.henhouse-cafe.com](http://www.henhouse-cafe.com)

Hours: Mon.-Sun. 6:30 a.m.-2 p.m.

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# Gilbert's colossal park

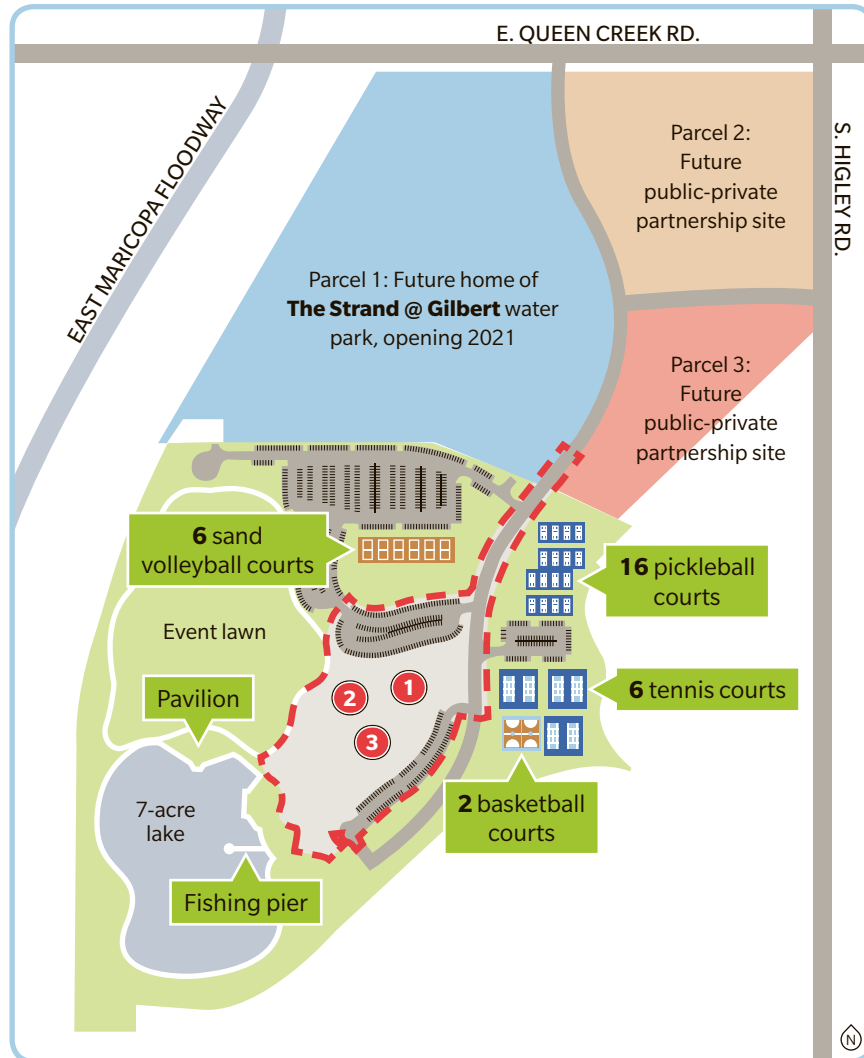
## GILBERT REGIONAL PARK

The Sept. 21 opening of Gilbert Regional Park was just Phase 1 of bringing a massive 272-acre facility into play for the community. Phase 1B is expected to open in 2020. The park has room for future expansion, including three parcels in which the town will seek proposals for public-private partnerships. The first will be The Strand @ Gilbert water park, but not all future uses are planned yet.

### KEY:

— Phase 1 (opened Sept. 21)

Phase 1B (projected to open summer 2020)



SOURCE: TOWN OF GILBERT/COMMUNITY IMPACT NEWSPAPER



CONTINUED FROM 1

those who make use of the parks.

"I love it," said Lyons Gate community resident Sarah Stidham, who was watching her 3-year-old son Dean play on the Gilbert Regional Park splash pad while wearing her 3-month-old, Coe, in a sling on her chest. "It's massive, with the splash pad and the big slides. And it's geared for all ages."

### EXPLORING VARIETY OF PLAY

Gilbert Regional Park sits on a flood control plain that the town acquired from Maricopa County. The land included 47 acres of "high and dry" land. The first 30 acres, which make up the project's Phase I, were built there.

That phase includes three playgrounds closely packed together: a 57-feature splash pad, "The Falls," which Parks and Recreation Director Robert Carmona said is the biggest in the Valley; a smaller "tot" playground immediately next to the splash pad, "The Creek"; and "The Mountain" playground with three levels of play.

Designer Chad Atterbury of the project's architecture firm, Dig Studio, said the density of the features opens up the exploratory aspect of play.

Swings, slides, a modern merry-go-round and climbing features adorn the playgrounds, and an accessible zip line feature is located on the park's highest ground.

From that height, the park's undeveloped land can be seen, with the site of the future event lawn, amphitheater and The Strand @ Gilbert water park all adjacent. Phase 1B, which is expected to be complete in about a year, will bring in the lawn, amphitheater, a 7-acre lake and sports courts.

### DESIGNED FOR ALL ABILITIES

Daniels said her favorite feature of Gilbert Regional Park is that it is an all-abilities park—a park in which "anyone with any ability or disability

can come here and find something that brings them joy."

Accounting for accessibility was a big part of the design process, designer Atterbury said.

"It's about making people feel welcome," he said. "It's about encouraging people to engage that might otherwise feel like, 'This isn't for me.'"

The park has slides, a merry-go-round and a zip line designed for loading a child from a wheelchair.

The mountain area has a winding path on one side and a walkway from the parking lot over a bridge to the top level on the other side.

"We use topography to kind of create accessible routes to things that, when you first looked at them, don't appear accessible," Atterbury said. "If you had a completely flattened play area and you created a 38-foot structure, very little of it would be accessible."

### BRINGING VALUE TO COMMUNITY

Officials anticipate Gilbert Regional Park, as a regional park of its size, to be an asset for all of the town. But South Gilbert has never had such an amenity.

That void to the south was noticeable for Richard and Ashlyn Cunningham, who moved to Gilbert recently with their 2-year-old son, William.

"That's the one thing we said [was missing]," Richard Cunningham said. "There wasn't a great park right next to us."

But as the couple explored the park with William and rode slides with him, they found that was no longer true.

"It adds a lot," said Ashlyn Cunningham, who noted the splash pad makes it somewhere to go all year-round. "It adds a gathering place. It adds a destination—somewhere to take people."

Increases in home values often get brought up as a benefit of neighborhood improvements, but the effect is more indirect, Realtor Janine Iglano from Keller Williams Realty East Valley said. Iglano said she often gets asked about the park pushing up home values but said it cannot be quantified.

"What it does do is it enhances the saleability, the attractiveness of that home, because of that added value—a home in a neighborhood with a lot of amenities," she said. "Those homes tend to sell for more than the same home in a neighborhood without those amenities."

Iglano, a Gilbert resident and park fan, said she also hears grumbles, mostly about the prospect of increased traffic, particularly when the water park opens in 2021.





# Staying fit in town

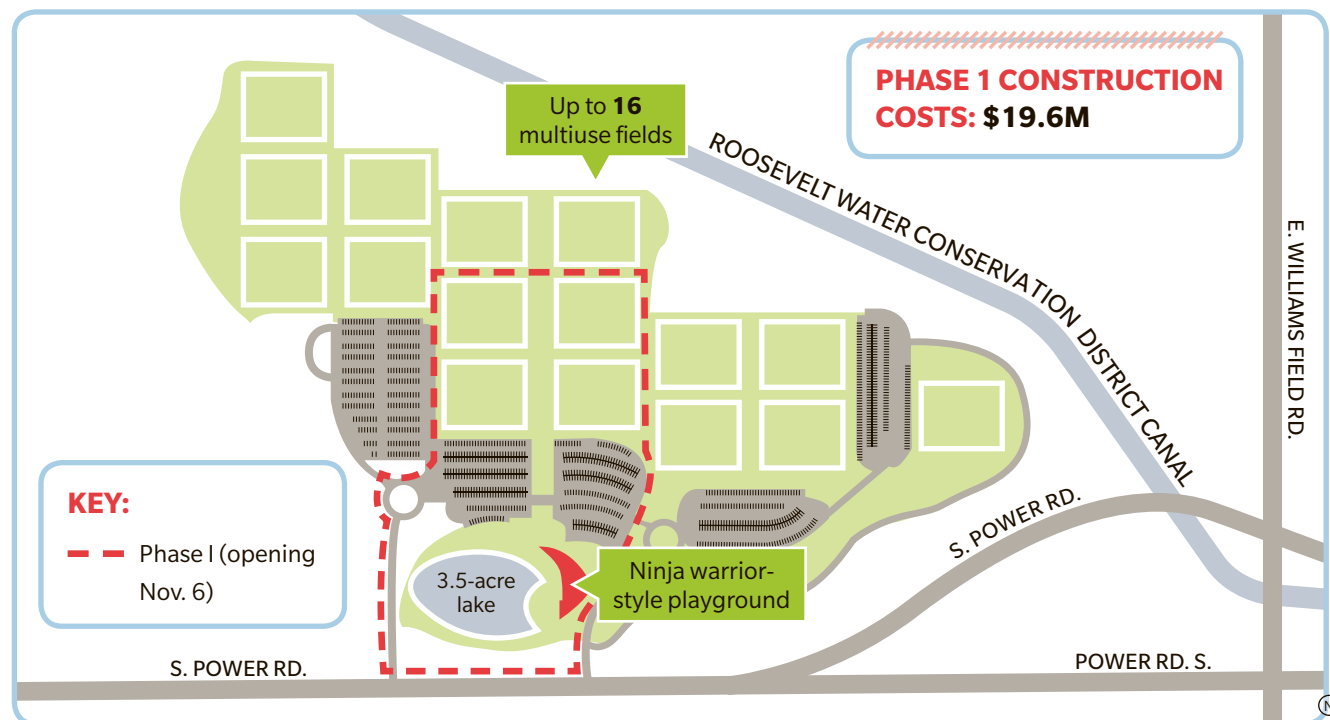
## DESERT SKY DISTRICT PARK

Desert Sky District Park has a focus on fitness, officials said. When it opens in November, four multiuse fields will become part of the town's sports field inventory, but up to 16 could be fit in by the time the park is built-out. It will also have a lake, and its playground is a ninja-warrior style obstacle course.

But that apprehension is not a universal feeling. Michele Rayl, who lives about a mile from the park in The Bridges neighborhood, said she is pleased to have it nearby.

Rayl, mother to 10-year-old Elaine and 8-year-old Anderson, said it is "awesome" that towns are accommodating residents with such parks.

"Now," Rayl said, "my kids, as they grow older, they can just ride their bikes over here and hang out at this huge facility, and there's going to be



SOURCE: TOWN OF GILBERT/COMMUNITY IMPACT NEWSPAPER

open fields and everything else that there's going to be, [and] a waterpark."

### ADDRESSING SPORTS FIELDS NEED

Desert Sky District Park is scheduled to open Nov. 6. Phase 1 will bring online four multipurpose fields that can be used for a variety of sports. It also will have a 3.5-acre lake, walking trails and a fully shaded "ninja warrior-style"

playground with an obstacle course with challenges for different ages.

Carmona called it more of a fitness park and said it could potentially draw a different demographic than Gilbert Regional Park.

Carmona also noted the town had previously found a large need for youth sports fields. When it is built-out, Desert Sky could have 16 fields.

"The demand for youth sports fields is a need in almost every community," he said, "and you definitely feel it in Gilbert with the population and the demographics. So these parks coming online really are going to fill that void for the community."

For more information, visit [communityimpact.com](http://communityimpact.com).

## Higley Unified School District Open Houses

**Cooley Middle School: Jan. 16**

**Sossaman Middle School: Jan. 16**

**Higley High School: Jan. 28**

**Williams Field High School: Jan. 29**

### On recent AzMERIT Results:

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# HEADING TO STATION 3

Medic 253, the Fire Department ambulance coming into service in November, will be based at Fire Station 3. That station serves the second densest response area by population in Gilbert and the area that received the most medical calls in the three-year period leading up to the Fire and Rescue Department receiving a Certificate of Necessity to provide ambulance service.



SOURCE: GILBERT FIRE AND RESCUE DEPARTMENT/COMMUNITY IMPACT NEWSPAPER

\*Based on 2010 Census Data

CONTINUED FROM 1

American Medical Response, the state's largest provider of ambulance services. But officials say providing some ambulance service through the fire department is a proactive move that will protect the town if private ambulance service is ever disrupted.

"I look at this as an insurance

policy," Assistant Fire Chief Bob Badgett said. "When we [moved to provide ambulance service], there was some upheaval and turmoil in the private sector at the time, and we felt that this was too critical of a line of service to not be prepared."

The town had not looked to provide ambulance service before, but now

that it is, Badgett said he is excited.

"This is a pretty big day for Gilbert residents, for Gilbert Fire, the town," he said. "It's just a service that we need to make sure that we can provide."

## COUNCIL RELUCTANCE

If bringing the service online is exciting, making the decision to go this

route was not, as Mayor Jenn Daniels made clear.

"None of us on the council have ever desired to get into the ambulance business," she said. "I think that's an important component of this conversation. But we do want the very best service for our residents. These are life-and-death situations, in some cases, and we want our absolute best top-quality service."

Officials said the decision to offer the service came because the ambulance business was volatile earlier in the decade. Rural Metro Fire Department formerly provided the service to much of Maricopa County, including Gilbert, but the Scottsdale-based business struggled financially. In 2013, it filed for Chapter 11 bankruptcy, and in 2015, AMR purchased it.

During fiscal year 2015-16, Gilbert Fire and Rescue moved to obtain a "Certificate of Necessity," a state Department of Health Services requirement for the town to provide ambulance services. The department finally got its CON last year, Badgett said.

The city of Tempe, also citing uncertainty in the private market, started offering ambulance service through its fire department to supplement private service in October 2017, Tempe Assistant Chief Darrell Duty said.

Duty said Tempe initially put two units into service, has added two more since and has plans to expand eventually to six ambulances. AMR provides private ambulance service in Tempe, and Duty said the city still has an excellent relationship with the company.

After Gilbert received its CON, the department ran a pilot program, with two medics responding to calls and AMR providing transportation. Later, Gilbert Fire conducted the transport, aiming to establish relationships with medical billing companies, collect data and get approvals from various insurance agencies.

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Gilbert then elected, with council's blessing, to put the service into action as a means of protecting the line of service and the investment into it.

"Especially when it comes to safety," Daniels said, "when there is a gap in our system or in our network, we want to be able to be proactive, or if we are anticipating a gap, we want to be proactive about that. I'm not sure there's a gap today, but I do believe that if we didn't act, we would be facing a gap in our [emergency] services in the town."

The town anticipates the annual costs of providing the service, estimated at approximately \$582,000, will be covered through patient billing, making the service revenue-neutral, Badgett said.

#### HOW IT WORKS

As presently staffed, AMR keeps four full-time ambulance units available and can add two units in peak time.

Though emergency units work on a closest-available basis, Gilbert chose to house the ambulance at Fire Station 3, 1011 E. Guadalupe Road, Gilbert, because it is the second-most densely populated response area in Gilbert and, over a three-year period, that area had the greatest number of emergency medical calls in town.

The town has two ambulances, with a backup kept for times when the first ambulance is out of service for maintenance or repair, Badgett said.

The relationship between the town and AMR has remained intact, Badgett said. A CON holder can object to a CON application from another entity under Department of Health Services rules, but AMR did not stand in Gilbert's way.

"We're working in partnership with AMR now," he said. "This is allowing us to just protect the CON, using it, but also learn the business. We're building the model to be scalable, so if anything ever did happen, we're ready. But right now, AMR is serving us very well."

Residents won't see much, if any, change in billing because the Department of Health Services regulates rates. The only big difference may be how services are broken out on a bill.

#### STAFFING

The people staffing ambulance service positions will be civilians, and they will work among the sworn firefighters in Station 3. Each ambulance unit will have one emergency medical technician and one paramedic on board working 24-hour shifts, much like firefighters do, Badgett said.

"We want to emphasize that to our

## FULLY TRAINED

Each civilian medic team that will staff Medic 253 will have the same training as EMTs and paramedics in the Gilbert Fire and Rescue Department.

#### EMT TRAINING

- 18 years of age
- Successful completion of EMT training from a state-approved training center or institute
- Successful completion of a state approved CPR (Cardiopulmonary Resuscitation) training
- Qualification on the National Registry of Emergency Medical Technicians examination
- Citizenship or evidence of lawful presence in USA
- Sound mental and strong physical health
- English proficiency
- Undergo a background check
- Pass a state approved practical examination

#### PARAMEDIC TRAINING

- Completion of EMT training
- 1,000 hours of training: 500 hours of didactic and practical training and 500 hours of clinical and field training

SOURCES: EMTTRAININGSTATION.COM, HEALTHCAREPATHWAY.COM/COMMUNITY IMPACT NEWSPAPER

citizens that these civilian medics and paramedics have exactly the same level of medical training as they're getting from fire [department] and the private [companies' personnel]," he said. "It's a national registry test that everybody must pass, so there is no reduction in care or increase. It is one-to-one across the board."

To run the program, Gilbert hired Tiffany Fields as the ambulance transportation manager. Fields, who has an

EMT background, has worked at Southwest Ambulance, AMR and the city of Tempe in ambulance transportation before returning to her hometown.

"It was very important for me to come back into my community and be able to offer my knowledge that I've learned in the ambulance transportation business," she said.

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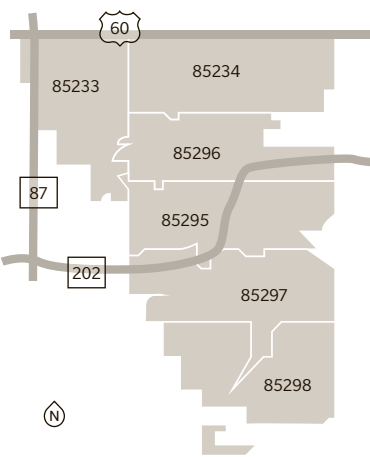


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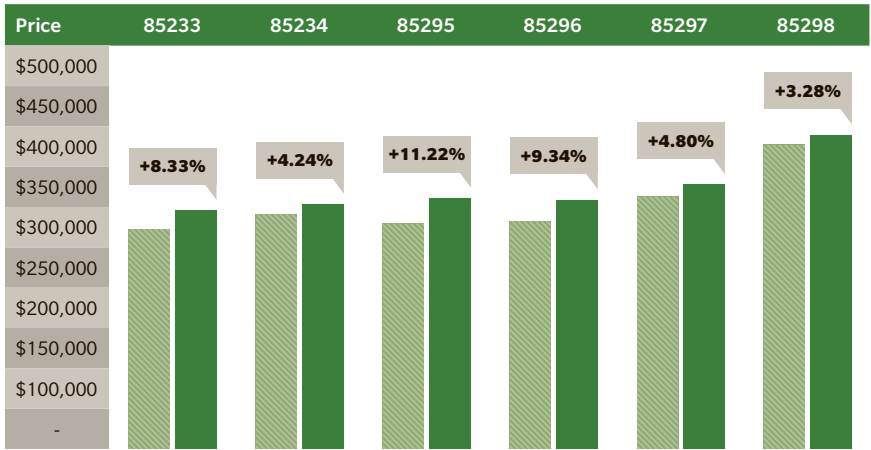


REAL ESTATE UPDATES



SEPT. 2018	SEPT. 2019
Homes on the market <b>642</b>	Homes on the market <b>452</b>
Average days on the market <b>34.8</b>	Average days on the market <b>30.4</b>
Homes under contract <b>368</b>	Homes under contract <b>472</b>

MEDIAN PRICE OF HOMES SOLD IN SEPTEMBER 2018 VS. 2019



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**118 N. Velma Drive**  
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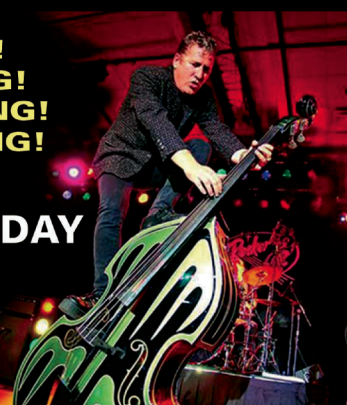


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Wilkins Learning Center .....	21

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Bahama Buck's .....	20
Brooklyn V's Pizza .....	21
Buffalo Wild Wings .....	21
Casanova Brothers Pizza .....	23
Elbows Mac N' Cheese .....	20
Flancer's Gourmet Grub .....	20
Menchie's Gilbert .....	22
Nothing Bundt Cakes .....	18
Panda Libre .....	20
Planet Sub .....	22
Teriyaki Madness .....	22
Waldo's BBQ .....	23

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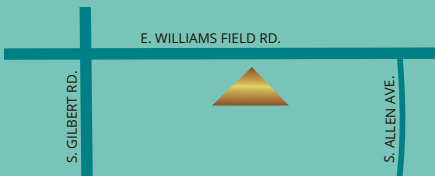
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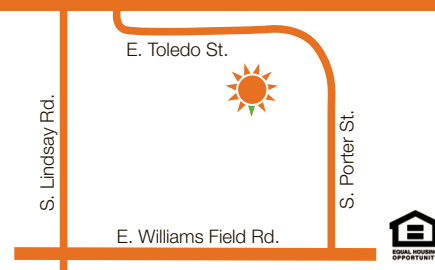
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