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FEBRUARY 3-16, 2021

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## Ash borers still eating away at city's tree canopy

Saint Paul's boulevards to be nearly ash-free by 2024

By JANE McCLURE

Green rings around the trunks of boulevard trees in Saint Paul are an ominous sign that the emerald ash borer (EAB) is continuing to take a heavy toll in the city. About 3,000 boulevard ash trees are expected to come down in 2021 through the city's "structured removal" program.

The program is meeting with pushback from some homeowners, who are asking if their trees can be saved from the chain saws by insecticide treatments. While tree service professionals and homeowners who treat trees contend the treatments can prolong a tree's life, city staff have indicated that most of Saint Paul's boulevard ash trees are likely to be gone by 2024.

ASH BORER BATTLE ▶2



**Within arm's reach.** Deneena Hughes and Carole Hallman of the all-female team Icecababes work on creating "Steampunk Octopus Drinking Tea" at the State Fairgrounds. It is among the numerous carvings on display through February 7 as part of the Saint Paul Winter Carnival's Drive-thru Ice and Snow Sculpture Park. PHOTO BY BRAD STAUFFER

## Commission withholds its approval from Lex-Uni project

But 8-7 majority is still in need of legal basis to deny site plan

By JANE McCLURE

Plans for a six-story, 288-unit apartment building at 411-417 N. Lexington Pkwy. face an uncertain future. The Saint Paul Planning Commission voted 8-7 on January 22 not to approve the site plan for Lexington Station, then voted 10-4 to lay the matter over until February 6 as it sought a legal basis to deny the site plan for the project.

The \$57 million development by Minneapolis-based Alatus LLC is opposed by the Summit-University Planning Council, Frogtown Neighborhood Association and the advocacy group Midway RiseUp for not offering apartments with rents that are affordable to people in the neighborhood. They fear that the higher rents at Lexington Station would gentrify the area by driving up rents and property taxes throughout the neighborhood. They

LEXINGTON STATION ▶2

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## Business is anything but usual for this Merriam Park family

Teens' ventures include reselling Legos, creating 'stink-proof' gear for dogs

By MELENIE SOUCHERAY

At the Merriam Park home of Josh and Laura Capistrant and their children—Isaac, 15, and Thea, 13—the stuff of living during the pandemic includes school assignments, work responsibilities, and envisioning the future.

The Capistrants are a family of entrepreneurs. Josh, an architect, is the face of Crows Nest Design. His home-based firm takes on projects as small as a lamp and as large as a house. Isaac, a 10th-grader at Great River School, uses his free time to buy and sell Lego bricks and paraphernalia. Thea, an 8th-grader at Great River, has a passion for service animals and



Isaac Capistrant, 15, with examples of his Lego-based business called Bricktopus. PHOTO BY BRAD STAUFFER

makes gear ranging from collars to leashes for them. According to grandparents Pat and Gene Schwoppe, the family's entrepreneurial spirit is due

largely to Josh. "I don't think so," Josh said. "Laura is really the driving force."

Laura, who works from home for the Minnesota Department of Human Services (DHS), begged to differ. "I'm not a business owner, more like a project manager," she said. "I manage the family."

"All four of us are at home 24/7 right now—working from home, schooling from home—in a small house," she continued. "It's a struggle at times to establish and maintain our own spaces. At the same time, we're here for each other when we need help or to bounce ideas off one another."

Isaac's approximately five-year-old business is called Bricktopus. He buys new and used Lego items and sells them online through Bricklink.com, a worldwide Lego marketplace.

"I do everything from tracking payments, managing orders and communicating with customers,"

FAMILY OF ENTREPRENEURS ▶2

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## 1◀ LEXINGTON STATION

also prefer smaller-scale developments more in keeping with the surrounding area.

Alatus could not be reached for comment after the vote. However, its director of development, Chris Osmundson, told the Planning Commission's Zoning Committee that the rent for 150 of the 288 apartments would be affordable to households making no more than 60 percent of the Twin Cities metropolitan area's median income (AMI). The AMI ranges from \$72,350 per year for a single person to \$103,400 for a household of four. Sixty percent of that would be an annual household income of \$43,410 and \$62,040, respectively.

Lexington Station would have alcove, studio, one-bedroom, one-bedroom with den, two-bedroom and four-bedroom apartments. The first floor would include 3,000 square feet of commercial space and 254 parking spaces. Monthly rents have been estimated at \$1,400 for a one-bedroom and just over \$2,000 for a two-bedroom, although that is without the reduction for affordability. Fifteen of the four-bedroom units would be co-living apartments with a shared kitchen and living room renting for \$850-\$900 per bedroom.

Zoning Committee chair Cedrick Baker noted that Lexington Station would occupy a site that has been vacant for 12 years. The property is zoned for Traditional Neighborhoods 4, and Alatus is not asking for any zoning variances nor rental subsidies. The developer would provide incentives for residents to use mass transit and ride-sharing programs along with



The east facade of the proposed Lexington Station at 411-417 N. Lexington Pkwy., looking northwest.

space for storing bicycles.

Planning commissioner Kristine Grill said that the only way that the city can require more affordable apartments is to provide a public subsidy. Unlike Minneapolis, the city does not have the kind of inclusionary zoning that requires developers to provide affordable units in all developments. However, planning commissioner Bill Lindeke pointed out, the level and number of affordable units offered by Alatus would meet the inclusionary zoning requirements in Minneapolis.

"I don't pretend that this project is perfect,

but there's no legal reason to deny it," said planning commissioner Nate Hood.

Other commissioners disagreed. "I have a hard time with rigid parameters that don't take the values of the community into consideration," said commissioner Kathy Mouachepao. "We don't just have a housing shortage, we have an affordable housing shortage."

Planning Commission chair Luis Rangel-Morales noted that the city has no legal mechanism to hold Alatus to its promise of affordable housing. "All we have is the word of the developer," he said.

*"I was truly upset to see all of those green rings," said Lexington-Hamline resident Margot Fortunato Galt, whose family has paid to have its boulevard ash tree treated for the last six years.*

The Lexington-Hamline neighborhood has been hit especially hard, with more than 125 trees marked for removal on Hague, Laurel and Ashland avenues. In Snelling-Hamline, almost 90 trees along Portland Avenue are marked for removal.

"I was truly upset to see all of those green rings," said Lexington-Hamline resident Margot Fortunato Galt. Her family has paid to have its boulevard ash tree treated for the last six years and it has thus far not been marked.

The Lexington-Hamline Community Council is now organizing to save as many as 15-20 percent of the neighborhood's boulevard ash trees. It is urging property owners to have trees tested to see if they can be treated and saved. Residents also are being asked to adopt other trees for treatment. Residents can email [lexham@lexham.org](mailto:lexham@lexham.org) for more information.

Laura Schwoppe Capistrant's family has treated their boulevard ash tree on Fairview and Dayton avenues in Merriam Park for the past eight years and it has remained healthy.

"I wish more homeowners knew about the option to treat their trees ahead of this mass removal," she said. "Our streetscape is going to change drastically for years to come."

Merriam Park has more than 70 ash trees marked for removal on and near Dayton Avenue between Snelling and Fairview. Iglehart and Carroll avenues east of Wheeler Street and west of Snelling will lose more than 50 trees. And more than 50 trees on Wheeler between Concordia and Summit avenues also are marked.

Wheeler in Macalester-Groveland has about two dozen more trees scheduled for removal. Summit Avenue west of Fairview will lose about two dozen trees.

Other local streets are also targeted for extensive ash tree removal. The Upper Landing neighborhood is slated to lose more than 50 trees, as is Berkeley Avenue between Snelling and Fairview. Bayard Avenue between Pascal Street and Hamline Avenue has more than 30 trees marked. Several other blocks in the area will lose almost all of their ash trees.

Cretin Avenue between Niles Avenue and Ford Parkway has more than 70 trees marked

to be cut down.

Another sticking point is the lower median income in Saint Paul. For a family of four, the annual median income in the capital city is closer to \$58,000, and 60 percent of that would be \$34,800.

"It's obvious that this developer does not have this community in mind," said planning commissioner Adrian Perryman. According to him, Lexington Station would have a negative impact on the surrounding neighborhoods, including promoting higher property taxes and higher rents.

Planning commissioner Trang Hong said the proposed rents in the building conflict with the city's comprehensive plan, which calls for a range of housing options.

The Saint Paul Bicycle Plan of 2015 and the 2010 Bike Walk Central Corridor Plan both call for a bicycle-pedestrian path directly through the Lexington Station site. However, Alatus has said it would provide a different bike and pedestrian connection through the property.

In any case, the issue of affordability is not germane to a site plan review, according to planning commissioner Luis Pereira.

After the Planning Commission's vote, Jens Werner of the Summit-University Planning Council, Danielle Swift of the Frogtown Neighborhood Association and Isabel Chanslor of Midway RiseUp thanked opponents of the project.

Lexington Station is just a stone's throw from the Summit-University and Frogtown neighborhoods, but is in the area served by the Union Park District Council. The UPDC has not taken a position on the site plan.

## 1◀ ASH BORER BATTLE

That is one year later than the city's forestry division had originally planned for, said Mike Hahm, director of the city's Department of Parks and Recreation. "We've fallen a bit behind," he said.

This year's boulevard tree removal began on the East Side in January and will move westward throughout the city. Stumps will be removed by 2022 at the earliest, followed by the planting of replacement trees in 2023.

The stumps of trees removed in 2020 will be ground out this year starting in the spring, with new trees planted in 2022.

EAB was first discovered in the city's South Saint Anthony Park neighborhood in 2009. The Asian insects lay eggs in ash trees, and the larvae feeding beneath the bark gradually kill the trees. Small trees can die as soon as one to two years after infestation, while larger trees can survive for three to four years. City leaders have long said it will take 12-15 years for EAB to run its course.

Boulevard ash trees have been marked for removal this year in the West End, Merriam Park, Snelling-Hamline, Lexington-Hamline, Macalester-Groveland, Highland Park, Summit-Hill and Summit-University neighborhoods.

## 1◀ FAMILY OF ENTREPRENEURS

Isaac said. "I like to think that I run this business under the supervision of my dad, who got me into Legos and taught me the skills that I use. The two of us buy and sell everything from parts and boxes to instructions and minifigures. Sometimes we'll buy sets and sit on them to accumulate potential revenue."

"Isaac has this encyclopedic knowledge of the database," Josh said. "He's learned to spot the pieces that are valuable, knows when to sell them and when to hold onto them while their value grows."

Thea hatched her own business idea, sparked by her love of the family's pets and service animals in general. Thea made outfits, collars and leashes for sale on the Paracord Pets Co. website. Last July, she stepped away from that site to create an Instagram account, @Hey\_Dood\_Gear.

"There's a service dog community on Instagram," she said. "People message me, then I give them my PayPal information. They order something, then I send it to their home."

Thea now makes dog gear out of a material called BioThane, a polyester webbing coated in PVC. "It's perfect for dogs because it's waterproof, stink-proof, UV-resistant and easy to clean," she said.

Thea is now embarking on another adventure: She has been accepted into the Young Entrepreneurs Academy (YEA!) offered by the Minneapolis Regional Chamber. The participants are meeting virtually from February 2-June 8.

YEA! was founded in 2004 at the University of Rochester, New York. The program has since grown to 168 U.S. cities and enrolls thousands of students. The U.S. Chamber of Commerce and the Campaign for Free Enterprise began to sponsor YEA! in 2011. The Minneapolis Regional Chamber's YEA! program was started a year ago with the University of Saint Thomas' sponsorship.

Sarah Bueno, foundation program coordinator for the Minneapolis Regional Chamber, manages the local YEA! "We work with students from the idea phase all the way up to the creation of their businesses," she said.

Bueno said that since Thea already has created a business, "we'll help her refine her idea and her business plan. She'll connect with other entrepreneurs, reach a larger audience and boost her online presence. We have graphic designers who can help. She'll also be able to find people to invest in her company."

The YEA! students will pitch their business concepts to a panel of investors on May 27. "It's sort of like 'Shark Tank,'" Bueno said.

Students will be vying for funds they can use, in part, to pay for the cost of registering their businesses with the Office of the Secretary of State. The winner will get the chance to compete at the national level for scholarships, and the top U.S. young entrepreneur may go on to compete internationally.

"I see our children taking something that they're really passionate about and turning it into something they can commodify," Laura said. "The communication skills, the organizational skills, the time management skills, they're all great things to learn along the way. And earning even a little spending money is an added benefit."



Thea Capistrant, 13, walks dog Raven with a self-made BioThane waistband leash, part of her Hey Dood Gear product line. PHOTO BY BRAD STAUFFER

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Freedom House's new day shelter for the homeless occupies a former West Seventh Street fire station.

## St. Paul boosts services for homeless with new daytime, overnight shelters

By JANE MCCLURE

Services for Saint Paul's homeless population made great strides with the recent launch of a day shelter in Saint Paul's West End neighborhood and plans for the March opening of an overnight shelter for homeless families in Highland Park. Still, at least 150 people continue to live outdoors in the city.

That number is about half of what it was at the beginning of winter, and eight of the city's largest homeless encampments have been cleared. City and county officials cited safety hazards as they cleared the camps, especially the danger of fires caused by propane heaters or burning wood. One woman died and another woman was injured in a January fire at a homeless camp along Shepard Road.

Everyone living in camps that have been cleared has been offered shelter, according to Ricardo Cervantes, director of the city's Department of Safety and Inspections (DSI). He leads the city-county group that has been meeting regularly to address the growing problem of homelessness locally.

Three DSI staff members work full-time on homelessness issues. Two of them regularly visit the more than 50 known camps across Saint Paul. The intent is to get people into shelters, Cervantes said.

The provision of new shelter beds at Bethesda Hospital, the former Luther Seminary and various hotels has given the city what appears to be a surplus of overnight accommodations for the homeless. However, many people continue to live outdoors by choice, citing their distrust of shelters, their fear of becoming ill and other reasons.

The recent opening of Freedom House as a day shelter in the former Fire Station 1 at 296 W. Seventh St. filled a big need for the city's homeless, according to Cervantes. "It's a wonderful service," he said.

Freedom House is open from 8 a.m.-8 p.m. daily, providing a place for people to relax, take showers, sleep, get clean clothes and have snacks and coffee. The homeless people there are able to meet privately with staff and social workers, and storage is provided for personal belongings.

Discussion at a January 26 virtual meet-

ing hosted by the West Seventh/Fort Road Federation and Ward 2 City Council member Rebecca Noecker suggested that operations at Freedom House have been going smoothly for the most part. The biggest challenge for the nonprofit shelter thus far has been an excessive amount of trash, according to interim executive director Molly Jalma.

Freedom House's sister facility, Listening House in Dayton's Bluff, has cut down on its trash by using washable mugs and dishes. However, disposable items are being used during the pandemic. A dumpster was brought in to address that problem at Freedom House.

Another pandemic-related issue is the growing need for volunteers at Freedom House and Listening House. Listening House had many volunteers before the pandemic, and while they are slowly coming back, both shelters have a shortage.

Jalma has fielded complaints about people loitering outside Freedom House and pounding on the windows of nearby businesses. She encourages local residents and business people to call Freedom House if they have any concerns.

The Highland District Council's Community Development Committee has recommended the approval of a conditional use permit for a new overnight shelter for homeless families at 1881 Randolph Ave. The permit for the shelter in the Sisters of Saint Joseph's former Provincial House will be reviewed by the Saint Paul Planning Commission later this month.

The Provincial House shelter will be operated by Interfaith Action's Project Home in partnership with Ramsey County and others. One of its goals is to get families into permanent housing. The average stay for families in Project Home is currently 43 days.

Project Home has long operated on a rotating basis at places of worship, schools and other facilities. Those facilities typically accommodate up to 20 individuals, and two facilities have been available each month. However, Project Home's family shelter moved into a hotel last year as a result of the COVID-19 pandemic. It is now seeking a permanent location. Approval of Provincial House as a permanent Project Home shelter would mean needing just one other location each month.

### Apartment project moves ahead without removing Dale St. garage

A five-story apartment building planned near the southeast corner of Selby Avenue and Dale Street is moving ahead, with 81 units and 110 parking spaces. However, a former auto repair garage will not be torn down as part of the project.

Jim LaValle of TJL Development has dropped his appeal of a Saint Paul Heritage Preservation (HPC) decision that denied his request to demolish the one-story garage at 156 N. Dale St. The appeal was withdrawn prior to a City Council hearing on January 27.

The HPC denied requests to demolish the garage in March and October 2020. The HPC's approval of the plans was required because the site is in the Historic Hill District.

LaValle originally planned to construct an L-shaped apartment building on vacant lots at 594 Selby and the garage site. When the first demolition permit was denied, the plans were changed to build the apartments on Selby only and to remodel the garage. That project was approved by the HPC and Planning Commission.

The deteriorated condition of the garage, which was built in 1915, then prompted LaValle to seek the demolition permit again and to expand the apartment building to the Dale parcel. The City Council hearing on the appeal was postponed in December to give time for LaValle and neighborhood residents to discuss the matter again.

LaValle said in a letter to the city that he is now looking at how to rehabilitate the former garage for an unspecified commercial use.

# Sale of S&S Hardware ends Sunness family's 92-year run on Randolph

By CASEY EK

Many people know they're in an old hardware store by the smell alone. The odor used to come from the nails and spare parts that arrived at stores packaged in rust-preventing grease, according to Robert Sunness, longtime owner of S&S Hardware, 1818 Randolph Ave. Nowadays, the smell is more likely from lawn care products, plumbing chemicals or the grease lining the steel connectors in pullout bins, he said.

Sunness has been surrounded by those smells since Lyndon Johnson was president. He purchased S&S Hardware in 1966, and on January 1, 2021, he sold it to Pete McCarthy and Zach Schneider, ending more than 90 years of Sunness family history on the southeast corner of Randolph and Fairview avenues.

The S&S Hardware building was constructed in 1929 by Sunness' grandfather as a grocery store. Initially, it was about half the size it is today. The Vogel family took over the grocery store in 1947 following Grandfather Sunness' death, according to local historians, and they remained there until about 1960 when they purchased the adjacent lot from Sunness' grandmother and built a new grocery store.

Sunness' father Norman Sunness and his uncle Alton Sunness purchased their father's building in 1960 and opened S&S Hardware, a nod to their last names. Robert Sunness entered the picture in 1963. He had left his job at Goodyear Industrial Rubber Products and immersed himself in hardware retailing.

Robert Sunness bought the hardware store in 1966. "I was concerned about whether it would be profitable," he said. "Before I came here, I had a pretty good job. But I believed my uncle and my father and bit the bullet, and it worked out well."

In 1977 Sunness doubled the size of the store to accommodate a small engine repair shop, but that never took off. The mechanic



Former owner Robert Sunness, left, and new owner Pete McCarthy posed for posterity beside S&S Hardware, the store at 1818 Randolph Ave. that was in the Sunness family for over 90 years. PHOTO BY CASEY EK

Sunness had enlisted became ill shortly after the expansion. So instead, Sunness used the space to nearly triple his inventory.

Little about S&S Hardware's 2,800 square feet has changed since then. What has changed is the retail market for hardware. Big-box stores have come to dominate the landscape, forcing countless small, independent hardware stores to close. The COVID-19 pandemic has only exacerbated what was an already daunting trend for small, independent retailers.

Many may see the current market as prohibitive for the prospective owner of a small hardware store. Schneider saw an opportunity. He has a background in finance and accounting, and McCarthy is a former hardware wholesaler.

Schneider said he has noticed a growing animosity toward retail giants like Amazon that have grown vastly more profitable since the outbreak of COVID-19 and the lockdowns.

That has caused consumers to reconsider where they spend their money, he said.

"I think that loyalty to small businesses is coming back around," Schneider said. "You see it when people come into S&S. They thank us for being here. It's a really cool thing."

Matthew Michalski grew up about 100 feet from S&S Hardware and was a regular customer when he still lived in Macalester-Groveland. His brother Paul Michalski worked at the hardware store, and Matt once worked at Vogel's grocery.

Michalski, known as the Rookie to listeners of Joe Soucheray's Garage Logic podcast, grew accustomed over the decades to seeing Sunness' vehicle parked in the same spot on Fairview. That consistency was part of what endeared customers to Sunness, Michalski said. They admired his tenacity.

Customers would come in to S&S to purchase a single screw or fastener. They might end up paying 40 cents for an item that would

have cost them 15 cents at Menards, but they liked the convenience and didn't seem to mind. It wasn't uncommon for S&S employees to allow customers to exchange whatever they had purchased for something of similar value if the part wasn't quite the right size. While the store never offered bulkier items such as drywall or lumber, customers were always able to find just about anything they needed for a small weekend project.

S&S's service counter bears the countless scratches of customers plopping down their broken tools or lamps and seeking answers to endless questions. The clerk almost always had a solution. In fact, customers can expect the same service today as they did decades ago with windows, screens and lamps all repaired in-house.

"This was his love, this was his heart, this was his life," Michalski said of Sunness. "He must have seen something (in Schneider and McCarthy) that said these guys have good hearts, too."

McCarthy realizes that he and Schneider have big shoes to fill. He wanted to assure longtime customers that the new owners intend to maintain S&S's charm and quality of service. While the store may get some new signage and some "spruced up" merchandise, much will remain unchanged, he said, including the name.

"We want S&S to remain that hometown hardware store," McCarthy said. "That's what we want, the old-fashioned hardware store."

Now in his 80s, Sunness said he first started thinking of selling the store about a year ago as his health declined. When asked if he would miss working there, he said, "I suppose I will. I'm not really thinking about it a lot. No, I'm not thinking about it. I liked being here, and it's been pretty good to me and my family over the years. I have no regrets."

As for his newfound free time, Sunness said, he'll likely do whatever his wife tells him to do.

## Council upholds UST's appeal to raze Loras Hall for STEAM building

By JANE MCCLURE

The University of Saint Thomas' Loras Hall will be coming down during the spring semester. The Saint Paul City Council voted 6-1 on January 20 to allow its demolition in order to make way for a new science and engineering building. In doing so, the council upheld a university appeal and overturned a Heritage Preservation Commission (HPC) decision to deny the demolition.

HPC action was required because Loras Hall is in the Summit Avenue West Historic District. Loras, which was built in 1894 as a residence for Saint Paul Seminary students, was designed by noted architect Cass Gilbert and is one of only three original seminary buildings that remain. It was once deemed eligible for nomination to the National Register of Historic Places, though that never happened.

The university wants to demolish Loras to make way for a \$100 million STEAM (science, technology, engineering, arts and mathemat-

ics) building. UST officials contend the new 120,000-square-foot facility, which would be located on Summit just west of its Frey Science and Engineering Center, is needed to serve more students in those disciplines and add a nursing program.

The Macalester-Groveland and Union Park district councils supported the demolition permit request. The Summit Avenue Residential Preservation Association, Historic Saint Paul, Cass Gilbert Society and other preservation groups opposed it. Gilbert's prominence and his work with then-Archbishop John Ireland and seminary benefactor James J. Hill were cited as reasons to save the structure. A check with those preservation groups indicated that there are no plans to appeal the decision.

HPC supervisor George Gause said this would be the first time the city has approved the demolition of a contributing structure in a Saint Paul historic district. That concerned council member Jane Prince, who cast the



Loras Hall at the University of Saint Thomas.

sole vote against upholding the appeal. Prince said the city is setting a bad precedent by allowing Loras to come down. She urged UST to consider other on-campus locations for the STEAM building. However, university officials said their campus space is limited.

UST contended in its appeal that Loras is not considered historic, Gause said. Another argument was that Summit Avenue West is primarily a residential district.

Council member Mitra Jalali, whose ward includes the university, said the appeal should

be granted and that the university could create "a better building" in place of Loras. She said not all buildings designed by a noted architect are worthy of being saved.

UST acquired Loras and other seminary buildings in 1982. Loras currently houses offices, music practice space, a credit union and storage. The university's facilities staff have identified spaces in other campus buildings for relocating those functions.

Had the City Council denied the appeal, UST officials indicated they would simply mothball Loras and not make further improvements. Estimates placed the cost of renovating Loras at about \$10 million. School officials had also considered moving the structure, but deemed that to be cost-prohibitive. Incorporating Loras into a new building was also deemed impractical.

A building permit for the new structure will require HPC approval. UST officials hope to begin construction on the new building in the spring of 2022 and open it in the fall of 2024.

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# News Briefs

## Marshall-Cleveland rezoning will get a public hearing on March 3

A proposal to rezone 2069 Marshall Ave. from Traditional Neighborhoods 2 to TN3 to make way for a five-story apartment building on the northwest corner of Cleveland and Marshall avenues won approval on January 22 from the Saint Paul Planning Commission. The rezoning now goes to the City Council for another public hearing and final vote on March 3.

The Union Park District Council (UPDC) land-use committee and several neighbors on January 25 said they still want to see site plans and other documents. Concerns include the amount of "winter shadow" a five-story building will cast over single-family homes on Iglehart Avenue.

The UPDC had asked the Planning Commission to lay the issue over. Twenty-eight letters in opposition to the zoning change were sent to the Planning Commission, but it opted to send the matter to the City Council.

Developers Robert Page and David Kvasnik want to tear down houses at 2063 and 2069 Marshall to make way for a 48-unit apartment building with a small first-floor retail space. They have described the project as "workforce housing." Neighbors have pushed back, saying the plans are still vague.

A zoning change would allow a taller building on the site. The corner house at 2063 Marshall was zoned in 2018 to TN3, which allows a height of up to 55 feet. The house next to it is zoned TN2. The developers hope to tear down the existing houses this summer and complete the new building by July 2022.

## Council overturns HPC decision, allows Portland Ave. townhouse

Plans for a new three-unit townhouse at 540-542 Portland Ave. can proceed, the Saint Paul City Council decided on a 6-1 vote on January 27. The council upheld an appeal by the developers and overturned a Heritage Preservation Commission (HPC) vote to deny the building permit. The HPC weighed in because the development site is in the Historic Hill District.

The council's action allows Sullivan Property Investments LLC and their partners to build a Dutch Colonial-style townhouse on the rear of a lot that already has a three-unit townhouse facing Portland. The design of the



These two homes on the northwest corner of Marshall and Cleveland avenues could be replaced with a planned five-story apartment building if a rezoning is approved by the Saint Paul City Council.

proposed building is similar to the existing structure, which dates from 1908. The proposed building would face Summit Avenue.

The project still needs the approval of an easement from a neighboring property owner.

The City Council had voted last December to deny an appeal by neighbors and uphold a Board of Zoning Appeals decision granting the project six variances for primary entrance location, number of off-street parking spaces, lot coverage, lot size and width, and rear-yard setback.

One condition of the variances' approval is that the building permit have the support of the HPC. The HPC voted to support the plans, then reversed that decision and denied the permit in December.

## Committee supports five-story apartment on James-Lexington

The plans for a five-story, 91-unit apartment building on James Avenue between Lexington Parkway and I-35E won a vote of support on January 27 from the Macalester-Groveland Community Council's Housing and Land Use Committee. The full district council will take up the issue before its recommendation goes to the Saint Paul Planning Commission.

The project would require removing six homes on the block. Summit Hill resident and co-developer Chet Funk and architect Eli Zmira of DJR Architecture presented the plans. The building would have 88 parking

stalls on two underground levels and seven surface spaces.

Sloping site conditions, traffic and building design changes were discussed at the committee meeting. One change made is to recess balconies.

The site was rezoned last year for multi-family residential use. The height limit in that zoning district is 50 feet and the developers are requesting a height of 69½ feet, which will require a conditional use permit.

Two setback variances are also needed. The required front- and rear-yard setbacks are 25 feet, while the developer is seeking 10 feet. The developers are also seeking changes to the floor-area ratio for increased density to add affordable units.

## UPDC seeks opinions on closing the southbound lane of river road

A proposal to turn the southbound lane of Mississippi River Boulevard into a bike and pedestrian trail is being studied by the Union Park District Council (UPDC) Transportation Committee. The committee is flying affected neighbors and doing additional outreach to get public comments.

A virtual committee meeting is planned for 6:30 p.m. Monday, February 8. To access the link, contact interim executive director Abdulrahman Wako at wako@unionparkdc.org.

Last spring, the city closed the southbound lane for a time to allow more space for walk-

ers and bikers during the early stages of the COVID-19 pandemic. That closing renewed discussion over the need for more bike and pedestrian space there.

Mississippi River Boulevard has a southbound bike lane and a shared bike-pedestrian trail along the bluff edge. The shared trail gets very crowded at times, and cyclists and pedestrians have raised safety concerns.

The idea of a permanent street closure has been floated for several months with local district councils. Last year, the Macalester-Groveland Community Council voted to recommend the lane conversion. The Highland District Council has looked at the idea, but has taken no position.

## Comments sought on Army Corps' sale of Saint Anthony Falls Lock

The U.S. Army Corps of Engineers is once again seeking public comments on the Upper Saint Anthony Falls Lock and Dam disposition report. The report recommends that the federal government sell the lock to another entity and offer a monetary incentive to expedite the sale.

The report was recently updated to reflect the Water Resources Development Act of 2020. Signed into law on December 27, the act authorizes the Secretary of the Army to convey land adjacent to the Upper Saint Anthony Falls Lock to the city of Minneapolis for recreation, tourism and interpretative purposes. The law does not change the report's recommendation that the lock be sold.

The updated report is available at [mvp.usace.army.mil/MplsLocksDisposition/](http://mvp.usace.army.mil/MplsLocksDisposition/). Questions and comments on the report and environmental assessment will be accepted through March 18 by Nan Bischoff at 651-290-5426 or [MplsLocksDisposition@usace.army.mil](mailto:MplsLocksDisposition@usace.army.mil). Formal written correspondence on the project should be addressed to the Saint Paul District, U.S. Army Corps of Engineers, Attn: Regional Planning and Environment Division North, 180 E. Fifth St., Suite 700, Saint Paul, MN 55101.

## Correction

A News Brief in the January 20 issue on plans for a mixed-use building at Snelling and Randolph avenues should have stated that the developer has been offered to buy additional commercial property west of that site.

News Briefs were compiled by Jane McClure and Dale Mischke.

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# Neighbors' suit against city for Ford site zoning variances heard

## Plaintiffs aim to hold the city accountable for site's master plan

By JANE MCCLURE

A lawsuit charging the city of Saint Paul for failing to enforce its own master plan for the former Ford Motor Company site in Highland Park is now in the hands of the Ramsey County District Court. A city motion to dismiss the case was heard on January 29 by District Judge John Guthmann.

Attorneys for Neighbors for a Livable Saint Paul (NLSP) and the Saint Paul City Attorney's Office addressed the court before Guthmann took the matter under advisement. "I know there's a lot of interest in this case," Guthmann said, citing the "legitimate and strong" concerns raised by the plaintiffs. He cautioned, however, that case law demands that the plaintiffs must have proper standing to take the legal action.

Last fall, NLSP filed a writ of mandamus and a declaratory judgment action against the city. Members Bruce Faribault, Bruce Hoppe, Kathryn McGuire, Catherine M. Hunt and James Winterer are asking the court to force the city to follow its formal variance process whenever Ford site master developer Ryan Companies wants to deviate from the master plan. Among the group's concerns are the density of the development and how the city defines open space and lot coverage in regards to the master plan.

"The city is bound by its own rules and procedures, and the city is not following those," said Marvin Norder, an attorney for NLSP.

Norder called mandamus "a really extraordinary remedy," but said it is the only process available.

The January 29 hearing focused on procedural issues and whether NLSP has legal standing to bring a case. The city argued that NLSP has not proven it has sustained or will sustain any damages as a result of city decisions. It also questioned NLSP's right to take legal action.

The city contends that NLSP failed to appeal variance decisions within the 10-day period required by city ordinance and state law. Assistant City Attorney Kyle Citta said the plaintiffs should have followed the appeal process and taken their objections to the City Council instead of the district court.

NLSP pointed out, however, that at least one of its objections did not involve a variance but a city staff decision that a variance was not needed.

Construction at the 122-acre Ford site is well underway and is expected to continue for the next 10 years. A city-community task force worked for close to a decade on a master plan for the redevelopment project. The zoning and land use plan was adopted by the City Council in 2017 and amended by the council in 2019.

Thus far the city has approved plans for a mixed-used grocery store and apartment building, CommonBond Communities building for low-income seniors, Presbyterian Homes' two-building senior housing complex, and the plats for new rowhouses and lower-density housing along Mississippi River Boulevard. Zoning variances have been granted for the mixed-use building, CommonBond's building and Presbyterian Homes' project.

# St. Paul Council approves wish list for 2021 session of state Legislature

## City seeking more aid, racial equity measures

By JANE MCCLURE

Increased Local Government Aid from the state, various racial equity initiatives and support for more affordable housing and capital improvement projects are among the items on a 15-page legislative agenda approved by the Saint Paul City Council on January 20.

COVID-19 made last year's session a difficult one for the Minnesota Legislature with an unprecedented seven special sessions, according to ThaoMee Xiong, Saint Paul's director of intergovernmental relations. The ongoing pandemic is also affecting how lawmakers are working this year, Xiong said, with the House meeting online and the Senate employing a hybrid of online and in-person meetings.

Staff in Mayor Melvin Carter's office worked with the Racial Equity Legislative Advocacy Workgroup on the city's priorities for the current session. The group is made up of the representatives of 25 nonprofit organizations and city employees working to advance racial equity in the areas of health and economics. Many of those initiatives are related to the pandemic and its disproportionate impact on immigrants and people of color.

Among the legislation being sought are more protections for tenants facing eviction and additional funding for emergency services, nonprofit organizations and small businesses. The city is lobbying for an easing of the sanctions for drivers' license suspensions brought about by unpaid fines and fees for

misdeemeanor and felony offenses.

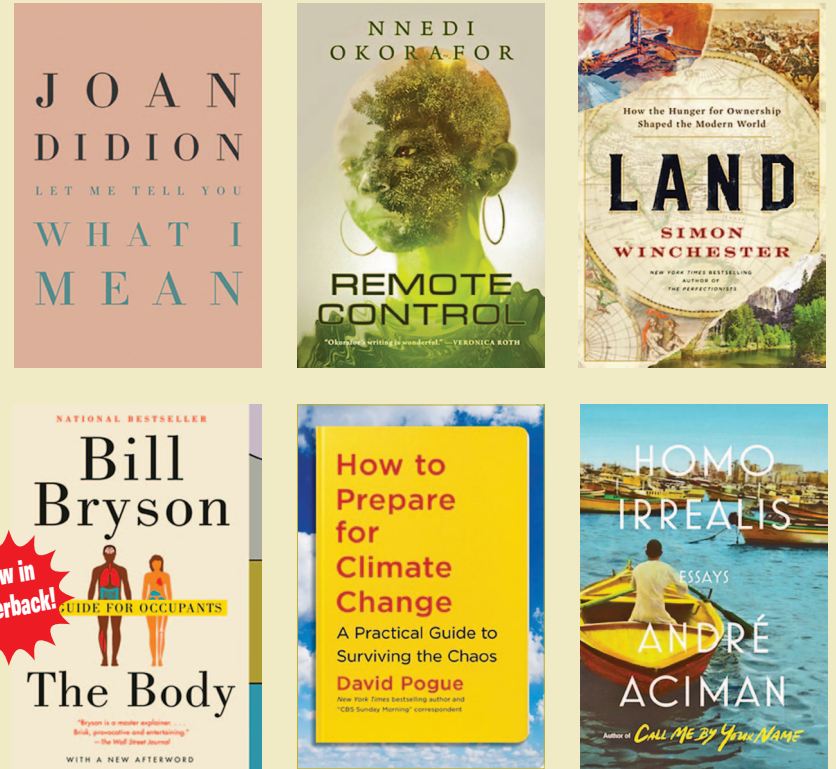
Saint Paul is also seeking support for rebuilding neighborhoods affected by last summer's civil unrest, for investments in education and for compensation for workers who have been sidelined by COVID-19. The city is calling for a permanent base budget of \$15 million for the state's Emergency Fund, which provides temporary and permanent housing and support services. Bonding to build affordable housing, protections for landlords who keep rents at affordable levels, and tenants rights programs are other legislation the city is supporting.

The city is supporting legislation that would restrict firearm purchases to people who have been deemed to pose a risk to themselves or others. It wants marijuana legalized for recreational use and the taxes derived from its sale dedicated to education and "community wealth-building" programs.

The city is pushing for the funding of a new bridge over I-94 in the Summit-University neighborhood and more money for street, bikeway and transit projects. It is requesting the state's help in urban forest management, including ongoing funding to identify, remove and replace trees infected by the emerald ash borer.

Saint Paul is also seeking \$3 million in bonding to construct a River Learning Center at Crosby Farm Regional Park. Initial studies have been completed for the center, and the city has an agreement with the National Park Service to be a tenant and partner in the project. Other bonding requests include replacement of the 84-year-old bridge on eastbound Kellogg Boulevard near RiverCentre and improvements at Como Park Zoo and Conservancy.

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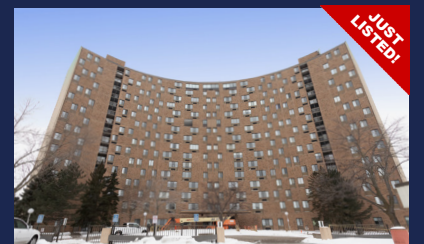
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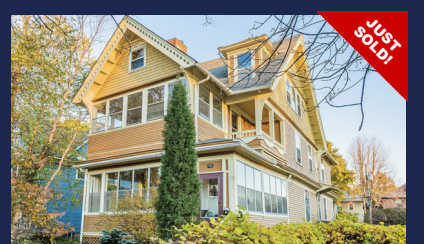
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# VIEWPOINT

## Shutting down river road

So the Union Park District Council is considering a proposal to convert the southbound traffic lane of Mississippi River Boulevard to a dedicated bicycle and pedestrian trail. Wonderful. Bicycles already enjoy a shared path with pedestrians and a dedicated southbound bike lane. Why not give them the whole river road?

Of course, the cars will have to go somewhere. You'll be forcing all of the southbound motorized traffic on River Boulevard onto adjoining residential streets where they can compete with the 7,000 additional residents soon to be crowding in at the Ford site development. Either that or adding to the traffic on already-busy Cleveland and Cretin avenues. Just what we need.

For those of us who live in Desnoyer Park, shutting down the southbound lane of River Boulevard will cut off one of our neighborhood's few access routes into Saint Paul. And for disabled and senior citizens like my wife and me, it will seriously reduce our opportunities to enjoy the spectacular river gorge by car. We drive River Boulevard in both directions every day. Remember, not everyone in this area is young enough to wear spandex.

But who can deny the merits of displacing ordinary, everyday citizen motorists with righteous bicyclists—for the eight months of the year when bikes are practical? As for the winter, when snow, ice and freezing temperatures make bicycles all but vanish from River Boulevard, perhaps you can convert it to a cross-country ski trail. Or a parking lot.

Sharing precious public resources is so tedious. It requires compromises and tolerance and recognition of everyone's rights. It's so much easier to close out the majority and award exclusive access to one elite group of users.

*Jack Maloney  
Merriam Park*

## Plastics are poisoning us

Target is back up and running on East Lake Street with a newly remodeled store. It looks pretty fancy. Target does a lot for the community, but does it really care about our health and the health of the planet? I think the answer is "no." If Target cared about the community, why is it poisoning us with all of the single-use plastic items that it sells?

Target sells millions of plastic bottles in just one day. Every day, 1.5 billion plastic bottles are sold worldwide, and over 90 percent of them end up in fields, rivers, lakes, landfills and oceans. Only 9 percent are recycled. We're in a catastrophic situation that's getting worse by the day.

The *New York Times* recently reported that small plastic particles are now in the air, water, sand, soil and food we eat. Plastics take thousands of years to fully break down. Every day 8 million pieces of plastic enter the oceans. All sea turtles have plastic in them. It gets to the point where you have to ask what's truly important. Greed and the desire to make more and more profit is poisoning us.

We can't recycle our way out of this. There's just too much plastic. Five hundred years from now, people will still be cursing us for the plastic we're dumping on the earth today.

*Frank Erickson  
Standish, Minneapolis*

## Why clear-cut city's ash trees?

Scores of ash trees along Cretin Avenue are now bearing the dreaded green paint. Soon they will be "trimmed at the base" (that is, cut down). The city's clear-cutting of ash trees has occurred previously over the past several years—along Saint Paul Avenue, down Mount Curve Boulevard and elsewhere. Woodlawn Avenue was spared when residents got wind of the city's plan and slowed down the chain saws.

The vast majority of residents oppose these tree removals. The work involved in taking them down is substantial and comes at substantial taxpayer expense. Our City Council understands this, but nonetheless marches forward with its clear-cutting policy.

Why? There is no need for it, nobody likes it, and we have better things to do with our tax dollars.

*Mark Sexton  
Macalester-Groveland*

## A good word for grammar

During the press conference Governor Walz held on January 25 regarding excellence of education in Minnesota, two prominent educational leaders spoke. I was appalled. Surely they spoke from written notes that had been edited for broadcast, yet their speeches were each grammatically incorrect in places—the sort of errors I'd never have gotten away with during my K-12 years when I was taught by the School Sisters of Notre Dame in the 1950s and early '60s.

In high school we used grammar books that were three-quarters of an inch thick, along with the book *Word Power*, from which we were expected to learn five new words each day. A study a few years ago determined that high school students have a vocabulary of about 800 words (and I think if "like" and "f---" were struck from the list, they'd be rendered speechless).

How can high-level educational specialists know if their teachers are doing a good job teaching writing and speech if they don't know the rules of grammar themselves? And how can teachers teach what they were never taught?

In the mid-1980s, a twentysomething friend who was a high school English teacher said something grammatically incorrect, and I corrected his usage. His response was, "What's the difference? People know what I mean." That's the problem. Mark Twain said there is a vast difference between lightning and a lightning bug. And that's the point: exact communication.

English has the largest vocabulary of any language. It enables us to speak with exactitude and subtlety, but only if

we know how to hyphenate, how to use the subjunctive case (which seems to have disappeared among writers under the age of 30) and the fact that "like" is not a proper substitute for "as" or "as if."

People under about the age of 55, including popular writers and educators, don't know the proper past tenses of common verbs, such as (note I didn't say "like") "dived" and "awakened," nor the fact that "fraught" by itself means nothing. (It means "full of" or "characterized by" and is always followed by "with" and a noun, in a phrase such as "fraught with anxiety.") Young publishing house editors don't know these rules either.

If the teachers can't teach, someone has to be putting correct English out there, for if we can't properly communicate, we'll never understand each other.

*Kathleen Deming  
Macalester-Groveland*

## Put a price on carbon emissions

Thanks for the article on Solar United Neighbors helping people install solar power (*Villager*, January 6). Solar power is now as cheap, and in some places cheaper, than energy produced by burning oil or gas. We need to speed up the transition away from polluting energy sources.

The most effective first step is to put a price on carbon. In simple terms, the government would collect a fee on all sources of carbon dioxide pollution (oil, gas and coal) and give that money back to individual households as a dividend. The higher price of polluting fuels would push all of us to conserve, and it would foster investment in alternative energy like solar and wind power. The household dividend would ease the transition to cleaner energy sources for people who can least afford it, and that money will improve the economy.

U.S. Representatives Angie Craig and Dean Phillips are already cosponsors of a carbon fee and dividend bill. U.S. Representative Betty McCollum isn't yet. So let's encourage her to support a price on pollution.

*Cathy Ruther  
Macalester-Groveland*

## Give Walz your support

I'm grateful for Governor Walz's proposed state budget that reflects Minnesota values. We should put the needs of those hardest hit by the current situation above the wealthiest individuals and corporations. I'm glad that the governor wants to help small business from child care to broadband.

The governor has handled the pandemic very well, and I believe he'll handle the economy and educational inequities well, too. He just needs the Minnesota Senate to stop its pattern of blocking progress, and he needs all of us to let our legislators know we support him.

*Gaye Sorenson  
Battle Creek*

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Volume 68, Number 25

**Maurice F. Mischke, 1920-1991**

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The Villager serves the Highland Park, Lexington-Hamline, Macalester-Groveland, Merriam Park, Snelling-Hamline, Summit Hill, Summit-University and West 7th neighborhoods of Saint Paul, along with Lilydale, Mendota and Mendota Heights.

### Editors

Dale Mischke • John Wadell  
news@myvillager.com

Letters to the Editor  
letters@myvillager.com

Display Advertising Sales  
Gary Ball  
gball@myvillager.com

Classified Ads & Legal Notices  
Jennifer Gordon  
wantads@myvillager.com

### Graphic Designers

Craig Schuster • Jennifer Gordon

### Administration

Jennifer Gordon  
jgordon@myvillager.com

### Publisher

Michael Mischke  
mmischke@myvillager.com

### Subscriptions

subscriptions@myvillager.com

**CONTRIBUTORS:** Roger Barr, Matthew Davis, Casey Ek, Janet Lunder Hanafin, Anne Hauth, Brian Johnson, Frank Jossi, Mary Maguire Lerman, Jane McClure, Lou Michaels, Steve Michaels, Anne Murphy, Melenie Soucheray, Brad Stauffer, Jennifer Stewart, Bill Wagner, Carolyn Walkup, Leslie Walters, Dave Wright.

**CIRCULATION:** The Villager is published every two weeks by Villager Communications Inc. and has a press run of 41,867. At this time, we are not delivering to newsstands. Please purchase a subscription for \$59.88 by visiting MyVillager.com or sending a check to 757 Snelling Ave S, Saint Paul, MN 55116.

**Next Issue: February 17**

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# Debate over use of state lot kicks in again for the Pitch on Snelling

By JANE MCCLURE

An interim agreement that would allow Wellington Management to use long-vacant state property as additional parking for the Pitch, its six-story mixed-use building at 427 N. Snelling Ave., met with a mixed reaction from Union Park District Council (UPDC) land use committee members and neighbors on January 25.

Wellington would like to lease the site from the Minnesota Department of Transportation (MnDOT) and transform it with 44 surface parking spaces, a stormwater retention system and a landscaped public area. The site is just south of the Pitch, whose name refers to the Allianz Field soccer field located just across Snelling.

Ground was broken for the Pitch last May and the building should be completely framed and roofed by the end of February, according to Wellington project manager Casey Dziejewczynski. Apartment leasing could commence in the fall, by which time the first-



Wellington Management wants to lease more parking for the Pitch, a six-story building now going up on Snelling Avenue across from Allianz Field.

floor commercial spaces should be completed.

The Pitch will have 158 market-rate apartments varying from micro- to two-bedroom units, along with 13,000 square feet of commercial space. Bremer Bank, whose former building was torn down to make way for the Pitch, will occupy part of that space.

Plans approved for the building in 2019 called for two levels of underground parking

with 142 spaces, but a high water table eliminated one of those levels. The building will now have a total of 85 underground and first-floor parking spaces.

Since the building is within a quarter-mile of the light-rail Green Line, no minimum number of parking spots were required by the city of Saint Paul. Still, Wellington officials are concerned

that fewer parking spaces could make it more challenging to lease the building. Because of timing issues, including deadlines to use federal Opportunity Zone funding, the project went ahead without a parking resolution.

Wellington initially tried to purchase the MnDOT land when planning for the building began. However, the state is holding onto the

site in anticipation of the future redesign and rebuilding of I-94.

Lisa Austin and Nick Olson of MnDOT told UPDC committee members and neighbors that the property could be leased to Wellington through an interim use agreement, with a termination clause in case MnDOT needs the land in the future.

Monica Millsap Rasmussen, who lives on the other side of the Snelling-Roy Street block, said she and her neighbors are tired of the lack of maintenance on the state property. She said sidewalks often are not shoveled and the property has been a dumping ground for trash.

"We want to see someone take ownership of the land," Millsap Rasmussen said.

"This has been an ugly space for a long, long time," said committee member Rob Vanasek.

Some people said turning part of the site into a landscaped area that the public could use would be a plus. However, others were concerned that the interim use could become a permanent one.

## District Councils

### Highland Park

[highlanddistrictcouncil.org](http://highlanddistrictcouncil.org) • 651-695-4005

**Donations needed**—A blood drive and a food drive will be held on Saturday, February 27, at the Highland Park Community Center, 1978 Ford Pkwy. The drives are being conducted by the Memorial Blood Center, Highland District Council, Highland Business Association, Friends of Highland Arts, Macalester-Groveland Community Council, and Saint Paul Department of Parks and Recreation. Nonperishable food items dropped off between 10 a.m.-3 p.m. will be donated to Neighborhood House's Francis Basket on West Seventh Street. For more information and to make a blood drive appointment, visit [facebook.com/highlanddistrictcouncil](https://facebook.com/highlanddistrictcouncil).

**Upcoming meetings**—board of directors, 7 p.m. Thursday, February 4; Transportation Committee, 7 p.m. Tuesday, February 9; and Community Development Committee, 6:30 p.m. Tuesday, February 16. All HDC meetings are being conducted online via Zoom at this time. Links to access the meetings are posted on the HDC's website.

### Macalester-Groveland

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**Show your neighborhood pride**—Locally designed Macalester-Groveland T-shirts can still be ordered online for home delivery. The shirts come in kiwi green, heather indigo blue and dark heather gray in a variety of sizes. To order, visit [macgrove.org/tshirt](http://macgrove.org/tshirt).

**Community Building Team**—The newly renamed Community Building Team has changed its meeting structure for 2021 to allow for more voices and informal participation. The CBT will meet quarterly, with the next meeting scheduled for Monday, April 12. Subgroup meetings relating to events and initiatives in the neighborhood will be held during the in-between months. To learn more, email [mgcc@macgrove.org](mailto:mgcc@macgrove.org) or sign up to receive meeting notices at [macgrove.org/participate](http://macgrove.org/participate).

**Upcoming meetings**—Inclusivity Task Force on Thursday, February 4; board of directors on Thursday, February 11; and Transportation Committee on Monday, February 22. The meetings will be held virtually via Zoom beginning at 6:30 p.m. Sign up by visiting [macgrove.org/participate](http://macgrove.org/participate).

### Union Park

[unionparkdc.org](http://unionparkdc.org) • 651-645-6887

**Listen and learn**—The public is invited to join the UPDC online board meeting at 7 p.m. Wednesday, February 3, to hear from Monica Nilsson, executive director of Haven Housing. Nilsson will talk about the homeless crisis in the Twin Cities and what people can do to help. See the website for the link.

**Upcoming online meetings**—board of directors, 7 p.m. Wednesday, February 3; Transportation Committee, 6:30 p.m. Monday, February 8; Committee on Land Use and Development, 6:30 p.m. Monday, February 15; Environment and Parks Committee, 6:30 p.m. Wednesday, February 17; and Neighborhood Involvement Committee, 6:30 p.m. Monday, February 22. To access the meetings, email [wako@unionparkdc.org](mailto:wako@unionparkdc.org).

### West Seventh

[fortroadfederation.org](http://fortroadfederation.org) • 651-298-5599

**Get to know them**—Curious about what the West Seventh/Fort Road Federation does? Want to get more involved with the neighborhood? Two virtual sessions of the same event will be held in February answering these questions and recruiting volunteers for committees and candidates for the board. The sessions will be held from 1-2 p.m. Saturday, February 13, and from 6:30-7:30 p.m. Wednesday, February 17. Board elections will be held in April. Register by visiting the federation's website.

**Virtual workshops**—Residents can learn how to understand their energy bills, receive tips to reduce energy consumption, identify steps to make their residence more comfortable, and learn about money-saving utility programs and rebates, including COVID-related programs, during two workshops offered by the nonprofit Citizens Utility Board of Minnesota. The virtual sessions will be held for renters from 6-7 p.m. Wednesday, February 10, and for homeowners from 6-7 p.m. Thursday, February 11. Register for either event by visiting the federation's website.

**Upcoming virtual meetings**—Transportation and Land Use Committee, 6:30 p.m. Wednesday, February 3; Joint Riverview Task Force, 6 p.m. Thursday, February 4; and board of directors, 7 p.m. Monday, February 8. Updated agendas and links to the Zoom meetings can be found by visiting [fortroadfederation.org/calendar](http://fortroadfederation.org/calendar).

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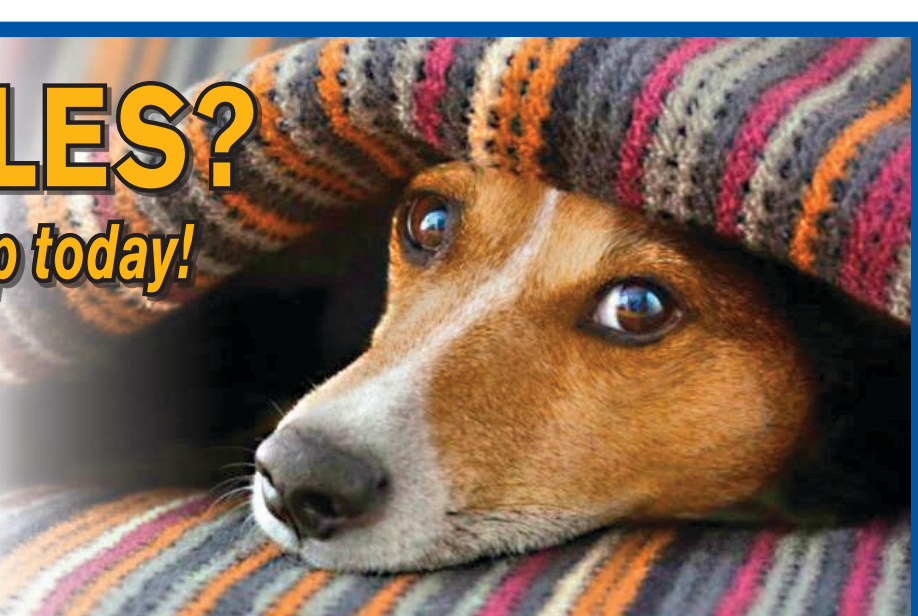
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# SUMMER CAMPS

## MITY engaging

### Students, teachers share a love of learning at summer institute

BY ANNE MURPHY

Every summer for the past 52 years, there has been a meeting of interests and intellects on the campus of Macalester College. Teachers on summer break and students entering grades 8-12 come together for Expand Your Mind, a program of the Minnesota Institute for Talented Youth (MITY). Two two-week sessions offer intensive classes in the fine arts, humanities, sciences, technology, engineering and mathematics.

This summer both online and in-person classes will be conducted. In-person sessions will run from 9 a.m.-4 p.m. Monday through Friday, July 12-23 and July 26-August 6. Students choose one class per session. The cost is \$795 and financial aid is available. The online session will run from June 14-25 at a cost of \$300.

"MITY embodies the love of learning in every possible way," said the institute's executive director, Erica Brewinski. "Students choose what they want to learn, and much of their studies is self-driven. MITY teachers return year after year because they get to teach something they're passionate about to young people who want to be there. It's a teacher's dream.

"MITY keeps students' innate sense of wonder alive and gives them the confidence to pursue their dreams."

MITY was founded in 1967 at Saint Paul's then Murray High School as the Twin Cities Institute for Talented Youth (TCITY). From 1967-81, it was funded by the Saint Paul and Minneapolis school districts and only students from those cities could attend. When state funding for summer school programs dried up, TCITY became a nonprofit organization and began accepting students from outside the Twin Cities.

Among the teachers returning this summer is Erik Brandt, a musician and song-

writer from Hamline-Midway and an English teacher at Harding High School who will be leading the class Songwriting: Finding Your Voice. "I've been a songwriting and podcasting teacher and pinch-hit writing teacher for MITY since 2013," Brandt said. "I learned about the program from fellow educators who raved about it for years before I found a way to get involved. Two of my children have taken MITY classes and loved them, and I'm hoping to get at least one of them plugged in this summer."

According to Brandt, Macalester is an ideal location for MITY. "Students have access to top-quality spaces to learn, experiment and play," he said. "I'm particularly proud of the diversity in the student population. MITY strives to be not only excellent, but affordable to all families with scholarships so that everyone who wants to can attend."

In Brandt's class, students learn the nuts and bolts of songwriting. They experiment with their own creative styles, learn about audio recording and take part in a couple of concerts to hone their performance skills.

Scott Greseth, a teacher of advanced math at Maplewood Middle School and a resident of Macalester-Groveland, has been with MITY for 18 years. "It's an amazing example of what teaching and learning should be like," Greseth said. "Not only does it energize me as a teacher, but it sparks an interest in students to become lifelong learners."

Students in Greseth's class this summer will create the math programs needed to make a golf video game on a calculator screen. "The students will be challenged to use the highest level math they can to create their own game," he said. "We'll share our projects with others at the end of the week."

Greseth's course description reads, "Did you ever wonder how that video game was really made? In this class you will uncover the mystery behind video games and create



Clockwise from top left: In previous sessions of the Minnesota Institute for Talented Youth, students worked to solve a crime in forensics, dissected a turtle in a biomedical technology course, collaborated on a project in electrical engineering, and struck a pose during a class in improvisational theater.

one of your own.... So where's the math? It's everywhere! Throw in some linear equations, Pythagorean theorems, random integers and inequalities, and we'll start to see the math method behind the madness of programming."

"The atmosphere and attitude at MITY is perhaps what I love the most," Greseth said. "Each student is encouraged to work hard but also to get involved in the recreational programs. MITY values individuality, diversity and creativity as a way to help students discover who they are. I'd recommend the program to any student."

Brewinski strives to offer a balance of classes in the various disciplines. "I look to offer several new courses each year, most of which

reflect current issues or feature new technology," she said. "All of the classes are experiential and do things students would not typically experience elsewhere."

In addition to the arts and science offerings, "I love all of our new humanities classes," Brewinski said. "They focus on real-life skills and topics that are important for students to know. For example, Social Entrepreneurship: Solving Problems in Your Community will show students how they can make a positive difference in the world. And Race and Gender in the 2020 Election will enable students to understand multiple perspectives in our complex society."

For more information on MITY, the application process and financial aid, visit [mity.org](http://mity.org).

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Children learned the Japanese art of paper folding, or origami (at left and below), from a member of a traditional Japanese dance group during a previous cultural program conducted by the Macalester-Groveland-based ArtStart.

# ArtStart leads a summer tour of cultural traditions of Japan

By JANET LUNDER HANAFIN

Family vacations in the summer of 2021 are not likely to include trips to faraway places, but children ages 4-12 who yearn for adventure can take Passport to Japan, a summer day camp that will immerse kids in the art and culture of the Land of the Rising Sun.

Passport to Japan is the 27th annual summer camp offered by ArtStart. Each year the camp focuses on a different country or continent. Japan was chosen this year to recognize Saint Paul's sister city relationship with Nagasaki. At 66 years, it is the oldest sister city relationship between an American and Asian municipality, according to Carol Serrine, founder and executive director of ArtStart.

Summer campers will be introduced to both traditional and contemporary Japanese art in the areas of dance, puppetry, painting, drawing, kite and mask making and robotics. They will learn about traditional Japanese clothing and such customs as bowing and serving tea.

This summer ArtStart will be offering two two-week sessions of outdoor camps for children ages 6-12—from June 28-July 9 and July 12-23 on the grounds of Mount Zion Temple, 1300 Summit Ave. Outdoor campers will have a choice of half-day or full-day sessions with two or four classes, respectively. A virtual camp for kids who would rather learn online will be offered weekday mornings from July 26-August 6.

For children ages 4 and 5, ArtStart is offering the two-week virtual camp Start with the Arts from 10:30-11:30 a.m. July 12-16 and July 26-30. The online class will involve art making, dramatic play, creative movement and storytelling based on traditional and contemporary Japanese art and culture.

Last year ArtStart had to make a sudden transition from an in-person to a virtual summer camp when COVID-19 hit. Teachers spent eight weeks learning how to virtually deliver course content in both the performing and visual arts. The camp, Passport to Ecuador and Peru, was a success, Serrine said, but she and her staff have since learned that after months of distance learning, parents really want their children to have a face-to-face experience this summer with teachers and other children.

ArtStart has made every effort to ensure the safety of students and teachers at the in-person camps. Class cohorts will be limited to eight students each who will meet mostly outdoors under tents. Students will be provided with their own materials and not allowed to share. Masks will be required. Students will also bring their own lunches and snacks.

Most of Passport to Japan's teachers have worked with ArtStart before. Lisa Himmelstrip, a potter from Saint Paul's West End and a former instructor at Central High School, will teach a class in clay. Using traditional hand-building techniques and such Japanese practices as underglazing and carving, her students will make tea pots and, if there is time, tea cups.



Linda Hashimoto van Dooijeweert will teach campers how traditional Japanese kimonos and short happi coats are worn. She will introduce them to taiko drumming and teach them the official dance of the 2021 Tokyo Olympics. "Hopefully, it will inspire kids to learn more about Japan and possibly visit the country," she said.

A third-generation Japanese American, Hashimoto van Dooijeweert first learned Japanese folk dance at age 7 and has performed in every Festival of Nations since. She began teaching Japanese dance in 1974 and is now the highest-ranking licensed and certified Japanese dance teacher in Minnesota.

Puppeteer Julie Boada will teach a class titled Toy Theater. Students will create small rod puppets, a miniature stage, backdrop and set pieces and then perform the folktale "Tsuru no Ongaeshi (The Grateful Crane)" with their puppets.

"Learning and retelling a traditional story is a great and fun way to taste a culture," Boada said. In addition to exploring Japanese two-dimensional art, she added, the students will learn about the Japanese virtues of generosity, hard work and reciprocity through "The Grateful Crane."

Visual artist and sculptor Jeanette Dickinson has worked with ArtStart for more than a decade. She has studied such Japanese arts as sumi-e (Japanese black ink painting), Nihonga painting and calligraphy with a Japanese teacher for many years. In Passport to Japan, she will teach Nihonga painting, textile printing and Japanese garden design.

ArtStart's mission is to inspire creativity and illuminate the connections among people, ideas and the environment, according to Serrine. "I want students to understand culture and the significance of that culture's history," she said. "We try to bring all the little pearls to bear on the people we serve."

For more information, email carol@artstart.org. Scholarships are available as well as discounts for registering early.



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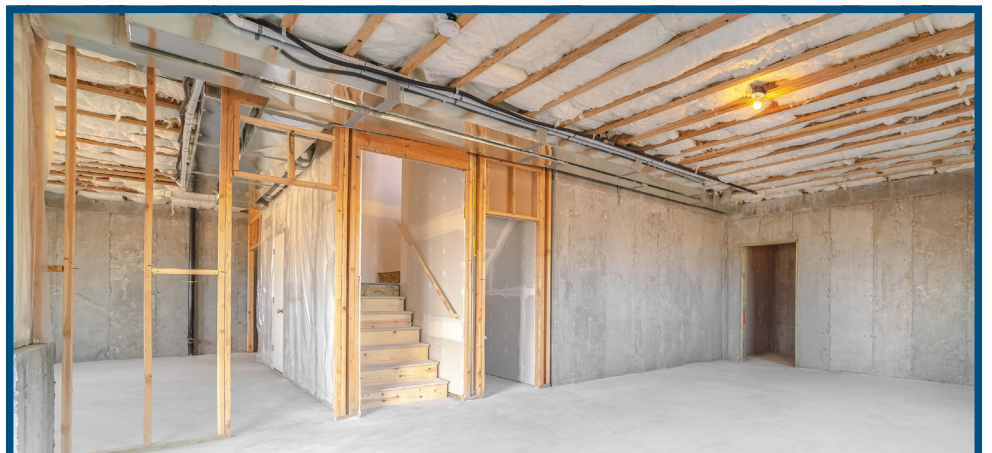
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# Crime Report

The following crime incidents were compiled from Saint Paul and Mendota Heights police department reports and other sources.

## Highland Park

**Robbery**—Two males assaulted a pair of female employees at Talbots clothing store, 665 S. Cleveland Ave., during a strong-arm robbery at 5:04 p.m. Monday, January 18. According to media reports, one of the suspects demanded that the safe be opened and then began punching an employee. Her co-worker was also assaulted. The suspects then ran out of the store with the employees' purses. The suspects were described as Black males in their teens to early 20s. One was around 5-foot-8, 120 pounds, and the other was around 6 feet tall, 150 pounds.

**Burglary**—A commercial break-in was reported on the 2400 block of West Seventh Street at 8:04 a.m. Saturday, January 16.

**Theft**—Vehicles were reported stolen on the 2100 block of Watson Avenue on January 9, the 700 block of Mount Curve Boulevard on January 15, and the 1700 block of Sheridan Avenue on January 20.

**Sex crime**—Rapes were reported on the 2000 block of Niles Avenue at 2:25 a.m. Thursday, January 7; and on the 1900 block of Ford Parkway at 2:24 p.m. Thursday, January 14.

**Arson**—An arson fire was reported on the 2000 block of Ford Parkway at 4:22 p.m. Wednesday, January 20.

## Lexington-Hamline

**Shooting**—A 15-year-old girl was shot in the stomach during an aggravated assault at 9:34 p.m. Wednesday, January 20, on Selby Avenue and Dunlap Street. According to media reports, the teen was struck while sitting in the backseat of a stolen vehicle after two male suspects got out of the car to switch drivers and there was a gunshot. When the teen got out to call 911, the males drove away. Her injury was not life-threatening.

**Burglary**—A commercial break-in was reported on the 1100 block of University Avenue at 12:38 a.m. Sunday, January 17.

**Theft**—Vehicles were reported stolen on the 1300 block of University Avenue on January 15, the 1200 block of Concordia Avenue on January 16, and two vehicles on the 1100 block of University on January 19.

## Macalester-Groveland

**Burglary**—Burglaries were reported on the 1100 block of Edgumbe Road on January 8, and the 1200 block of Goodrich Avenue on January 18.

**Theft**—Items valued at more than \$1,000 were reported stolen from vehicles on the 1300 block of James Avenue on January 14, the 1500 block of Fairmount and the 1400 block of Grand Avenue on January 15, the 1400 block of Sargent Avenue on January 16, and the 1300 block of Saint Clair Avenue on January 19.

—Vehicles were reported stolen on the 2000 and 1600 blocks of Palace Avenue on January 12, and the 400 block of South Lexington Parkway on January 13.

## Mendota Heights

**Theft**—Equipment was reported stolen from outside a business on the 2000 block of Dodd Road at 4:04 p.m. Tuesday, January 12.

—Catalytic converters were reported stolen from vehicles on the 2300 block

## Saint Paul sees 15.5% hike in serious crimes

The Saint Paul Police Department recently released preliminary year-end crime statistics for 2020 that showed an overall 15.5 percent increase in the most serious Part I offenses. Part I offenses include crimes against persons, such as homicide, rape and aggravated assault, and crimes against property, including robbery, burglary, theft, motor vehicle theft and arson.

In 2020, crimes against persons increased by 21.8 percent while crimes against property rose by 14.9 percent. Violent crime, which includes homicide, rape, aggravated assault and robbery, increased by nearly 25 percent. Two categories, rapes and residential burglaries, decreased in 2020.

Much of the overall hike in Part I offenses was driven by commercial burglaries and arson, which were up by 70.5 percent and 78 percent, respectively. Police Chief Todd Axtell believes

several factors led to the rise in crime.

"This was an incredibly hard year for all of us," he said. "Between a global pandemic, historic levels of rioting and very real economic pain, our country and city just experienced one of the most difficult periods of time in our city's history."

In 2020, Saint Paul police officers responded to 244,965 calls for service, 2,326 reports of shots fired, 220 reports of people shot, and 34 homicides. They also recovered 658 guns and cleared 31 of the 34 homicides.

The data is based on initial incident information that does not include a final assessment of victims or unfounded reports of crime. It is possible that the final percentage could change slightly when it is submitted to the FBI later this year.

Once submitted, that information, along with data for previous years, can be found at [fbi.gov/services/cjis/ucr](https://www.fbi.gov/services/cjis/ucr).

## Summit-University

**Robbery**—A strong-arm robbery was reported on the 200 block of Summit Avenue at 3:20 p.m. Sunday, January 17.

—A robbery at gunpoint was reported on Dayton Avenue and Saint Albans Street at 4:43 p.m. Monday, January 18.

**Burglary**—A home break-in was reported on the 700 block of Holly Avenue at 6 p.m. Monday, January 11.

—A commercial burglary was reported on the 100 block of North Dale Street at 11 a.m. Tuesday, January 19.

**Theft**—Several items valued at more than \$1,000 were reported stolen from a vehicle on Laurel and Western avenues on January 12.

## West End

**Robbery**—Robberies involving firearms were reported on the 600 block of West Seventh Street on January 7, and on the 300 block of West Seventh on January 14.

—A robbery with a dangerous weapon was reported on Bay Street and Butternut Avenue at 12:14 p.m. Monday, January 18.

**Burglary**—Commercial break-ins were reported on the 300 block of West Seventh Street on January 9, and the 2000 block of West Seventh on January 19.

—A burglary was reported on the 200 block of Eagle Street at 7:53 a.m. Monday, January 11.

**Theft**—Several items valued at more than \$1,000 were reported stolen from vehicles on the 300 block of North Smith Avenue on January 7, the 200 block of South Exchange Street on January 9, the 1900 block of Benson Avenue on January 18, and the 700 block of Watson Avenue on January 20.

—Vehicles were reported stolen on the 1500 block of Race Street on January 9, the 500 block of Randolph Avenue on January 14, two vehicles on the 800 block of Watson Avenue on January 19, on West Seventh Street and Kellogg Boulevard on January 19, and on the 900 block of Armstrong Avenue on January 20.

—Items valued at more than \$1,000 were reported from a building on the 600 block of West Seventh Street at 1:35 p.m. Sunday, January 10.

—Bicycles valued at more than \$1,000 were reported stolen on the 700 block of Mercer Street on January 14 and the 700 block of Perlman Street on January 20.

of Swan Drive on January 11-12, and the 2500 block of Executive Drive on January 16.

**Miscellaneous**—The driver of a vehicle with three flat tires was arrested for DWI after officers responded to a call at 7:02 p.m. Wednesday, January 13, on the 1100 block of Centre Pointe Curve.

## Merriam Park

**Robbery**—A robbery at gunpoint was reported on the 2700 block of Dayton Avenue at 2:54 p.m. Saturday, January 16.

**Burglary**—A burglary was reported on the 400 block of Herschel Street at 2:05 p.m. Wednesday, January 13.

**Theft**—Vehicles were reported stolen on the 1800 block of Feronia Avenue on January 9, the 1900 block of Marshall Avenue on January 11, on Prior and Ashland avenues on January 11, the 100 block of North Wilder Street on January 16, and the 1700 block of Hague Avenue and 1900 block of University Avenue on January 16.

—Several items valued at more than \$1,000 were reported stolen from vehicles on the 1600 block of Hague Avenue on January 7, the 2100 block of Marshall Avenue on January 8, and the 1800 block of Marshall on January 10.

## Snelling-Hamline

**Robbery**—A robbery at gunpoint was reported on the 1300 block of Ashland Avenue at 6:49 p.m. Thursday, January 14.

**Theft**—Vehicles were reported stolen on the 1400 block of University Avenue on January 8, the 1400 block of Carroll Avenue on January 12, and the 1300 block of University on January 20.

## Summit Hill

**Robbery**—A robbery at gunpoint was reported on the 900 block of Goodrich Avenue at 3:26 a.m. Saturday, January 16.

**Burglary**—A residential break-in was reported on the 800 block of Grand Avenue at 7:46 p.m. Sunday, January 10.

—Two burglaries were reported on the 1000 block of Grand Avenue between 5:14-8:53 a.m. Thursday, January 14.

**Theft**—Vehicles were reported stolen on the 900 block of Saint Clair Avenue on January 9, the 500 block of Lincoln Avenue on January 12, and the 900 block of Goodrich Avenue on January 16.

**Sex crime**—A rape was reported on Lexington Parkway south of Summit Avenue at 10 a.m. Sunday, January 17.



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# ON THE TOWN

## Finding their voice

### YPC is giving new generation of actors a platform to create

BY ANNE MURPHY

Youth Performance Company (YPC) has set the stage for continuing its mission to empower children and inspire social change through bold theater. The 32-year-old organization recently moved its administrative offices and rehearsal space from University Avenue Southeast in Minneapolis to 641 N. Fairview Ave. in Saint Paul.

With a new 10-year lease, the company for aspiring thespians ages 9-21 is now looking forward to artistic growth along with a return to in-person classes by this summer and to live performances by December, according to founder and artistic director Jacie Knight.

During the COVID-induced intermission from in-person classes and performances, YPC has taken on new film and video projects. *Power to the People* has nearly a dozen youths performing in sketches about social justice. For “Four By Four/Be Bold,” four young Black women directed four plays by a Black playwright. Meanwhile, YPC’s 15-student Creative Team for Change is designing new digital platforms to help make the Twin Cities a better place, according to Knight.

“We draw our students from all over the metro area—Saint Paul, Minneapolis, the suburbs, even Wisconsin,” Knight said. “We offer classes and workshops throughout the year—in a normal year—and at least a four-play season.” The seasons have always included plays with historical and social significance as well as family favorites.

“Having the assurance of a constant is super-important in theatre, and we have a great new constant in our Fairview location,” Knight said. “We’re excited about being in a neighborhood with a lot of kids and families. And we love the space itself. We were able to create the kind of space we wanted.”

YPC is surrounded by other arts organizations at the Fairview Business Center, including Saint Paul Ballet and Young Dance. “There’s a great synergy here,” Knight said. “It’s a really wonderful thing to be with people who are creating and helping young people develop.”

Mitch Frazier, a resident of Saint Paul’s Lowertown who has been with YPC for more than 30 years as an actor, director and lighting and set designer, believes the Fairview space is an ideal location. “It provides easy access for young people and parents who are coming from all over the city and beyond,” he said.

To prepare for in-person classes this summer, Knight said, “we’re trying to locate

outdoor spaces that have shelter, so when the weather isn’t great we’re sheltered but outside. Obviously, we’ll have CDC guidelines in place—mask wearing and temperature taking as well as social distancing. Our number-one goal is in-person classes, but we’ll also be doing virtual classes for those who don’t feel comfortable.”

Since the outbreak of COVID-19, “families, alumni and patrons have all been concerned about YPC keeping our doors open,” Knight said. “Because of that concern, they’ve generously donated what they could to help YPC continue to serve the community. We’ve cut staff and expenses down to the bare necessities. We also received some funds through the federal PPP program. Through all of these efforts, we’ve been able to survive in new and different ways.”

One YPC supporter is Bridget McGreevy of Summit Hill. Her daughter Flannery, a senior at Saint Paul Conservatory for the Performing Arts, has been in YPC productions since the age of 13. Her son Ronan, a freshman at Minnehaha Academy, has also performed in a YPC play.

Flannery performed in the 2014-15 musical *Home on the Mornin’ Train*, which tells the story about German children trying to escape the Nazis in 1939 and how they were inspired by the stories of Black children trying to



Youth Performance Company artistic director Jacie Knight and associate director Sherilyn Howes.

PHOTO BY BRAD STAUFFER

escape slavery in the U.S. in 1839.

“From the beginning, we just fell in love with what Jacie does,” Bridget McGreevy said. “She is driven to benefit the community and to encourage young people to develop into incredible adults. It’s profound theater. The messaging is beyond what you typically see in theater for young people. Jacie is a mentor who treats everyone with respect.”

“When I started at YPC,” Flannery said, “I became part of a community that not

only taught me the ropes of powerful and engaging art, but how to be a good person. The friends, mentors and role models I met are still a part of my day-to-day life. When I look back at my teenage years, the memories of YPC will be at the top for experiences that shaped who I am today.”

YPC is a reflection of Knight’s “underlying belief that children have a voice and that voice needs to be heard,” Frazier said. “Young people see the world as it’s going to be, not as it has been. They give hope. Time and again, production after production, YPC nurtures young voices.”

Knight is mindful to teach life skills along with theater, according to Frazier, from ironing costumes to getting along with everyone in the company. “She teaches responsibility as well as respect,” he said. “She teaches how to get along while you’re putting a show together even if you may not ever work together again.” The benefits of that method are apparent at rehearsals when lines are being learned and scene blocking perfected, he added.

“We’re trying to bring together our young artists and give them platforms to create about things that are important to them,” Knight said. “Any time you’re creating you’re performing. And our young people are creating really great stuff.”

“Young people are in a tough place now,” Knight said. “So much has been taken away from them, from graduations to companionship. They’ve lost resiliency. They’ve lost their bounce. We want to help them get that back.”

*Power to the People* is available for viewing at [youtube.com/watch?v=Nv9NFg8ycEs](https://www.youtube.com/watch?v=Nv9NFg8ycEs). For more information on YPC classes and performances, visit [youthperformanceco.org](https://www.youthperformanceco.org).



Scenes from past Youth Performance Company productions (clockwise from above): *A Charlie Brown Christmas* (2014); *Joseph and the Amazing Technicolor Dreamcoat* (2004); and *Oh Freedom! Stories of the Underground Railroad* (2017).

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# ON THE TOWN *Briefly*

## Books

**Next Chapter Booksellers**, 38 S. Snelling Ave., will host free online readings and discussions with writers Shannon Gibney, Chastity Gunn, Banji Lawal, Raymond Camper and IBe' Kaba for Black history month at 2 p.m. Sunday, February 7; author Brett Biebel and his short-story collection, *48 Blitz*, 7 p.m. Monday, February 8; and poet Patrick Cabello Hansel and his new collection, *Quitting Time*, 7 p.m. Thursday, February 18. To register, visit [nextchapterbooksellers.com](http://nextchapterbooksellers.com).

**The Saint Paul Public Libraries' Fireside Reading Series** has returned with virtual programs from 7-8 p.m. Wednesdays. The schedule includes authors Yelena Bailey and her book, *How the Streets Were Made: Housing Segregation and Black Life in America*, on February 3; Carolyn Holbrook and her book, *Tell Me Your Names and I Will Testify*, February 10; and Margi Preus and her novel, *Village of Scoundrels*, February 17. To register for the link, visit [tinyurl.com/yy5panw4](http://tinyurl.com/yy5panw4).

## Music

**A class in hand drums** for beginners will be offered from 5-6 p.m. Tuesday, February 9, at the Women's Drum Center, 2242 University Ave. Use djembes to explore pulse and rhythm and learn how to build a foundation for African songs. Standard COVID protocol will be followed. The cost is \$10. Drums are provided. To register, email [info@womensdrumcenter.net](mailto:info@womensdrumcenter.net).

**The Minnesota Orchestra** continues its winter series of free concerts at 8 p.m. Friday, February 12, with a special Young People's Experience on television (TPT MN), radio (99.5 FM) and the internet ([classicalmpr.org](http://classicalmpr.org) and [minnesotaorchestra.org](http://minnesotaorchestra.org)). Sarah Hicks will conduct this Musical Menagerie, a program that invites listeners of all ages to connect music with animals through a partnership with the Minnesota Zoo. It will feature a variety of composers and styles of music along with video and special guests.

**Lyra Baroque Orchestra** will present two concerts of intimate solos on February 12 and 13 via Zoom. The virtual shows will feature performances by Julie Elhard, viola da gamba; Paul Boehnke, harpsichord; Bryan Boehnke, recorder; and violinists Lucinda Marvin,



Ginna Watson, Conor O'Brien and Jenny Lang beginning at 7 p.m. Friday; and Cheryl Zylla, viola d'amore; violists Spencer Martin and Jennifer Kalika; cellist Charles Asch; and violinist Marc Levine at 11 a.m. on Saturday. The cost is \$10, \$5 for students. To receive the link, visit [lyrabaroque.org](http://lyrabaroque.org).

**The Church of the Lost Souls**, a 12-week concert series featuring guitarist Billy McLaughlin, the band SimpleGifts and special guests, will open on Sunday, February 14, at the Parkway Theater, 4814 Chicago Ave. S. in Minneapolis. The concerts will be live-streamed at 4:30 p.m. every Sunday through May 2. Ninety-three seats will be available for in-person attendance (25 percent capacity). Tickets are \$29 in advance, \$39 at the door, for in-person and whatever you wish for the live stream. SimpleGifts includes singers Kathleen Johnson, Karen Paurus and Amy Courts, multi-instrumentalist Laura MacKenzie and drummer Billy O. Joining them will be special guests Michael Monroe on February 14 and Jennifer Grimm and Joe Crus on February 21. For tickets or to receive the link for the live stream, visit [theparkwaytheater.com](http://theparkwaytheater.com).

## Film

**A five-week series of film noir** will open on February 4 with Stanley Kubrick's 1956 masterpiece, *The Killing*. The films will roll at 7:30 p.m. Thursdays at the Heights Theater, 3951 Central Ave. NE. in Columbia Heights. Tickets are \$12. The auditorium is limited to

## A Valentine's tradition.

*'Til Death: A Marriage Musical* will return for five performances live-streamed from February 5-14. Husband and wife Jeremiah and Vanessa Gamble star as Ethan and Olivia (left), a couple in a midlife marital crisis who get snowbound in a remote cabin with head-over-heels-in-love newlyweds Freddie and Leslie, played by Anna and Damian Leverett (right). Pianist Michael Pearce Donley, who arranged the music, will also narrate the drama. Show times are 7:30 p.m. Friday and Saturday, February 5-6 and 12-13, and 3 p.m. Sunday, February 14. Tickets are \$15, \$25 per couple, \$13 for students and seniors. Call 612-547-9839 or visit [bucketbrigadetheater.com](http://bucketbrigadetheater.com).

25 percent capacity. Seats will be assigned for proper distancing. Masks are also required. The schedule includes *This Gun for Hire* (1942) starring Alan Ladd and Veronica Lake on February 11; and director Orson Welles' *The Lady from Shanghai* (1947) starring Rita Hayworth on February 18. For reservations, visit [heightstheater.com](http://heightstheater.com).

## Theater

**Tears of Moons**, Antonio Duke's one-man drama that combines African spirituality with epic Greek theater to reckon with the problems of race in America, is being streamed throughout February by Park Square Theatre. Duke plays the Poet, a Homeric narrator wrestling with his own rage and ineffectuality. He deftly weaves other characters into the story, all victims of racial violence. The play was filmed on Park Square's Boss Stage last November along with live post-show discussions. The new release also includes a recorded conversation among Duke, director Ellen Fenster and Rie Gilsdorf of Embody Equity. Tickets are \$10 plus a \$1.75 fee. Visit [parksquaretheatre.org](http://parksquaretheatre.org).

**"Miniatures,"** newly commissioned operas by Minnesota artists that run between 8 and 10 minutes, will be streamed from February 5-19 by the Minnesota Opera. The collaborative effort will feature works by Kashimana Ahua and Khary Jackson, Ritika Ganguly and Roshan Ganu, Asoko Hirabayashi and Rebecca Nicholson, and Charlie McCarron and Oanh Vu. The program

is free, though donations are welcome. To sign up for digital access, visit [mnopera.org](http://mnopera.org).

**Promise of America**, a musical revue of some of the most popular songs in American history, all by Jewish composers, will be presented by the Minnesota Jewish Theater Company from February 13-21 in an online pay-per-view. Aimee K. Bryant, Al Church, Benjamin Dutcher and Kim Kivens star in this celebration of such musical luminaries as Burt Bacharach, Billy Joel, Stephen Sondheim, Lou Reed, Carol King, Paul Simon, Jerome Kern, George Gershwin, Bob Dylan, Jeff Barry, Ellie Greenwich and Lew Pollack. Created by Barbara Brooks and Kevin Dutcher, the revue will be streamed at 8 p.m. February 13, 1 and 7 p.m. February 14, 7:30 p.m. February 17 and 18, and 1 p.m. February 21. Tickets are \$15. For reservations, visit [mnjewishtheatre.org](http://mnjewishtheatre.org) or call 651-647-4315.

## Family

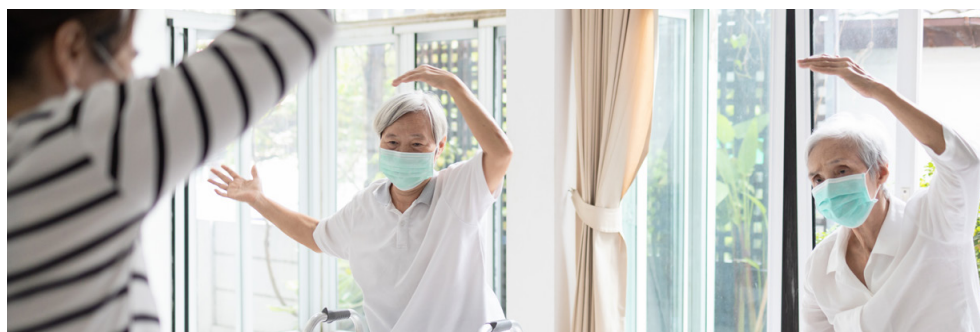
**The Bell Museum** will present its annual Space Fest online from February 4-6. It will open at 7 p.m. Thursday with The Sirens of Mars: Searching for Life on Another World, a webinar with Sarah Stewart Johnson of Georgetown University, who worked on NASA's Spirit, Opportunity and Curiosity rovers. A Cosmic Trivia contest will be held Friday evening. Free programs on Friday and Saturday will feature scientists from NASA's Goddard Lab who have been searching for life in space, University of Minnesota researchers who have been studying early life forms on earth, an astrobiology microscope challenge, a U of M study of subglacial microbes, a family story time, and a historical program on Caroline Herschel, the first woman to discover a celestial object. For information, visit [bellmuseum.umn.edu/spacefest2021/](http://bellmuseum.umn.edu/spacefest2021/).

## Et cetera

**Send a Singing Valentine** to your special someone. The Women's Choir of Saint Catherine University will deliver it by February 14 via email. You choose the song. The choir will provide the rendition. Among the options are "When I Fall In Love," "I Love How You Love Me" and the Women's Choir original "Valentine, Valentine" sung to the tune of "Edelweiss." The cost is \$20 per singing valentine. To order, visit [stkate.edu/valentine](http://stkate.edu/valentine) by February 10.

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# SPORTS



## The Wright Call

By Dave Wright

### Gender equality in football is official

Did you know that Super Bowl LV on February 7 will have not one but two first-time-ever occurrences? One of them, of course, is that Tampa Bay will be the first team to play in professional football's premier showcase at its home stadium. Less well-known is that Sarah Thomas, the first female official to work regularly in the NFL, will make history of her own that day by serving as the down judge on the officiating crew.

While much of America will be focused on the battle between the Buccaneers, led by ageless quarterback Tom Brady, and the Chiefs, captained by young gun Patrick Mahomes, Summit-University's Leah Bedard will be watching to see how the 47-year-old Thomas fares. (Vikings fans might recall that Thomas, who is now in her sixth season in the NFL, was involved in a sideline collision in a game against Green Bay a few years ago. She broke her wrist, but returned to the field in a splint to finish the game.)

Bedard is one of the few women working high school football games in Minnesota. For the past two years, she has been serving as the back judge on veteran referee Dan Pelletier's crew. She hopes to use that experience as a springboard to the college game, perhaps as early as this spring if the MIAC decides to play.

"I was a rugby official for 14 years," said Bedard, who played rugby herself while attending the University of Wisconsin in La Crosse. She was held in such high regard as a rugby official that she worked both men's and women's games, including two World Cups. Bedard traveled a lot, but she didn't make nearly as much money as, say, NFL officials.

She then caught the eye of former NFL official Mike Pereira who, after watching her work a game on television, recommended to *Referee Magazine* that she would make a good subject for a feature story.

One of the first things Bedard learned was that officials have to earn the respect of the players and coaches. She was expecting to take some flak when she started officiating, and she did. It took a few years, but she won the players and coaches over by simply sticking to the task at hand.

"Players don't really want to know who the referee is," she said. "They simply want to play and have the rules applied correctly."

When she wasn't on a field, she attended the University of Saint Thomas, earning a master's degree in English, and is now employed as a grant writer. However, Bedard really wanted to try officiating in a sport other than rugby. Four years ago, she took up football. Like a lot of new officials, she started at the high school junior varsity level. "It's often a three-person crew," she recalled. "You do a lot of running."

Two years ago, she was introduced to Pelletier, who has become a big fan of her talents. "We want to recruit more women," he said. "Leah was a quick learner. She's a good one."

But referees have ambitions, too. Bedard sees Thomas as a role model. Thomas started her officiating career at age 26, working high school games in her native Mississippi. Eight years later, she was working college games. Eight years after that, it was the NFL. Gerry Austin, a longtime NFL referee, recommended her to the league, saying: "She has the ability and courage to make a call and the guts not to make one, too."

Bedard hopes to be able to make a similar jump. "I know how to referee," she said. "The skill set is learning how to apply the rules."

### CAA teams cope with COVID precautions

If you've been to a health clinic lately, you know the drill. Before you can get in to see any health care provider, you're asked a series of questions related to the pandemic.

That's now part of the game-day routine for coaches of Catholic Athletic Association (CAA) teams as well. Before each game, a coach has to sign a document asserting that seven COVID-19 screening statements are true for the team. The

WRIGHT CALL ►16

## Boys' basketball preview

### Players take court amid season of uncertainty

BY DAVE WRIGHT

More so than in the past, local high school boys' basketball coaches faced the season with a lot of unknowns. The postponement of practices until January due to the pandemic meant that some players may actually have been too well-rested when they finally took the court.

"You could tell the kids who spent time in the gym and the ones who didn't," said Cretin-Derham Hall coach Jerry Kline.

New head coaches like Henry Sibley's Doug Linton and Nova's John Carrier had less time than usual to acquaint themselves with their players. "It took a while for the kids to get together," Carrier said. "It's growing pains."

Central's Scott Howell noticed the difference. "Instead of playing 30 games of AAU ball in the summer, they may have only played 15," he said. "It took a little longer to get the rust off."

Add in players getting used to wearing facemasks and coaches had a few more challenges than usual as things got under way. Saint Thomas Academy's Jason Birr simply told his charges that at least the safety protocols "allow us to play."

Minnehaha Academy's Lance Johnson noted one positive. "COVID forced us into the weight room more," he said. That's bad news for those who have to face the Redhawks' 7-foot sensation Chet Holmgren. "He's a lot stronger than he was last year," Johnson said.

Here's a look at how the local boys' basketball teams stack up this season:

#### CENTRAL

**League:** Saint Paul City

**Last year's record:** 14-11

**Coach:** Scott Howell

**Key players:** senior forward Kaden Doram, senior guard Gavin Gothard, and junior guard Gedeon Musabyimana.

**Outlook:** The good news for the Minutemen, who tied Johnson for the Saint Paul City title last winter, is they have four starters returning from a team that averaged 70 points a game last year. The bad news is the restricted schedule of just 12 games means they won't get the chance to play some of their usual tough non-conference foes. Doram and Gothard averaged double-digit scoring last season. Musabyimana scored 26 in the season-opening win over Harding. "We don't have a lot of size, but we will run," coach Howell said.

#### CRETIN-DERHAM HALL

**League:** Suburban East

**Last year's record:** 25-3

**Coach:** Jerry Kline

**Key players:** junior guard Tre Holloman, senior forward Jack Plum, senior guard Jack Tauer, and senior forward Peter Howard.

**Outlook:** Holloman, one of the most recruited players in the country, is the lone starter back from last year's section champs. The Raiders have nine seniors and three juniors, with many of them seeing action in a 10-player rotation. Holloman keys the offense, sometimes



Central's Jaylen Cardenas battles for a rebound during the Minutemen's 65-62 loss at home on January 28 to undefeated Johnson. PHOTO BY BRAD STAUFFER

moving into the post to give the 6-foot-8 Howard a break. "He's a basketball version of the football wildcat," coach Kline said of Holloman. "Whether it's a shot or a pass, he makes the right play." Plum was averaging 11 points through the first four games of the season. Still, the key for CDH is probably defense. "We're grinders," Kline said. "We want to make teams work for points."

#### HENRY SIBLEY

**League:** Metro East

**Last year's record:** 5-24

**Coach:** Doug Linton

**Key players:** senior guard Ethan Russell, and senior forward Cameron Latvis.

**Outlook:** Linton is in his first year with the varsity, but coached the JV last year. Sibley has a veteran team, but it got off to a slow start for a variety of reasons. "Our gym wasn't available this summer due to construction. Then the pandemic hit. We didn't get a chance to work together as much as we would've liked," Linton said. Russell hurt his shoulder as a sophomore, but is healthy now as a leader on the court. The 6-foot-3 Latvis is a three-sport star and very athletic. Jaden Morgan is a promising freshman who scored 13 points in a recent win over Hill-Murray. "We're a work in progress," Linton said, "but I like our approach to games."

#### HIGHLAND PARK

**League:** Saint Paul City

**Last year's record:** 11-16

**Coach:** Jesse McCann

**Key players:** senior guards Carter Owens and Joey Kottke, and senior forward Nico Peterson.

**Outlook:** With 12 seniors on the roster, Highland might have the most veteran team in the state. The Scots have four returning starters. Owens scored 41 points in a game last year and averaged nearly 21 on the season. Peterson and Kottke

also finished in double figures. The Scots plan to run when they can. "Offense was not a problem last year," coach McCann stated. "We need to improve defense this year." Peterson, who was third in the City Conference last year in blocked shots, will be a key in that effort. A 12-game schedule means starting fast is crucial. To that end, McCann has upped the pace of practices to mimic game conditions.

#### MINNEHAHA ACADEMY

**League:** Independent Metro Athletic

**Last year's record:** 25-3

**Coach:** Lance Johnson

**Key players:** senior center Chet Holmgren, junior forward Prince Aligbe, and senior guard Hercy Miller.

**Outlook:** "We want to run and we love playing defense," coach Johnson said. The ability to do both is one of the reasons the Redhawks have won the last three Class AA state titles. (They're now the top-ranked team in AAA.) The 7-foot Holmgren may be the top-rated recruit in the country, but he gets plenty of help from 6-foot-6 point guard Aligbe and Miller, who has been under the radar until now. A rugged schedule that includes games against Wayzata, Hopkins and Minneapolis North will challenge Minnehaha. However, as Johnson noted, "We've faced a lot of obstacles the past couple of years. These kids are level-headed and take on everything as it comes."

#### NOVA ACADEMY

**League:** Skyline

**Last year's record:** 4-21

**Coach:** John Carrier

**Key players:** senior guard Jack Monroe, junior guards Rayan Taha and Liam Borrell, and freshman forward Silas Revenaugh.

BOYS' BASKETBALL ►16

# Girls' hoops preview

## Local teams facing up to fact that mask wearing is part of the game

BY BILL WAGNER

Nearly 11 months since causing the cancellation of last year's state championship games, the coronavirus is still very much on the minds of local high school girls' basketball coaches. For the current season, it's largely a question of masks, which are required to be worn by all players at all times, and their impact on the way the game is played.

Some coaches say wearing masks makes it difficult for players to perform normal on-court functions. Nova Classical Academy coach John Clarkin said having to breathe through masks makes his players tire quicker, "and it makes it harder to communicate on the floor."

Others say the impact of masks has been minor and that teams have learned to adapt. "Actually, I'd say that it's not a factor at all," said Henry Sibley coach Harry Jenness Jr. "We're just glad to be playing. If we have to wear masks, we wear masks. We just need to embrace whatever opportunity we have."

COVID-19 has affected local girls' basketball teams in other ways as well. Saint Paul Academy coach Natalie McElligott said several girls opted out of playing this season because of the pandemic. Visitation's new head coach, Faith Johnson Patterson, said she came out of retirement this season largely in response to the virus.

"Yes, I'd say that it was COVID that got me back into the game," said Johnson Patterson, who previously oversaw outstanding programs at Minneapolis North and DeLaSalle. "I just had a feeling that I could do something to help. This is a time when you need veteran coaches."

The girls' basketball season is now underway. Here's a look at the local teams:

### CENTRAL

**League:** Saint Paul City  
**Last year's record:** 11-12  
**Coach:** Marlon McCoy

**Key players:** senior guard Alayza Campbell, senior forward Aaliyah Hamilton, junior forward Silvia Murdoch-Meyer, and sophomore guard/forward Anna Rynkiewich.

**Outlook:** Central has sufficient balance to play both half-court and up-tempo games,

and also has both strength on the boards and quickness. "We lost only one senior from last year," coach McCoy said. "This is my third year and we started from scratch my first year. We should be able to make some strides this season." Campbell scored 17 points and Hamilton added 13 in Central's opening 63-18 win over Harding on January 26.

### CRETIN-DERHAM HALL

**League:** Suburban East  
**Last year's record:** 6-19  
**Coach:** Crystal Flint

**Key players:** senior point guard Audrey Martinez-Stewart, senior guard Takara Mason, junior forward Anisah Wolf, junior guard Ray'ven Robinson, and freshman point guard Lauren Bengtson.

**Outlook:** The Raiders should be much improved and could well break into the top three in the conference, according to coach Flint. "I'm very hopeful. On paper we have a veteran team," she said. The Raiders have four seniors and four juniors who have experience playing quality minutes with both the varsity and JV.

### HENRY SIBLEY

**League:** Metro East  
**Last year's record:** 12-16  
**Coach:** Harry Jenness Jr.

**Key players:** senior forward CeCe Bell, senior forward Caroline Anderson, and senior point guard Natalie Parnell.

**Outlook:** The Warriors have five seniors who will either start or log significant playing time. The club might take until the second half of the season to show off its skills. "This is probably the deepest team we've had since I've been coach," Jenness said. "I think we'll probably be in the middle of the pack."

### HIGHLAND PARK

**League:** Saint Paul City  
**Last year's record:** 13-11  
**Coach:** Deb Williams

**Key players:** senior guard Breyana Turner, senior center Morgan Jones, senior forward Miranda Bade, and junior forward Toni Williams.

**Outlook:** Highland should be able to score, but defense might be a work in progress. The Scots also lack height, so they might have to rely on outside shooting. Five players opted



Highland Park senior center Morgan Jones puts up a shot in traffic during the Scots' 43-9 season-opening win at home on January 28 against Washington. PHOTO BY BRAD STAUFFER

out of playing this season due to the pandemic. Coach Williams said the key will be making sure that her experienced players "stay out of foul trouble. It's that simple."

### MINNEHAHA ACADEMY

**League:** Independent Metro Athletic  
**Last year's record:** 19-9  
**Coach:** Matt Pryor

**Key players:** eighth-grade point guard Addi Mack, sophomore forward Aniyah Reuben, freshman shooting guard Anisa Longs, junior forward/guard Telia Graham, and freshman forward Jennica Suggs.

**Outlook:** The Redhawks lost four of their five starters from last year, but are still ranked among the top 10 in the state in Class AA. They'll be young, starting one eighth-grader, two freshmen and a sophomore, but Pryor is upbeat. "This is the most talented team I've coached since I've been at Minnehaha," he said. "I think (a state title) is attainable."

### NOVA ACADEMY

**League:** Independent  
**Last year's record:** 16-8  
**Coach:** John Clarkin

**Key players:** sophomore guard Bella Arco, and junior point guard Genevieve Adelman.

**Outlook:** The team will play some strong defense, but is short on experience. Coach Clarkin said that probably half the team is seventh- and eighth-graders, and that they'll

likely take their lumps. "But we're building our program for the future," he said.

### SAINT PAUL ACADEMY

**League:** Independent Metro Athletic  
**Last year's record:** 12-15  
**Coach:** Natalie McElligott

**Key players:** senior forward Julia Baron, senior guard Annabelle Bond, sophomore forward Lindsay Browne, and junior center Naomi Straub.

**Outlook:** The Spartans had only nine players on their roster largely because several didn't come out this season due to COVID concerns. Still, coach McElligott thinks her club will see improvement over a year ago. "We're very small, but we're quick and scrappy," she said. Big upgrades are needed in handling presses by opposing teams and in outside shooting, McElligott added.

### VISITATION

**League:** Tri Metro  
**Last year's record:** 11-16  
**Coach:** Faith Johnson Patterson

**Key players:** NA

**Outlook:** The Blazers return eight players on the varsity, but only one was a starter last year. "Our goal is to show progress—to get better and see where we land," said Johnson Patterson, who declined to name any key players at this stage of the season. "It's a process when you're getting to know your players."

## 15◀ BOYS' BASKETBALL

**Outlook:** Monroe, the Knights' lone senior, may be asked to carry the offensive load for this young team. Carrier, in his first year as the head coach at Nova, described his squad as a work in progress. He looks at players like the 6-foot-3 Revenaugh to grow as they gain experience on the court. "The kids are doing what they've been asked to do," Carrier said. "We have a good future, but it takes time to develop."

### SAINT PAUL ACADEMY

**League:** Independent Metro Athletic  
**Last year's record:** 16-10  
**Coach:** Kevin Keto

**Key players:** senior guard Adam Holod, and junior guard Brandt Baskerville.

**Outlook:** Holod, a 1,000-point career scorer, is the only starter back for the Spartans. He scored 22 points in a win over Mounds Park this year. Baskerville, also a shooting guard, is the only other returnee who had significant

playing time. Accordingly, coach Keto is mixing players as he looks for combinations that work. As a result, defense will be the main area of concentration. "It's a group that'll grow," Keto said. "It's exciting to see where they'll eventually get."

### SAINT THOMAS ACADEMY

**League:** Metro East  
**Last year's record:** 2-23  
**Coach:** Jason Birr

**Key players:** sophomore guards Michael

Kirchner and Jack Chamberlain, and senior forward Ryan Chamberlain.

**Outlook:** "We're still young," coach Birr said. "We only graduated one senior and have just three this year." Ryan Chamberlain, who's averaging 18.5 points through four games, is a big presence at 6-foot-8. Kirchner, who has scored in double figures in each of the Cadets' first three games, is one of the youngsters who will be counted on to carry the offensive load for STA, which returns four starters. "The building blocks are in place," Birr said.

## 15◀ WRIGHT CALL

statements range from those regarding body temperatures to attesting that the coach and players have not been diagnosed with—or been near anybody who tested positive for—the virus in the past two weeks. The coach is required to turn in the signed statement to the athletic director at the site where a game is being played.

"We actually started this last fall for the soccer season," said longtime CAA athletic director Mark Courtney. "We've had virtually no problems at all."

The pandemic has brought about another issue that's more important than it might seem at first glance—a lack of available officials, most notably in basketball.

Hockey seems to be working out fine. Along with all of the players, the officials are required to wear facemasks. They have been able to find face coverings that will still allow them to breathe and blow their whistles when needed. Thus, the risk of exposure is minimal.

Basketball is a different story. Several older officials who were unwilling to take a chance of contracting the virus have opted out of working youth games this year. Courtney said the CAA had 192 teams playing basketball last year. This year, there are just 48. Hence, he needed fewer officials and has not had difficulty getting games covered.

Other athletic associations haven't been so lucky. Accordingly, Courtney's phone often starts ringing at 8 a.m. on game days. The people calling are looking to see if he has

any referees available.

"I have a list of guys I've used for a long time and I know what they can do and when they want to work," he said. "With high school games normally on Tuesday and Friday, I try to stay away from scheduling too many games on those days. Most CAA games this year are on Monday, Wednesday and Thursday."

The CAA basketball season started late and will run through February 26. The four-team hockey season for grades 6-8 runs through February 24. The association decided not to compete in swimming this year. A decision on a spring season for baseball, softball, golf and track will be made later.

Dave Wright can be reached at [dwright53@msn.com](mailto:dwright53@msn.com).



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Continued page 18



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 Bush Avenue E St. Paul MN 55119 USA 4. I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath. Date filed: December 27, 2020 Signed by: Kenya Buzo Mailing Address: 1877 Bush Avenue E St. Paul MN 55119 Email for Official Notices: [kbuzomn@gmail.com](mailto:kbuzomn@gmail.com)

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dersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath. Date filed: January 26, 2021 Signed by: Alec Junkert Mailing Address: 588 Clifford Street St. Paul MN 55104 USA Email for Official Notices: findsotahomes@gmail.com

**Notice of Informal Appointment of Personal Representative and Notice to Creditors (Without a Will)**

State of Minnesota  
Ramsey County  
District Court  
Second Judicial District  
Case Type: Informal Probate  
Court File Number: 62-PR-21-37

In re the Estate of: Jason DePonty, Decedent

TO ALL INTERESTED PERSONS AND CREDITORS: Notice is hereby given that an application for informal appointment of personal representative has been filed with the Probate Registrar. No will has been presented

**LEGAL NOTICES**

for probate. The application has been granted. Notice is also given that the Probate Registrar has informally appointed the following:

Gordon L. Lundholm, Jr.  
2613 Sumac Ridge  
White Bear Lake, MN 55110

as Personal Representative of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as Personal Representative, or may object to the appointment of the Personal Representative. Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the Personal Representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Notice is also given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Estate are required to present the claims to the Personal Representative or to the Court Administrator within four (4) months after the date of this Notice, or the claims will be barred.

Laura J. Stevens  
Probate Registrar  
Dated: January 15, 2021  
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This completely updated mid-century classic is serenely set on a paradise 1.64 acre of beauty. Truly exquisite 4BR, 5BA boasts incredible views, lovely hardwood, 2 FPs, gorgeous kitchen, 5-car. Walk-out LL with gym! 2170 Lower St. Dennis Rd.  
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Choice lot is home to 3BR, 3BA, one level living backed up to Central Park and lovingly maintained by original owners. New roof, granite counters and appliances are just a few improvements. Won't last! 662 Overlook Drive.  
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Sits atop the bluff at 34 Kenwood Parkway offering panoramic views & stately yet livable sun-drenched space completely renovated. Luxury finishes for 4BR's, 5BA's, 7+car heated garage & dog run. Entertainment center & wine grotto. Impeccable.



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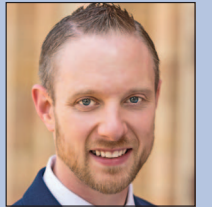
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**HISTORIC GEM! 922 PORTLAND AVENUE!**

6 BR, 3 BA, 3 car garage. Fine craftsmanship throughout, 19 original stained glass windows, gorgeous woodwork, updated kitchen, a must see! **\$799,900**



**NANCY WALKER**  
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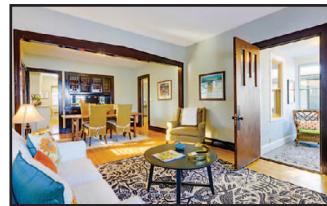


**CLASSIC KINGS MAPLEWOOD HOME!**

Impeccably maintained, w/loads of character & modern updates, stunning wdwrk, built-ins & hrdwds, 4BR/3BA, 2-car att heated gar, 4 FPs, kitchen island, master ensuite, screened-in porch, sport court, built-in grill, patio & fire pit, balcony, finished bsmt, & finished 3rd L. 2229 Fairmount Ave.  
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**3032 34TH AVENUE S**

A sweet bungalow that exudes warmth and livability with large updated kitchen and first floor bath, floors that sparkle, bedroom/den/office in the lower level with 3/4 bath, new appliances..... many improvements, double garage.



**NANCY K MAAS**  
651-235-8581 • \$250,000



**ONE OF A KIND!!!**

902 Highview Circle S: Spacious 4 bedroom custom designed townhome offering entertainment sized living and dining rooms, two king sized master bedroom suites, family sized kitchen. 6,242 finished sq. ft.



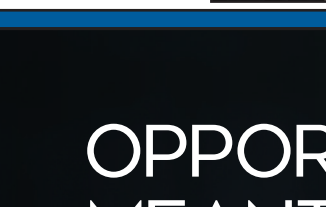
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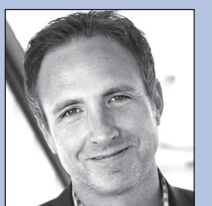
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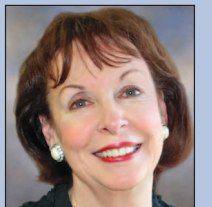
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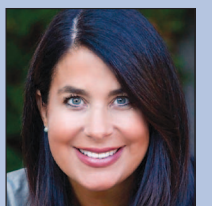
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