

## New ordinance would open door to homeless day shelters across city

But larger shelters would need to apply for conditional permit

By JANE McCLURE

New zoning regulations that would make it easier for day shelters for homeless people to open in neighborhoods across the city were recommended for approval on August 21 by the Saint Paul Planning Commission.

City staff had recommended that the day shelters only be allowed within a quarter mile of an overnight shelter for homeless people. However, the Planning Commission eliminated that provision. Under the commission's recommendations, homeless day shelters would be allowed in three different business districts and in small-scale industrial and industrial-transition districts.

Day shelters that are larger than 7,000 square feet would need to apply for a conditional use permit, which could come with more scrutiny and possibly operating conditions. However, facilities that are smaller than 5,000 square feet would not only be allowed in the above districts, but in smaller-scale business districts, all of the Traditional Neighborhood zones, and in business-converted zones like that found along Grand Avenue.

The Planning Commission has forwarded the proposed regulations to the City Council, which will hold a final public hearing and vote in September.

HOMELESS DAY SHELTERS ▶3



**Freewheeling fun.** Chris Aerts of Friends of Highland Arts (top) assists Yohana Hailu, 4, with a painting project at the Movie and Kids Bike Giveaway event at Sibley Manor Apartments on August 19. Meanwhile, Highland District Council board member Brad Reinboldt keeps Yamriam Yosef, 4, upright as he tried out his new set of wheels. PHOTOS BY BRAD STAUFFER

## Council narrowly approves rezoning for 5-story building at Grand-St. Albans

By JANE McCLURE

The Saint Paul City Council voted 4-3 on August 18 to rezone the site of a one-story commercial building and parking lot at 695 Grand Ave. to Traditional Neighborhoods 3 (TN3), opening the way for the construction of a proposed five-story structure with 80 market-rate apartments.

Still in doubt are several zoning variances and a conditional use permit for the \$32.5 million project, including a variance to the East Grand Avenue Zoning Overlay District, which limits building heights in that area to three stories. The Saint Paul Planning Commission has approved the permit and variances. However, a neighborhood group filed an appeal asking the City Council to overturn that decision. The appeal will be heard by the council on September 15.

The mixed-use project has the support of the Summit Hill Association, but the Summit Hill neighborhood itself is sharply divided. About 500 people have signed a petition against the project.

The City Council and Planning Commission received hundreds of comments on the rezoning, most in opposition. Opponents contend that the project is too large and that it violates the building height and footprint limits in the 15-year-old zoning overlay dis-

695 GRAND AVE. ▶2

## Personal connection arises out of 9/11 tragedy for CDH's Jacobsen

### Discovering her father leads to serving on 20th task force

By CASEY EK

Mariah Jacobsen was a junior at Cretin-Derham Hall when the Twin Towers came down in New York City due to the terrorist attacks on September 11, 2001. Like most Americans at the time, Jacobsen was rattled to her core. However, she knew something specific to her was off-kilter about the day's events.

"I couldn't shake the feeling that I had

lost somebody who was meaningful to me," she said.

Jacobsen, who was adopted, was haunted by that feeling until she turned 19. At that point, she obtained the legal right to learn the identities of her birth parents. In 2004, her investigation revealed that her biological father was Tom Burnett Jr., who was one of the passengers responsible for thwarting the terrorists' attempt to crash the plane they had hijacked somewhere in Washington, D.C.

She got the news in a letter that was waiting for her when she arrived home from Chicago's DePaul University for

spring break during her freshman year. On her plane ride back to Minnesota, Jacobsen said she had a strange feeling that she was somehow connected to someone aboard the plane who died in the 9/11 attack and that the passenger's identity might change her life's trajectory.

She was right on both counts. After she opened the letter and read the name Tom Burnett Jr., she searched for more information about him.

"I remember (thinking), 'This is the first person in my life who really looks like me,'" Jacobsen said.

Burnett was aboard United Flight 93 and

was among the passengers who banded together to attempt to retake the plane from four al-Qaeda terrorists. The subsequent struggle resulted in the plane crashing in a field in Stonycreek Township, Pennsylvania, about 20 minutes of flight time from Washington, D.C. No one survived.

"When I was 19, I struggled with what the discovery meant for me," Jacobsen said. "After years of sitting with that feeling and just trying to focus on what to do, I ultimately got really involved in my community."

20TH ANNIVERSARY OF 9/11 ▶2

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**14 695 GRAND AVE.**

tract. Supporters argue that the eastern end of Grand Avenue needs new housing and a boost to commercial activity.

The building as proposed by property owners the Kenefick family and Minneapolis-based developer Reuter Walton would have space on its ground floor for four businesses, including two of the three restaurants currently on the site. Emmett's Public House and Saji-Ya plan to move into the new building. Dixies on Grand would not. The structure would have 31 parking spaces for patrons on the ground floor and 68 parking spaces for apartment dwellers underground.

"I'm excited for new development along Grand, but I've never gotten a valid explanation for why TN3 zoning is appropriate where a narrow one-way street connects to a street that is not a major transit corridor," said Hillary Parsons.

Parsons lives on that one-way stretch of Saint Albans Street. She said she has witnessed several car accidents at the corner and has nearly been struck three times while walking near the intersection. She called the parking garage exit onto Saint Albans "an extremely bad idea" and described the five-story proposal as "a money grab for the developers."

Summit Hill resident Ellen Brown argued in support of the project and zoning change, saying it will provide viable housing options for local homeowners wishing to downsize and still stay in the neighborhood. Brown said the project will also bring in new residents "to keep a strug-

gling Grand Avenue commercially successful" and provide a property tax boost for the city.

"The building design is well-suited to its proposed location," Brown said, "with a brick facade, architectural details and a larger setback on the Grand Avenue side of the building. The developer has bent over backwards to address neighborhood concerns, far more than I've ever seen in any other project."

The City Council was similarly divided over the rezoning. Amy Brendmoen, Mitra Jalali, Dai Thao and Chris Tolbert voted in favor, and Rebecca Noecker, Jane Prince and Nelsie Yang voted against. Noecker, whose Ward 2 includes the project site, had called for rezoning the property to TN2. TN3 allows up to five stories, TN2 only three stories.

Peter Kenefick and Reuter Walton's Ari Parritz and Nick Walton responded to the council decision in a joint statement: "We're thrilled that the majority of the council supported rezoning 695 Grand to enable our project to move forward. We still have one more vote to go on the conditional use permit and variances, but with the underlying TN3 zoning in place, we feel great about wrapping those up in September and breaking ground this winter."

"The unexpected lack of support from City Council member Noecker was challenging," the development team continued. "It appeared to be inconsistent with the strong support of city staff, the Summit Hill Association and the Planning Commission. Nevertheless, we are grateful that the majority of the council found merit in the



A rendering of the northeast corner of the five-story building planned for 695 Grand Ave., with Saint Albans Street in the foreground and the alley behind the building at right.

rezoning and in the future of this project. Grand Avenue is a jewel that benefits the entire city and metro area. We're grateful to be able to contribute a small part to its next chapter."

Noecker believes the proposed building is too large for the site. She pointed out that the nearest parcels that are zoned TN3 are a half mile or more away—at Selby Avenue and Dale Street and at Grand and Snelling avenues.

"The neighborhood opposition in this case painfully outweighs the neighborhood support," Prince said.

Other council members praised the project. Thao cited the success of recent mixed-use developments at Selby and Snelling av-

enues—the five-story Harper and Vintage on Selby.

"This is exactly the type of development that is good for a commercial corridor like Grand," Jalali said.

"I believe TN3 zoning is appropriate for the site," Tolbert said. "We need to grow as a city. We all want to have more housing."

Council members on both sides of the debate praised Reuter Walton and the Keneficks for engaging the neighborhood in the planning process. Amid the COVID-19 pandemic, the developers held online meetings with neighbors and the SHA to describe the proposed redevelopment and alter their plans in response to neighborhood concerns.

**14 20TH ANNIVERSARY OF 9/11**

She quickly became close to Burnett's widow, Deena, and two daughters, Madison and Anna, and believes she has grown closer to Burnett as well in the process.

Jacobsen, who is now an attorney for a company headquartered in Burnsville, earned her law degree from William Mitchell (now Mitchell Hamline). She is a volunteer for the Children's Law Center of Minnesota and for Northfield Montessori, and serves on the board of the Laura Baker Services Association. She has three children and lives with her husband, David, in Northfield.

Channeling what she said was Burnett's 2001 willingness to act with "fortitude and decisiveness," Jacobsen also jumped at the opportunity to join the state's 9/11 and Global War on Terrorism Remembrance Task Force, spearheaded by Minnesota's Department of Veteran Affairs (MDVA). The task force is made up of veterans and civilians of varying backgrounds.

Jacobsen is part of a speakers' bureau on the task force. Members of the subgroup make themselves available to speak at VFWs, libraries and schools. Jacobsen has been part of roundtable discussions and has given many interviews



Mariah Jacobsen at Cretin-Derham Hall, where she was a junior on September 11, 2001. The daughter of Flight 93 hero Tom Burnett Jr., she will speak during the upcoming 9/11 Day of Remembrance event at the state Capitol. PHOTO BY BRAD STAUFFER

about Burnett.

The task force was formed under MDVA commissioner Larry Herke a year ago to preserve Minnesota's collective memory of the 9/11 attacks. "Memories fade with time. Veterans and their fami-

lies will benefit from this opportunity to share their stories with future generations," Herke said in a press release.

On Saturday, September 11, the MDVA and its task force will hold a ceremony at the state Capitol in honor of the 20th anniversary of the attacks. Jacobsen will serve as a keynote speaker.

Recent events in Afghanistan have left people around the world questioning whether 20 years of war in the Middle East have been worth it. Jacobsen said she was "heartbroken" by recent scenes emerging from Afghanistan, where a recent suicide bombing killed 13 U.S. service members and many others. That is why she intends to offer a message of hope at her address at the 20th anniversary memorial ceremony.

"Even in darkness there's cause for hope," Jacobsen said. "I think Tom's quick thinking and decisiveness was a wonderful example of that."

**Memorial marks 20th anniversary of 9/11**

The 20th anniversary of the terrorist attacks will be commemorated with a special event on the state Capitol grounds on Saturday, September 11. Beginning at 7:30 a.m., the 9/11 Day of Remembrance will include the reading of names of Minnesotans lost on 9/11 and during the Global War on Terrorism. The reading will be interspersed with moments of silence and the tolling of local church bells corresponding to the times of the attacks.

The commemorative ceremony will follow from 9-10:45 a.m. with an aircraft flyover, guest speakers, musical performances and military honors. Speakers will include Governor Tim Walz, retired Army General Joseph Votel, Minnesota Department of Veteran Affairs Commissioner Larry Herke, Gold Star mother Jill Stephenson and Mariah Jacobsen, the daughter of Flight 93 hero Tom Burnett Jr.

From 10:45-2 p.m. there will be a screening of the documentary *Resolute: MN Stories of 9/11 & the War* and a special Post-9/11 display. There will also be live music, food vendors, children's activities, and veteran support and discussions groups.

The commemorative event is free and open to the public. To learn more, visit [minnesota-veteran.org/911](http://minnesota-veteran.org/911).

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# Commission recommends changes to Ford site open space provisions

By JANE McCLURE

A decision on how open space on private property at the Highland Bridge development is regulated is now in the hands of the City Council. The Saint Paul Planning Commission on August 20 voted 12-3 to recommend changes to the regulations as they are spelled out in the master plan for the 122-acre site of the former Ford Motor Company assembly plant property.

The changes are intended to simplify and clarify the regulations, but they have sparked controversy in the surrounding Highland Park neighborhood. The Planning Commission's Comprehensive and Neighborhood Planning Committee had to wade through more than 40 pages of public comments from 64 parties.

The regulations regarding the minimum requirements for open space on private lots are intended to allay concerns about buildings creating a canyon-like effect on the streets in between. Under the current requirements, a minimum of 25 percent of a building's lot must be open space. Open space is defined as ground-level courtyards, patios, walkways and gardens as well as balconies, rooftop decks and green roofs.

Those provisions would not change with the proposed amendments. However, city staff have proposed eliminating the term "open space" in the master plan as it pertains to buildings on private lots. According to city staff, there are other regulations in the master plan that govern open space lot coverage, including rules that deal with building lot coverage, building footprints,

building setbacks, floor area ratios, landscaping and stormwater management.

"What we're trying to do is remove a problematic definition," said city planner Menaka Mohan, who recently stepped down as the lead planner on the Highland Bridge project.

The Comprehensive and Neighborhood Planning Committee debated at length the provisions in the master plan regarding green roofs and how they affect the open space requirements, according to planning commissioner Rich Holst. Having a green roof can provide a building with a lot coverage bonus of up to 10 percent. Instead of 75 percent, a building's footprint could cover up to 85 percent of its lot. The Highland District Council has asked the Planning Commission to reduce the lot coverage bonus to a maximum of 5 percent.

A green roof is defined as an area on top of a building that is open to the sky and surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from the sun. The substrate and planted material must be at least two inches deep. To be considered for the bonus, the green roof must also face a city park, a civic area or a public right-of-way.

Planning Commission chair Luis Rangel Morales cast one of the three votes against the changes, citing his concerns about green roofs and how they factor into the open space requirements.

"Is it better to have undeveloped open space on the ground or green roof space that is only accessible to people in a building?" he asked.

## 1◀ HOMELESS DAY SHELTERS

Under the Planning Commission's recommendations, Freedom House—a day shelter for homeless people that has operated at 296 W. Seventh St. since January—would be required to apply for a conditional use permit. Molly Jalma, director of Freedom House and its sister shelter, Listening House, said, "we don't see a conditional use permit as a barrier for serving our guests. We can work within the parameters of the zoning change."

Freedom House and Listening House each have between 16,000 and 17,000 square feet. Listening House, which operates as an accessory to a church in Dayton's Bluff, would not be affected by the new zoning regulations. However, its future could be determined by an upcoming city study of accessory uses by religious institutions.

Saint Paul currently has no zoning regulations governing facilities that are primarily used as day shelters for the homeless. Freedom House was approved last November under an emergency ordinance to serve the many homeless people who were forced out into the streets when the public libraries and recreation centers where they had sought shelter during the day closed because of the pandemic. That emergency ordinance, however, was meant to be temporary.

The West Seventh/Fort Road Federation supports the proposed zoning regulations. However, in a letter to the Planning Commission, it stated that local residents and business people overall do not think Freedom House is a good fit at its current location, considering its size and the high demand for its services.

Listening House and Freedom House each serve more than 100 guests per day on average. The Seven Corners area around Freedom House has been redeveloped over

the past two decades as a dining and entertainment district, and business owners in the area have complained that the behavior of some Freedom House clients is driving customers away.

West Seventh area residents and business people have accused Freedom House clients of public intoxication, urination and defecation, vandalism, theft and littering. Advocates for the homeless have pushed back, saying homeless people need a place during the day where they can rest a while, get cleaned up, store their possessions and get a bite to eat.

The Planning Commission reviewed dozens of public comments on the proposed zoning regulations prior to its vote. It also reviewed Saint Paul Police Department data regarding incidents around Freedom House.

The Police Department data show a 36 percent increase in Part 1 (more serious) crimes near Freedom House in the first five months of 2021 compared to the same period in 2020, and a 78 percent increase in so-called quality of life crimes. When compared to the average crime rates in the first five months of the years between 2016 and 2020, the police reported a 23 percent increase in Part 1 crimes and a 99 percent increase in quality of life crimes in 2021.

"Freedom House opened in January 2021, and despite being a very limited period of time, the uptick in crime nearby possibly suggests a correlation," a city staff report stated.

Crime was up 3.8 percent throughout the city in the first five months of 2021. Other factors that could have contributed to the increase in crime reports around Freedom House this year include an increase in police foot patrols in the area and the presence of fewer people on the street to discourage crime since the shutdown of Xcel Energy Center during the pandemic.

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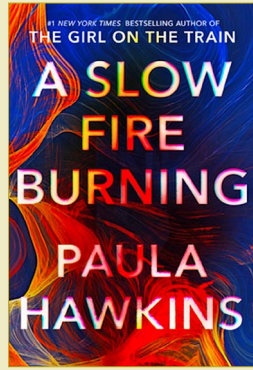
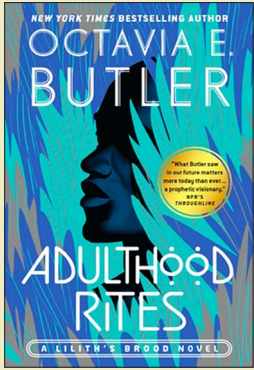
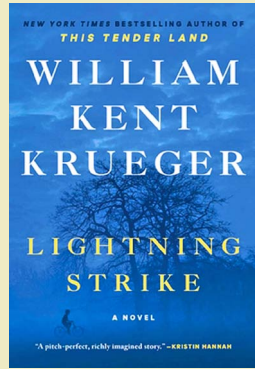
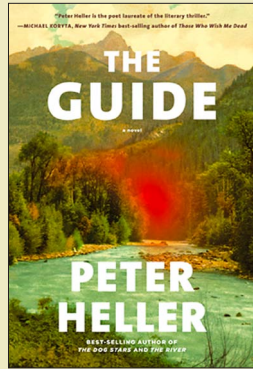
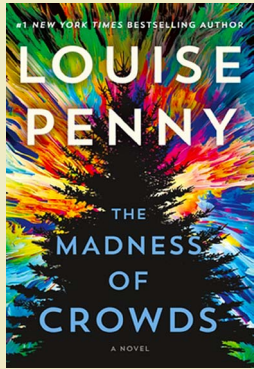
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# City Council sets aside \$209M in TIF for Midway Center redevelopment

## Financing is there if right project presents itself

By Jane McClure

Redevelopment of the old Midway Center property took two steps forward on August 25 with the Saint Paul City Council's approval of an expanded tax increment financing (TIF) district and its order that the shopping center's fire-damaged east wing be razed and removed within 15 days.

Shops at Midway Center were looted and set on fire in late May 2020 in the unrest that followed the murder of George Floyd. A burned-out building that housed Big Top Liquors was torn down in August.

The new TIF district makes about \$209 million available for redevelopment of the so-called superblock around the Major League Soccer stadium at Snelling and Concordia avenues. It replaces an earlier TIF agreement that made \$112 million available.

Council members Dai Thao, Chris Tolbert, Rebecca Noecker, Mitra Jalali, Amy Brendmoen and Nelsie Yang voted for the new TIF agreement. Jane Prince voted against it.

Local residents and business people have clamored for redevelopment of Midway Center since an ambitious master plan was unveiled in 2016. Minnesota United's Allianz Field opened in 2019.

The TIF agreement indicates that redevelopment is to begin in late 2021 or early 2022 and be completed by the end of 2031

with an expected market value of approximately \$514.2 million.

TIF subsidizes development by diverting a portion of the increased property taxes that come from that development. The August 25 TIF agreement does not name a particular developer. However, the city has a demolition and development agreement with shopping center owner RK Midway and Snelling Midway Redevelopment LLC, which is a partnership between the shopping center owner and lead Minnesota United owner Bill McGuire.

The new Snelling-Midway "redevelopment" TIF district replaces the "renewal and removal" TIF district approved by the council in November 2020. The original district was established to preserve the TIF option while a redevelopment district was explored. Melanie McMahon, who leads major development projects for the city, said the TIF change expands the city's ability to pool money for new affordable housing. The Snelling-Midway TIF district would allow excess funds to be spent on affordable housing citywide.

Council members who supported the new TIF district said it provides options for project financing while awaiting specific plans to come forward. McMahon pointed out that the City Council and Housing and Redevelopment Authority (HRA) Board would need to take additional action for any TIF funding to be awarded to any developer or project on the site.

Prince said she does not believe the \$94 million TIF expansion was brought for-

MIDWAY TIF DISTRICT ▶ 5

# Saint Paul allocates \$3.5M in rescue funds

By Jane McClure

It was not easy, but the Saint Paul City Council allocated nearly \$3.5 million in federal American Rescue Plan Act (ARPA) funds on August 25. The money will be used to support a law enforcement career academy, restore city staff positions in several departments, and repair the deteriorating RiverCentre parking ramp.

Council members and Mayor Melvin Carter have tussled for months over the spending of \$166 million in pandemic-related relief money. Carter's administration has brought forward a few proposals at a time, while council members want a more comprehensive approach to using the federal funds.

In July, the council had approved spending \$5.1 million in ARPA money on increased public safety measures, criminal court prosecutions, and street and crosswalk striping. According to city finance director John McCarthy, all of the ARPA funds have to be used by the end of 2024.

The council was to vote on the most recent allocations as a package on August 18, but laid over the matter so individual items could be voted on one at a time.

While council members unanimously supported \$1.55 million for technology improvements to the council chambers and to bring back jobs in parks and recreation, libraries, and safety and inspections, they raised questions about restoring staff with funds that are not ongoing. Council member Jane Prince called it "kicking the can down the road."

The council voted to reject the notion of contributing \$50,000 to a Ramsey County gift card incentive program for COVID-19 vaccines, noting that other such programs already exist.

It did agree on a 5-2 vote, with Mitra

Jalali and Nelsie Yang against, to spend \$181,000 in ARPA funds on the law enforcement academy, which was supported in the past by philanthropic efforts. The academy is a career training program for young people interested in law enforcement careers, with a focus on assisting minority candidates.

Jalali, a frequent critic of law enforcement spending, said only eight people from past academy classes have joined the Saint Paul Police Department. Other council members noted that the city did not offer a second police academy for officer candidates last year, as one of many pandemic-related budget cuts. With no academy, officers could not be hired.

The council voted unanimously to allocate \$25,000 to start setting up an Office of Neighborhood Safety. The office is seen as providing an alternative approach to how some police calls are now handled. It will be fully funded in the 2022 budget.

The council also gave unanimous approval to earmarking \$1.7 million for repairing the deteriorated Saint Paul RiverCentre parking ramp. McCarthy said the repairs are needed so that the ramp can stay open this winter.

Council president Amy Brendmoen, citing the many studies of the parking ramp, questioned an approach she compared to using a staple gun and chicken wire for repairs. She and other council members expressed reluctance to a repair allocation, rather than addressing the long-term problem.

RiverCentre and Department of Planning and Economic Development staff said repairs have been delayed this year. Not being able to use even parts of the parking ramp affects RiverCentre operations because the center gets revenue from parking fees.



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# HPC supports plans for STEAM building at Saint Thomas

Some members hoped for much bolder design

By JANE MCCLURE

Construction of a \$100 million STEAM (science, technology, engineering, arts and mathematics) building at the University of Saint Thomas is on track to begin next spring. However, based on the Saint Paul Heritage Preservation Commission's debate and 4-2 vote on the building plans on August 23, not everyone is thrilled to see yet another College Gothic-style building on campus.

HPC commissioners Barbara Bezat and Stuart MacDonald voted against the plans for the 130,000-square-foot, four-story building at 2260 Summit Ave., just west of the school's Frey Science and Engineering Center. The design will complement other campus buildings on Summit, but they said a project with such cutting-edge academic programs deserves bolder architecture.

"My concern is that we have forward-looking programs wrapped in a mild College Gothic-style design," MacDonald said.

"This is just another stretch of Kasota stone," Bezat said. "It's like putting together a Lego structure by moving gables and windows around."



A concept drawing of the University of Saint Thomas' proposed STEAM building on Summit Avenue.

Commissioner David Wagner called the proposed structure "an overly safe design," but still joined Leeta Douglas, Paul Nelson and Teresa Kimker in voting for the plans. The HPC's decision is final unless it is appealed to the City Council in 10 days.

Commission chair Kimker said issues with the design should have been brought up at a June pre-application meeting. "Our purview is not to design the building we think should be there," he said. The HPC reviewed the plans to ensure they meet guidelines for new construction in the Summit Avenue West Historic District.

The Macalester-Groveland Community Council and West Summit Neighborhood Advisory Committee supported the build-

ing plans. The HPC received no other comments for or against the application, and no members of the public spoke at the August 23 hearing.

The STEAM building will be 75 feet tall and 245 feet wide. It will be sided with Kasota stone and have a slate roof. Construction is to start next spring if fundraising goes as planned, and the building is expected to be ready for occupancy by spring semester 2024.

Greg Fenton of BWBR Architects and UST vice president for facilities management Jim Brummer presented the plans. Fenton called the new building a signature project for the campus. Brummer said it will provide a state-of-the-art learning fa-

cility that will help attract students.

HPC staff recommended approval of the building plans, noting that the structure will fit into the rest of the campus. The project does not require any variances.

The building will be located on a 4-acre site that includes a parking lot and the former 127-year-old Loras Hall, which was torn down in February. The HPC denied a demolition permit last year for Loras Hall, but the City Council reversed that decision.

Commissioners asked about ways the history of the former dormitory could be preserved in the new structure. The university saved parts of the old building for potential reuse in the new one.

Bezart raised the idea of using space in the new STEAM building to commemorate Saint Paul Seminary graduate the Reverend Stephen Theobald. Born in British Guiana (now Guyana), Theobald earned a law degree and worked as a journalist at the *Montreal Star*. At age 31, he began five years of study toward ordination at the urging of then-Archbishop John Ireland.

Ordained in June 1910, Theobald was one of only a few Black Catholic priests in the United States at the time. He served Saint Peter Claver Catholic Church in Saint Paul for 22 years. A parish history indicates that Theobald traveled the nation championing the cause of civil rights. He died in 1932.

# Council eliminates off-street parking minimums for new developments

By JANE MCCLURE

The Saint Paul City Council voted 6-1 on August 18 to eliminate the need for new real estate developments in the city to provide a minimum number of off-street parking spaces. Proponents contend the decision will enable developers to put more of their money into creating housing instead of parking, which can cost around \$5,000 per space. Opponents argue it will just force more motorists to park on city streets.

The change, which will take effect this fall, is supported in the city's 2040 comprehensive and climate action plans. Developers may still provide off-street parking if they wish. Those who do not will have to provide the city with travel demand management plans that could include encouraging the use of public transit and increasing bicycle parking, among other measures.

Off-street parking has long been tied

to the size and type of new development and the underlying zoning. Downtown Saint Paul and neighborhoods along the light-rail Green Line do not have off-street parking minimums. In other neighborhoods, developers who wanted to provide less parking than required had to seek variances.

The Planning Commission in June recommended eliminating off-street parking minimums. City Council member Jane Prince, who cast the sole "no" vote on August 18, wanted to see the minimums reduced with a review in a few years to see if total elimination was warranted.

"Before we start talking about the magic of getting people out of cars and into transit we need to look at the inequitable (transit) service in this city," said Prince, adding her East Side ward lacks the transit options found in other parts of Saint Paul.

Other council members see eliminating off-street parking minimums as good for future development. Council member

Chris Tolbert said it will help small businesses as well as housing developers.

"This doesn't prohibit parking from being built," Tolbert said, adding that some developers will want off-street parking. "The free market does offer protections," he said.

Council member Rebecca Noecker called the measure "smart and forward-thinking. It's good for the environment. It's good for small businesses."

Council member Mitra Jalali also spoke in favor of the change, noting that 31 percent of carbon emissions in Saint Paul are tied to motor vehicles.

The council received dozens of public comments, most in favor of eliminating the off-street parking minimums.

"Forcing every new construction to have a minimum amount of parking is detrimental to the growth of the city," said Wes Burdine, owner of the Black Hart of Saint Paul bar on University Avenue. "More importantly, it betrays the absolutely urgent

need to combat climate change."

Merriam Park residents Benjamin Quam and Jane Reynolds also spoke for elimination, saying off-street parking minimums "create useless bloat that makes it harder to build new housing. They make our cities built for cars instead of people."

Opponents said that parking congestion will become worse in some areas. "What eliminating parking will do is what it has always done," said longtime Pinehurst Avenue resident Kevin Menke, who recently moved to Stillwater. "(It will) push the parking demand to nearby streets."

With the council's vote, other changes also are expected. The city's Department of Safety and Inspections anticipates additional staff time in working with developers on travel demand management plans.

Moving more parking onto city streets also is expected to create issues for the Department of Public Works, which is already looking at how it will change street maintenance and snow plowing.

## 4◀ MIDWAY TIF DISTRICT

ward in a transparent manner. She also noted the potential loss in property taxes to Ramsey County, the city of Saint Paul and the Saint Paul Public Schools. Over its 26 years, the TIF district would deprive the county of \$65.9 million, the city of \$67.9 million, and the school district of \$54.9

million in property tax revenue.

Prince also questioned the redevelopment plan, which calls for 1 million square feet of office space, 421,100 square feet of retail space, 400 hotel rooms, 620 housing units and 4,500 structured parking spaces. She thought it ironic that the plan would include so much off-street parking right after the city abolished its minimum parking

requirements. "The only thing I feel good about is that we're building affordable housing," she said.

According to Prince, a market study is needed to determine the feasibility of various developments on the Midway site, especially given the economic changes in the wake of the COVID-19 pandemic.

Deputy Mayor Jamie Tincher pushed

back at Prince's comments. Noecker said she shares Prince's concerns, but believes there is still time to study the TIF district and redevelopment plans and review those plans with the community.

Redevelopment TIF districts are more desirable for developers because they can be in place for up to 26 years. The renewal and removal district had a 16-year life span.

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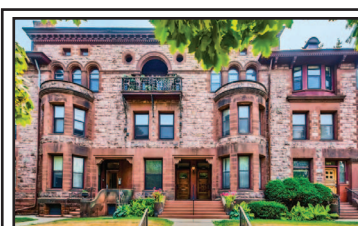
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# News Briefs

## Ramsey County eyes 3.2% increase in spending in 2022

The Ramsey County Board will hold a public hearing on the biennial budget for 2022-2023 at 4:30 p.m. Tuesday, September 14. The board is scheduled to set its maximum property tax levy for 2022 on September 21. After that date, the levy can be decreased but not increased.

Ramsey County has held its property tax levy flat during the pandemic year of 2021. In 2022, it is poised to increase spending by 3.2 percent and its property tax levy by 1.55 percent in support of a total budget of \$772.8 million.

Last year the county initially approved a budget of \$763.1 million for 2021, but it reduced that to \$747.5 million. For 2022, the county is planning to raise the property tax levy from \$326 million to \$331 million to bring the budget closer to where it would have been without last year's decrease. "Much has changed in the past two years," said Ramsey County manager Ryan O'Connor. "But we as an organization have not wavered from the direction we've been on."

The county's proposed 2023 budget includes a property tax levy increase of 4.54 percent in support of a budget of \$781.9 million—a 1.9 percent increase in spending over 2022.

The 2022 and 2023 budgets include about \$20.2 million each in federal American Rescue Plan funds that were provided to local units of government to ease the burdens of the pandemic. The federal funds have been allocated to help the county maintain services without additional property tax increases, according to O'Connor. Examples of that include financial aid programs, housing cost assistance, continued criminal justice reforms and information technology improvements.

Of the county's general government budget in 2022, about 42.8 percent, or \$331 million, would be covered by property taxes. Federal, state and other intergovernmental revenues would cover 29.1 percent, or \$225.2 million. Fees and other charges for services would pay for 19.9 percent,

or \$153.8 million. The remaining revenue would come from other sources. However, the county is not planning to rely on any reserve funds in 2022.

The county will continue changing the way it does business through its year-old Transforming Systems Together initiative. Everything the county does is being viewed now through a lens of racial equity, to address a wide range of disparities faced by communities of color, O'Connor said. The goal is to make sure everyone who needs county services has access to them, he added.

The county's regional rail levy for 2022 is proposed at \$29.6 million, a 7.4 percent increase over 2021. For 2023, the rail levy would increase another 3.1 percent to \$30.5 million.

The county's Housing and Redevelopment Authority (HRA) is planning to impose a property tax levy for the first time in 2022, at \$11.1 million, to help pay for affordable housing programs. The county's HRA levy is scheduled to remain at that amount in the proposed budget for 2023.

For more information on the county's budget for 2022-2023, consult the budget documents posted online at [ramseycounty.us/budget](http://ramseycounty.us/budget).

## Port Authority wants new digital billboards downtown

The long-running debate over billboards in downtown Saint Paul is heating up again with a proposal to install two large digital displays on the exterior of Treasure Island Center. A request to change the city's zoning code to allow the signs on Treasure Island Center—and at CHS Field as well—was recommended for approval by the CapitolRiver Council on a 7-5 vote in August.

Under the city's zoning code, digital displays are only allowed at sports arenas in Saint Paul that seat 10,000 or more people. The proposed zoning change would lower that threshold to 1,000 seats. The change would be limited to arenas in the downtown business district.

Located on the site of the former Dayton's and later Macy's department store, Treasure Island Center

has been redeveloped with office and retail uses and an ice rink that is used by Hamline University, various youth programs and the Minnesota Wild for practices.

Treasure Island Center was developed by the Saint Paul Port Authority, which initiated the proposed zoning change. It has the support of the Downtown Alliance and the Saint Paul Area Chamber of Commerce, but is opposed by the anti-billboard group Scenic Saint Paul.

## City begins six-week redo of Griggs-Scheffer street work

Work to correct last year's work on the Griggs-Scheffer street reconstruction project in Highland Park is now in full swing. Local residents met twice in August with representatives of the Saint Paul Department of Public Works and Ward 3 City Council member Chris Tolbert's office to review the construction schedule.

The Griggs-Scheffer project was to be done in two phases—part in 2020 and part in 2021. However, earlier this summer Public Works officials determined that there are locations where the repair or replacement of sanitary sewer pipes is necessary. The need to redo some of the work from last year pushed back the second phase of Griggs-Scheffer to 2022.

The sewer work got underway on August 16 and is expected to last about six weeks. Sections of Juno, Watson, Hartford, Bayard and Scheffer avenues will be dug up. The intent is to avoid disrupting the new curbs and gutters installed last year. However, street surfaces will be entirely redone to avoid a patched-up appearance.

"We're working to address the problems before there are bigger issues," said Chris Engelmann, the Public Works project manager. Public Works staff will check the repairs to make sure they are done correctly this time, according to him.

The repairs will not mean additional costs for the city or residents.

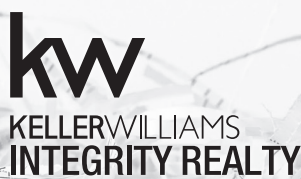
News Briefs were compiled by Jane McClure.

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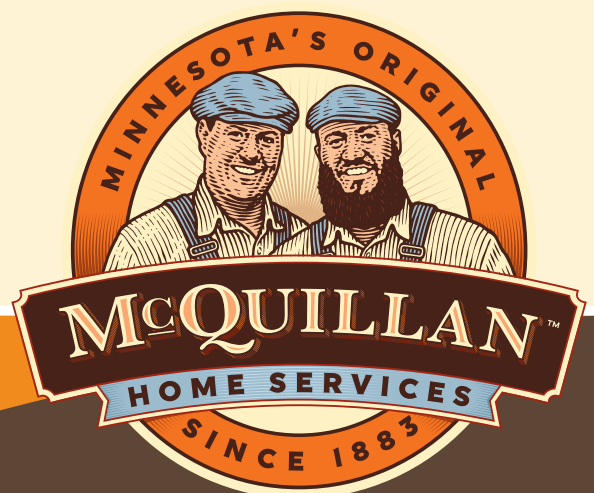
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# VIEWPOINT

## What's behind effort to install digital billboards downtown

BY JOHN MANNILLO

The Saint Paul Port Authority has proposed changing the city's zoning code to allow large digital billboards to be erected on or outside any sports arena in downtown that has more than 1,000 seats. The Minnesota Wild's Xcel Energy Center already has two large digital displays. This zoning change would make it possible for the Port Authority's Treasure Island Center and the Saint Paul Saints' CHS Field to have multiple digital billboards, too.

The Wild and the Saints already benefit from millions of dollars in taxpayer subsidies. Now they want to enrich themselves by selling off the beauty of Saint Paul at the public's expense. Billboards devalue surrounding real estate. They also reduce the city's tax base.

The Port Authority owns a majority of Treasure Island Center. Revenue from billboards has always been a part of its plan for financing the renovation of the former Macy's department store. The Port, however, is not just asking for a zoning variance to erect two digital billboards at Treasure Island Center, but for an entire zoning change. The Saints have jumped on board, and we can expect the Wild to do the same. Allianz Field in the Midway area will likely be next.

The current proposal is not just about revenue, though. Behind the scenes is an effort by the billboard industry to expand digital advertising throughout the city.

Here's how it works: The billboard industry cuts a liberal deal with one location, and that opens the floodgates. This is what happened at Xcel Energy Center in 2001. There were promises for only on-site advertising at Xcel with no additional billboards there or anywhere else in the city. However, the city was quickly sued by a different billboard company. The city lost that suit because it had made a special deal with the Wild, and as a result six more billboards were allowed in Saint Paul neighborhoods.

We were assured that this wouldn't happen again. However, CHS Field soon requested a variance to install a digital billboard. The variance was denied by the City Council. But then, just last year, Xcel Energy Center applied to have a 2,900-square-foot banner installed on the side of the hockey arena, and it would have been approved by the city if not for an appeal by Scenic Saint Paul.

We at Scenic Saint Paul may not object to the digital billboards at Treasure Island Center if we were assured no additional billboards would be built. However, the Port Authority and Clear Channel Outdoor are not willing to guarantee that. They talk

of digital billboards adding to the vitality of downtown, but if vitality were the goal, it could be achieved under current law by only advertising the business tenants at Treasure Island Center.

The Port Authority's intent is to allow advertising for outside organizations, which will only serve to direct local spending away from downtown. That is what the billboard at the Xcel Energy Center does. It has a permanent ad for Walmart. Walmart doesn't even have a store in Saint Paul.

Billboard leases last for many years. They discourage commercial development as well as any expansion of the tax base. Saint Paul has several billboards in desirable locations, which cannot be redeveloped without removing the billboards first. Unfortunately, it's very expensive to buy out billboard leases. A few years ago, when the state rebuilt Lafayette Bridge, Minnesota taxpayers had to pay \$4.2 million to have a digital billboard removed.

Billboards are detrimental to residential development, too. City code states that a digital billboard may not be built within 300 feet of any residence. Digital billboards are like giant TV screens that cannot be turned off and can be seen for thousands of feet. Even when there are no residences nearby, they almost guarantee

that no new residences will be built nearby in the future.

Finally, the vast majority of the revenue generated by billboards goes to the billboard companies, almost all of which are headquartered outside of Minnesota. They are selling something they don't even own—our view. Real estate appraisers call this "an incurable defect."

The Port Authority needs to be transparent with the public by disclosing the terms of any billboard lease at Treasure Island Center—both before and after it is signed. I asked that Scenic Saint Paul and the public be able to review the lease prior to its approval by the City Council. The Port Authority refused, saying that this was a for-profit project not subject to such review.

That's absurd. The Port Authority is a creature of statute with taxing authority. It has two City Council members as commissioners. It has a legal and a moral obligation to let the public know what's in any lease. We're not asking to negotiate the billboard deal, but we need to know what the Port Authority and City Council are agreeing to. If the lease is good for the city, why wouldn't they want to share the details with us?

*John Mannillo is a resident of Highland Park and the chair of Scenic Saint Paul.*

## INBOX

### A head-scratching city budget

Most of Saint Paul Mayor Melvin Carter's plan for the 2022 city budget is gobbledygook. It sounds good, but it is chock full of head-scratching questions with vague to no answers (*MyVillager*, August 18).

The mayor budgets \$40 million for "neighborhood safety strategies" with no mention of police or a plan. Another \$40 million is budgeted for housing strategies, whatever that means. (Forty million will buy you a lot of strategies.) Also in the mayor's budget is \$40 million for jobs and career readiness programs. How will we go about spending \$40 million on career readiness? Then there is \$18 million for modernizing city services. Can someone tell me what modernizing city services means?

For all my calls and emails to the mayor's office, I have not gotten a single response from anyone on the mayor's bloated staff, including the mayor. Too busy strategizing, I guess. The DFL rushed to endorse this ivory-tower mayor who champions wealthy developers over the interests of our neighborhoods and is totally unresponsive to average citizens.

*Greg Nayman  
Highland Park*

### Mayor is ignoring basic needs

In what alternative universe does Saint Paul Mayor Melvin Carter live? He is proposing a 6.9 percent increase in property taxes, supplemented by \$166 million in federal funds, to do what? Fix our gawdawful roads? Address other pressing infrastructure issues? Replant trees in neighborhoods where ash trees have been removed? Promote economic development?

No, Mayor Carter wants to spend the money on career readiness, assistance for the homeless, neighborhood safety initiatives, modernizing city services and financial stabilization (*Villager*, August 18). He proposes to add 115 full-time positions to the city's work force.

This is folly. We need a mayor who understands the basic responsibilities of city government. Those responsibilities simply do not include things like career readiness or giving \$50 to every baby born in the city. It's time to stop creating new positions and focus on our streets, sewers, parks and basic city services.

*Carolyn Wolski  
West End*

### Edgcumbe needs sidewalks

Regarding the article about the resistance to the addition of sidewalks on a portion of Edgcumbe Road (*MyVillager*, August 4): I live on Edgcumbe Road, have sidewalks in front of my house and walk my dog daily up and down Edgcumbe. Without sidewalks, it is very dangerous in the winter and at night. It can be dangerous in other seasons as well. The landscape architect's suggested sidewalk alternative does not negate the danger to pedestrians of snowy, icy streets. The sidewalk is right on the street. I don't find that acceptable.

Just because they've never had sidewalks doesn't mean they shouldn't have them now. There is a city easement in front of those homes that has always been designed for sidewalks. The trees will grow back. I've had five trees removed due to road construction, and the replacements are growing quickly and will be just as beautiful as the old ones in a few years. The city should be asking all of the neighbors in the area what we think, not just the ones on Edgcumbe Road.

*Cino Adelson  
Highland Park*

### Turning deaf ear to constituent

I've been trying to get Ward 4 City Council member Mitra Jalali to respond to several concerns over the last 16 months. I was unhappy with her ill-advised vote to give enormous tax increment financing to the Highland Bridge project. I wanted her to calculate the ROI for the many millions of dollars that Ryan Companies got. She should know, right? No response.

I asked about her vote against Alatus' proposed apartment project at 411-417 N. Lexington Pkwy. This vast lot has been empty for over a decade. The City Council had a working project placed before it and voted it down. Why? No reply.

Last week I emailed her to ask how she could vote in favor of the large nonconforming complex at the Dixie's on Grand site yet vote against the Lexington Parkway project. I feel both projects are worth pursuing. No reply.

Earlier this summer in another email I asked about the decision by the Public Works Department to turn off city water fountains during the hottest summer on record. I argued that the risk of COVID was small compared to the very high risks of dehydration, heat exhaustion and heat

stroke. Could she investigate this? No response.

In another email, I asked about some safety and public nuisance issues at the new Lilydale Regional Park pavilion overlooking Pickerel Lake. No reply.

This isn't leadership. This is haughtiness. If you can't talk to your ward constituents and you self-isolate at City Hall, you're ignoring your duties. Then again, perhaps she replies to voters who write her congratulatory missives. I ask tough questions that I'm entitled to get answers to. I need a new City Council member.

*Bob Brereton  
Macalester-Groveland*

### Unresponsive in Ward 4

As a resident of Saint Paul's Ward 4 since 1975, I am deeply disappointed by our current City Council representative. It seems that Mitra Jalali is busy advocating for a few wealthy real estate developers and has no time or interest in representing owners of single-family homes. I have attempted to call her several times to express my opinions and concerns with current city policy, but no one answers her office phone. Leaving a message doesn't work either; no one returns my calls.

This is nothing new. Prior to COVID, I had the same experience when I attempted to contact her regarding major decisions the City Council was making at that time. I placed multiple phone calls to her office and left messages but never received a response. Jalali apparently doesn't care what I think and doesn't waste her time listening. Is it too much to have a staff member accept my call or call me back? This is an astonishing display of arrogance and disregard for her constituents.

It is clearly past time for a change in Saint Paul's City Council. A council member who doesn't care about her constituents and doesn't make any effort to represent them or communicate with them, doesn't deserve re-election.

*Steve Gundale  
Merriam Park*

*MyVillager welcomes letters to the editor and guest editorials. Please, send your commentary to MyVillager, 241 S. Cleveland Ave., Suite V, Saint Paul, MN 55105-1208; email it to letters@myvillager.com; or submit it via our website at myvillager.com/editorial.*



# Residents try to save shade at St. Clair Park

By JANE McCLURE

Ash tree removal began the week of August 23 at Saint Clair Park on Oneida Street, much to the dismay of many West End residents. Almost three dozen ash trees were scheduled to be removed, or more than half of the trees in the park. The work is to be completed by Labor Day.

Neighbors can take some consolation in that city forestry staff reassessed conditions at the park, and decided to save seven trees. The fate of an additional four trees is being reconsidered.

While park neighbors are pleased that some shade will be preserved, they agree that losing the trees will change the character of the park.

Forestry staff contend that most of the park's trees need to be removed because they are in declining health. Not only are the trees infested with emerald ash borers, but ones along a pathway were planted too close together years ago.

"But we understand there'll be huge impacts to the park," said Rachel Coyle, urban forester supervisor for the city.

West End residents have submitted a Save Our Shade petition with 288 signatures to city officials. More than a dozen people also met virtually on August 19 to discuss the removal of trees with forestry staff, city Parks and Recreation director Mike Hahm and Ward 2 City Council member Rebecca Noecker.

Noecker is checking to see if funding is available to pay for larger replacement trees. Plans currently call for tree replacement at an Arbor Day event next year.

"I hear your frustration," said Noecker, whose own West Side neighborhood has also lost many ash trees.

Instead of losing most of the park's trees at once, petitioners asked that the trees be removed in phases. They also asked that the city continue to treat and prune a minimum two-thirds of the park's ash trees, and that the city start replanting as soon as possible with a minimum of four new tree species to increase their resilience.



West End residents signed a Save Our Shade petition after learning that dozens of ash trees were marked for removal with green stripes near the West Seventh Community Center.

*"But we understand there'll be huge impacts to the park," said Rachel Coyle, urban forester supervisor for the city.*

Hahm said some of the petitioners' requests are not feasible. In a letter to neighbors, he said phasing removals can create its own set of issues, including more time spent mobilizing forestry crews, and more disruptions to the park's users. He said the city was already asked to postpone the tree removals until late August when fewer children were present.

"It's also worth noting that there will be very little gained by phasing removals, as planting would be deferred until all identified trees are removed, or at best minimal planting only where there would be no conflicts with future removals," Hahm wrote.

After the meeting, neighbors Meg Duhr, Naomi Blinick and Jessica Puckett said that while they were pleased to see some trees saved, they

had some frustration with the outcome. They would like to see city policy changes and questioned whether it is cost-effective to remove and replace trees rather than continue to treat them.

They also raised the issue of neighborhood notification. They said residents get all kinds of mailings about recycling, hazardous waste and neighborhood cleanups, but the city does not inform them that they have the option to treat their boulevard ash trees.

"And there's no way to know when park trees will come down and be able to weigh in," Blinick said.

The emerald ash borer was first found in Saint Paul in 2009. The insects' larvae burrow under the bark and feed on a tree's circulatory system, eventually killing it. Ash trees then become brittle and branches start to fall.

The city has treated some trees with the intent of slowing the spread of the insect, but those treatment programs have ended. The focus now is on ash tree removal and replacement with more diverse tree species. By the end of the year crews will have removed a total of 31,000 ash trees from boulevards and 3,600 from parks.



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Volume 69, Number 14

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

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# HOME IMPROVEMENT

## Making a splash

### Remodel improves traffic flow of Mac-Grove kitchen

By FRANK JOSSI

After moving into their Macalester-Groveland home in 1999, Chad and Molly Collmann decided their first significant improvement would be adding space to the smallish kitchen.

With a growing family, the Collmanns wanted more room for cooking, seating and cabinets. The contractor, however, did not have a design team and the traffic flow did not work well after the work was complete. The Collmanns waited almost two decades before hiring Ispiri LLC to redo the space a second time with a splashy new kitchen.



Chad Collmann makes use of his more functional Mac-Grove kitchen.

Those who want to check out the results will be able to during the Parade of Homes Fall Remodelers Showcase. Sponsored by Housing First Minnesota, the showcase will feature 39 remodeled homes open for public viewing from noon-6 p.m. Friday through Sunday, October 1-3.

The Collmanns' rectangular kitchen sits at the rear of their 1922 home at 2172 Sargent Ave. The back door leads to a composite deck and stairs sold by Saint Paul-based Weekes Forest Products, where Chad works.

Ispiri's plan called for improving the kitchen's traffic flow before adding cabinets and appliances. "The kitchen had a lot of dead space," Chad Collmann said.

Ispiri took out the old kitchen down to the studs and reimaged the new one. The center-

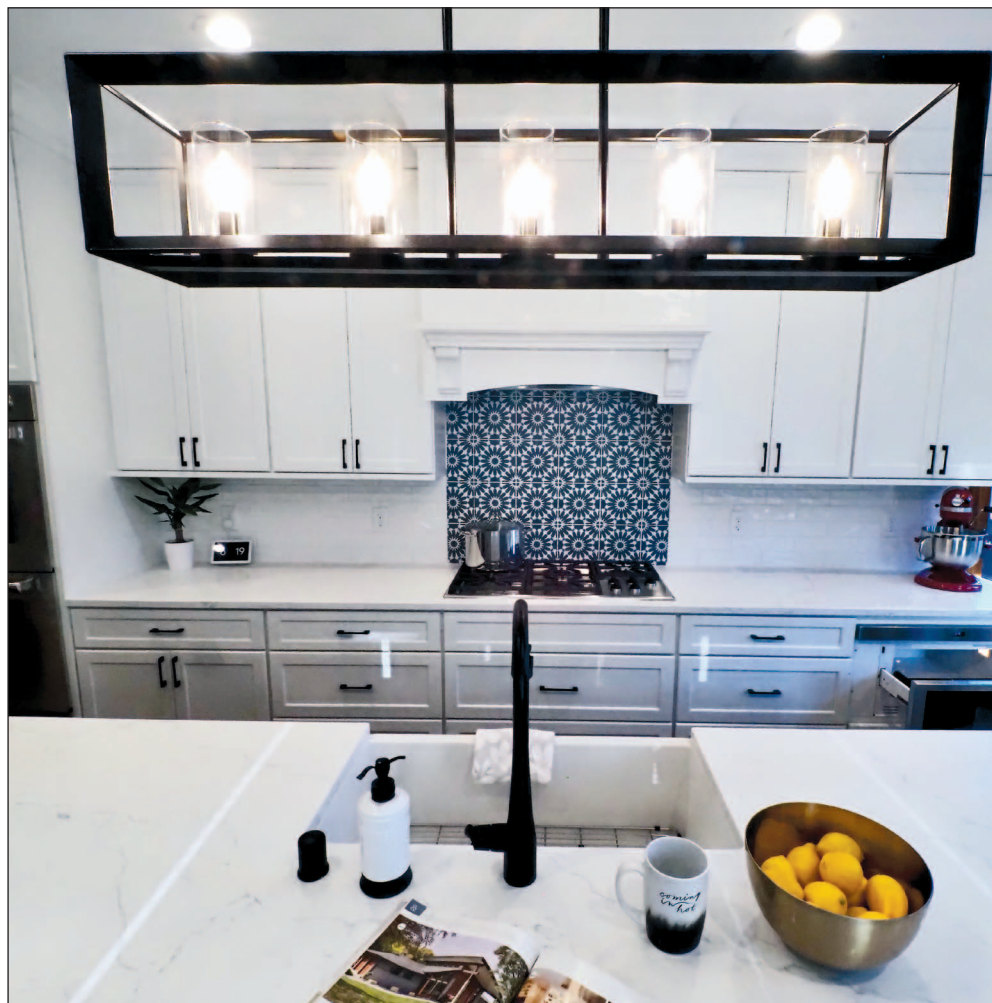
piece was an oversized island with enough room on either side for family members and guests to comfortably pass by.

Seating is provided along the side and back of the island, while a deep apron farmhouse sink in the middle provides easy access for cooking and cleanup.

The island contains a Subzero beverage cooler on its backside next to cabinet storage and a Bosch dishwasher near the sink. A narrow light fixture with exposed bulbs hangs over the white quartz counter.

"The island makes the whole kitchen more user-friendly," said Molly Collmann.

Ispiri extended the cabinets along the back wall to include several new appliances. The Collmanns added a pantry near a



Ispiri LLC's remodel of the Collmanns' kitchen on Sargent Avenue includes all new cabinets and appliances, quartz countertops and a custom stovetop hood with a unique tile backsplash. It is one of 39 homes that will open for viewing during the Parade of Homes Fall Remodelers Showcase on October 1-3.

PHOTOS BY BRAD STAUFFER

hallway leading to the living room, a Subzero refrigerator and a Wolf double oven at eye level.

"I really like the double oven; that was an excellent choice on the designer's part," Molly said. "We don't have to bend down anymore to get things out of the oven. It's much easier to use than having an oven under the cooktop."

In the middle of the back counter, the Collmanns now have a 36-inch Wolf gas cooktop with an eye-catching subway tile backsplash. A custom wooden cooktop hood with mantle adds a dash of distinctiveness.

"We think the mantle gives it some depth," Chad said. A microwave sits in a drawer at the far end of the quartz counter, a nifty option for an appliance that usu-

ally sits on a counter or above a stove.

The white custom-fitted cabinets have handles that evoke the 1920s. Drawers with soft-close sliders make opening and closing them easy. Interior drawers in cabinets allow comfortable access to items located at the back.

A contractor redid the window finishes from "a horrible orange" to a darker hue found in the rest of the home, and added a flat-screen television to the back wall.

The Collmanns said the new kitchen has had them cooking more over the past several weeks. "The old kitchen didn't have nearly as much usable space as the new one," Chad said. "This is much better and much more functional."

"Cooking in the new space is a

much better experience," added Molly. "I love it."

Admission to the Fall Remodelers Showcase is free, with the exception of three dream homes in Edina, Prior Lake and Shorewood, where \$5 will be charged to support Housing First Minnesota Foundation's work to reduce homelessness.

As part of COVID-19 safety precautions, unvaccinated visitors to the showcase homes are being asked to wear facemasks, and all attendees are urged to practice social distancing and avoid touching surfaces. Some areas of some of the homes will be cordoned off.

Guidebooks to the homes are available at Holiday Stationstores, Kowalski's Markets, and [paradeofhomes.org/guidebooks](http://paradeofhomes.org/guidebooks).

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At an August 22 service outside of the church, Pilgrim Lutheran Pastor Jennifer Rome held the microphone as Jess Grams shared her gratitude and concerns with fellow congregants. PHOTO BY BRAD STAUFFER

## Pilgrim marks 100 years on mission to spread message of Christian love

By JANET LUNDER HANAFIN

A century ago, the corner of Saint Clair and Prior avenues was out in the boondocks of the growing city of Saint Paul. Soldiers who had recently returned home from World War I were starting families, and the almost rural landscape was ripe for the building of new homes. It was also welcome turf for a “mission church” to minister to the new residents of the area.

From these humble beginnings, Pilgrim Lutheran Church has grown to become a stalwart and beloved presence in the Macalester-Groveland neighborhood.

Originally known as Redeemer Chapel, Pilgrim was founded with a \$2,000 contribution from Lutheran Church of the Redeemer, a congregation that worshipped several miles northeast at 285 N. Dale St. The money was used to buy two lots on Prior Avenue. The congregation at Redeemer Lutheran actually referred to Pilgrim’s first pastor, the Reverend Edgar F. Witte, as a missionary. Much of what Witte needed for worship was donated by several groups at Redeemer, according to Diana Rankin, a historian for the church.

The new Lutheran congregation worshipped in the basement of its church while it was under construction in 1926. The Great Depression that followed the stock market crash of 1929 halted construction for several years, but the elegant, neo-Gothic sanctuary was finally completed in 1939. A 1957 addition provided room for offices and classrooms.

Pilgrim will mark its centennial this fall with a series of events that celebrate the church’s history, culture and expectations for the future. “The Spirit Lives On” is the theme of the 10-week celebration, which opens on September 12 with an ice cream social at the church, 1935 Saint Clair Ave.

Throughout its first century, Pilgrim has endeavored to respond to the needs of the times, according to Melenie Ruda, chair of the church’s centennial committee. In the 1970s, the congregation supported the resettlement of immigrant families. In 2002 it began offering Celtic, Nordic and choral contemplative prayer services for people looking for nontraditional ways to worship. In 2003 the church became a Reconciling in Christ congregation, welcoming members of the LGBT community.

Pilgrim’s Advocates for Racial Equity group is now working on several new initiatives. One is a project to honor the lives and ambitions of a Black couple, Nellie and William Francis, who moved into a house near the church in the 1920s and were terrorized by residents who did not want

them living in the area.

To commemorate the centennial, Pilgrim is installing public art on the west lawn of the church. Driven by the young adult members of the congregation, the installation will provide an interactive space that encourages contemplation and creative worship, according to Claire Kaiser, chair of the public art committee. The space will invite “anyone in the community to pause, reflect, and engage in a spiritual experience,” Kaiser said.

Two local artists, Sandy Spieler and Luisa Cabello Hansel, designed the installation. It will include a spiral path suggestive of a faith journey and a nine-foot pole with words and colorful images that pay homage to the Dakota and Ojibwe people who once made their home in the area.

“With this art piece we are giving thanks for the ground beneath our feet and showing respect for the people who were stewards of this land before us,” Kaiser said. “The artists stressed the importance of the project to honor the influence of the founding cultures on present life and current vitality.”

Mosaics have been created to illustrate the history of the 500-member congregation. They will be mounted on the exterior walls of the church. Rows of silk-screened flags that can be arranged according to the season will be draped around the space.

“We’d like to see our congregation grow by knowing and listening to our neighbors, especially those who are people of color, as they seek justice and joy in their daily lives,” said Pilgrim’s pastor, the Reverend Jennifer Rome. “As we listen and learn from our neighbors, we can humbly work alongside them for justice and joy.”

The ice cream social will run from 3-5 p.m. Sunday, September 12. Free ice cream and other frozen treats will be served and original art will be created for the public artwork in progress on the west lawn.

As part of the centennial celebration, a worship service will be held at 9:30 a.m. Sunday, October 10, with special liturgy and music, including the newly commissioned hymn, “O Pilgrims, Come” by David R. Weiss and Anne Krentz Organ. The Reverend Bonnie Nash will preach. Weiss will explain the historical references and imagery in his hymn at a church forum from 10:45-11:30 a.m. Sunday, October 17.

The centennial celebration will close with a special worship service on Sunday, November 21. The Reverend Patricia Lull, bishop of the Saint Paul Area Synod, will deliver the sermon.

For more information, call Pilgrim at 651-699-6886 or visit pilgrimstpaul.org.

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# Crime Report

The following criminal incidents were compiled from Saint Paul and Mendota Heights police reports. For more, see MyVillager.com.

## Highland Park

**Theft**—Thefts from vehicles at Hidden Falls Park included a shoulder bag on July 22, \$4,000 in cash and \$1,000 in jewelry on July 20, and a MacBook Pro, camera, Apple Watch and other items on August 12.

—Seven vehicles were reported stolen between August 10-21, including on the 2000 block of Shepard Road, the 1600 block of Eleanor Avenue, the 2400 block of Youngman Avenue, at Midas at 1697 West Seventh Street, the 1300 block of West Maynard Drive, the 2500 block of Crosby Farm Road, and the 900 block of South Cleveland Avenue.

—A laptop computer and car keys were reported stolen from a vehicle on Ford Parkway and Mississippi River Boulevard at 12:10 p.m. Friday, August 13.

—Police received a report of a theft from Saint Paul Academy, 1712 Randolph Ave., at 10:55 a.m. Tuesday, August 17. The complainant was able to track his stolen cellphone to a residence on the 1800 block of Englewood Avenue. Several items had reportedly been stolen by a female suspect linked to the address, including multiple cellphones. Police were searching for the suspect, who was caught on video surveillance.

## Lexington-Hamline

**Theft**—At the Midway Target, a purse-snatching was reported on August 13, and a shoplifter tried to make off with \$1,923 worth of stolen items on August 16.

**Sex crime**—A 57-year-old homeless man was cited for indecent exposure and disorderly conduct after urinating on the entrance of the Midway Target at 4:19 p.m. Tuesday, August 10.

## Macalester-Groveland

**Robbery**—A male victim was forced into a minivan at gunpoint and robbed of his cellphone and cash at 8:27 p.m. Friday, August 20, near Fairview and Grand avenues. The victim was driven to Laurel Avenue and Wheeler Street before he was released.

**Burglary**—A laptop computer and camping equipment were reported stolen from an occupied apartment on the 1400 block of Grand Avenue during the evening of August 10-11.



**Snelling-Hamline warehouse fire.** The aftermath of a three-alarm fire on August 21 that destroyed a warehouse complex at 1400 Dayton Ave., just behind the Concordia University baseball field. The fire was reported at 5:43 p.m. and it took 86 fire personnel more than 21 hours to get it under control. Plumes of black smoke could be seen for miles, due to vehicles, auto parts and tires stored in the four buildings. No injuries were reported. Arson is suspected. PHOTO BY CHAS JENSEN

—Residential burglaries were reported on the 1700 block of Stanford Avenue on August 12, and the 1000 block of Palace Avenue on August 15-18.

**Theft**—Multiple tools were reported stolen from a vehicle on Lincoln and Prior avenues between August 9-11.

## Mendota Heights

**Burglary**—A suspect was arrested for trying to break into a residence on the 700 block of Mohican Lane at 1:02 a.m. Thursday, August 19.

—Two burglaries were reported on the 1300 block of Highway 13 between 1:08 a.m.-1:40 p.m. Thursday, August 19.

**Assault**—A man said he had a gun pulled on him after an argument on the 1300 block of Northland Drive at 5:44 p.m. Sunday, August 15.

## Merriam Park

**Theft**—Seven vehicles were reported stolen between August 10-17, including on the 200 block of North Wilder Street, the 400 block of East Lynnhurst Avenue, the 400 block of Herschel Street, the 1900 block of Marshall Avenue, on Mississippi River Boulevard north of Summit Avenue, the 1600 block of Hague Avenue, and the 2100 block of Iglehart Avenue.

—Multiple tools were reported stolen

from a vehicle on the 2000 block of Roblyn Avenue during the evening of August 17-18.

## Snelling-Hamline

**Theft**—A vehicle was reported stolen at the Speedway station on Snelling and Portland avenues on Tuesday, August 10.

**Miscellaneous**—Police officers assisted Metro Transit in arresting the driver of a vehicle that struck a light-rail platform on Hamline and University avenues at 3:36 a.m. Saturday, August 14.

## Summit Hill

**Theft**—An SUV was stolen on the 500 block of Grand Avenue at 8:50 a.m. Wednesday, August 11. The vehicle, which had been left running, reportedly contained personal documents and designer suits valued at more than \$7,000.

—A cooler, iPhone, keys, wallet and other items were reported stolen from a vehicle on Crocus Place and Fairmount Avenue at 3:22 p.m. Wednesday, August 11.

**Weapons**—Three men ages 18, 19 and 28 were arrested for felony possession of a sawed-off shotgun after police were called to the 600 block of Grand Avenue on a report of a suspicious vehicle at 10:13 p.m. Tuesday, August 17. The older man also was charged with drug possession.

**Miscellaneous**—The tires of a vehicle

were reported slashed in the parking lot of Frattallone's Ace Hardware, 650 Grand Ave., at 9:20 a.m. Tuesday, August 10.

## Summit-University

**Robbery**—A vehicle was reported stolen during a strong-arm robbery on the 300 block of North Lexington Parkway at 4:31 p.m. Wednesday, August 11.

**Burglary**—An occupied apartment was burglarized on the 200 block of Dayton Avenue at 9:10 a.m. Tuesday, August 10.

**Theft**—A purse-snatching was reported on the 100 block of North Western Avenue at 12:03 p.m. Wednesday, August 11.

—Two vehicles were stolen on the 300 block of Dayton Avenue on August 11-12. Another vehicle was stolen on the 600 block of Portland Avenue on August 12-13.

—A motorcycle was reported stolen on the 600 block of Hague Avenue at 10:19 a.m. Tuesday, August 17.

**Assault**—An aggravated assault with a gun was reported on the 700 block of Selby Avenue at 12:27 a.m. Wednesday, August 11. The male victim was treated at a hospital for a gunshot wound and was later released.

## West End

**Theft**—Military gear was reported stolen from a vehicle on the 200 block of South Exchange Street at 1 a.m. Thursday, August 12.

—Multiple tools were reported stolen from a vehicle on the 900 block of West Seventh Street between August 14-17.

—Juveniles reportedly stole mail and packages and damaged several items at the Osceola Place Apartments, 260 S. Osceola Ave., at 8 p.m. Thursday, August 12.

—A vehicle was stolen on the 400 block of Spring Street on Saturday, August 14.

—A scooter reported stolen in Minneapolis was recovered in the woods while the city was clearing out an abandoned homeless camp near Shepard Road and I-35E on the morning of August 17.

**Assault**—A man's leg was broken during an assault by two unknown suspects at 11:55 p.m. Saturday, August 14, on the 200 block of West Seventh Street. He was taken to a hospital.

**Arson**—Suspicious fires were reported at the Ritchie Medical Plaza at 310 N. Smith Ave. on August 12, and on Eagle Parkway and Exchange Street on August 13.

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# ON THE TOWN

## Loughridge's career as painter was sketched out in childhood

BY ANNE MURPHY

West End artist Stuart Loughridge's upcoming exhibit at Groveland Gallery was a lifetime in the making. Growing up, he said, "I was surrounded by painting, printmaking, carving, sculpture, fine frames. It was a constant creative feast for a kid."

Loughridge is the son of Denver-based artist Leon Loughridge, and much of his approach to art today is tied to early memories of watching his father paint sketches when the two of them were out on hikes or finish paintings in the studio while sitting on his lap. "I'd also help him pull prints on his etching press," Loughridge said.

Loughridge, 43, lives near West Seventh Street and Smith Avenue and works in a third-floor studio at 265 W. Seventh St. It was here that he created the art for his first solo show at Groveland Gallery, 25 Groveland Terrace in Minneapolis.

Titled "Prints and Paintings," the exhibit will open on Saturday, September 11. It features over 30 new watercolors, oils and etchings. The works are mostly landscapes with an occasional portrait or architectural rendering. Loughridge will attend the opening reception from noon-5 p.m. September 11. He will also demonstrate etching on a printing press on the front porch of Groveland Gallery beginning at 1 p.m. Saturday, September 18 and October 2.

Groveland Gallery director Sally Johnson first heard about Loughridge from a collector and frequent gallery visitor 10 or 15 years ago. "Shortly after, another collector told me about some Loughridge prints he had purchased," she said, "and another talked about some



Stuart Loughridge paints a scene of the Saint Croix River in his West End studio. PHOTO BY BRAD STAUFFER

Loughridge watercolors he described as 'gems.' Sometime later, on a visit to a collector's home, I finally saw some of Stuart's work and understood what everyone was raving about."

Among the new works in the Groveland exhibit will be "Saint Paul Marina, Sunset," an oil on board of the downtown port viewed from the Wabasha Street Bridge; "North Shore, Lake Superior—Autumn," a watercolor; "Moonset in the Rockies," an etching with watercolor; "View From the Saint Croix River," an oil on canvas; "Bargello, Florence," another oil on board; and "Bucolic Landscape," an etching.

"In both his paintings and prints, Stuart has managed to employ traditional painting and printmaking techniques to a contemporary effect," Johnson said. "His observational skills are finely tuned and reveal not only his technical skills, but a deep understanding of the landscapes.

Some images are compellingly mysterious and others evoke a quiet familiarity."

Loughridge said he always begins with a sketch on paper, either a drawing or a watercolor, that is "created outdoors, in a tight window of time, direct from life, for the purpose of documenting a scene. Sketches are not necessarily pushed to a finish. They serve as a means to a greater end."

"There is no such thing as a failed sketch," Loughridge explains in his statement for the Groveland exhibit. "In the studio, all the notes and sketches become useful as reference material in the building of a finished work of art. Sometimes there are extensive alterations from an original idea. It is this process of translating a sketch into a finished work of art that I find most intriguing. The final result is not necessarily an exact representation of a place, rather these works are the results of problems I have

solved on how best to view a scene."

Loughridge said he focused on drawing in high school. He spent two semesters at a college of art and design in Denver where drawing was not a focus. So in 1999 he moved to Minneapolis to study at the Atelier Program of Fine Art.

"The Atelier was a great place to study," he said, "a place where I was able to just be myself and be in love with the pursuit of solid drawing. No grades, no credits, no degree—perfect! There was no empty talk of 'expressing yourself.' Every day was focused on drawing, and I was completely devoted to that."

Loughridge has relied on art as his sole source of income for the past 20 years. In 2002 he moved to Saint Paul, into a 450-square-foot studio with big north-facing windows. The rent on that studio was \$230 a month, he said, "so it was an easy decision to price my 9-by-12-inch framed oil paintings at the cost of rent. I got rid of my car, kept a frugal budget, and that set me going on my career and being an entrepreneur." In 2006 he moved into his current studio.

"Upon arriving I instantly fell into the arts community," he said, "in Northeast Minneapolis and then in Saint Paul, with the Saint Paul Art Crawl being the start of my business. Back then, it was an arts community, but also a bunch of creative rascals living unorthodox lifestyles in unique, affordable spaces.

"While being devoted to my study of traditional painting, I was immersed in the art scene, the jazz scene and classical music concerts," Loughridge said. "The Twin Cities is exceptional in that regard. There's a long history of artists, appreciators and collectors, and I'm very thankful for it. I can be a local artist, sell within the cities, and make a living at it."

## Selby is feeling right at home with the talent at 20th JazzFest

BY ANNE MURPHY

When Mychael Wright and Tom Wells became neighbors in 2003, they had no idea where it would lead. Wright had founded the Selby Ave. JazzFest a couple years earlier, just after he and his wife Stephanie opened Golden Thyme Coffee & Cafe at the corner of Selby and Milton Street. Wells was a musician, and the two men soon discovered they shared a love of jazz. Wells has been a part of the JazzFest ever since, with his band leading the parade that opens the festival and later performing on stage.

Scheduled from 11 a.m.-7:30 p.m. on Saturday, September 11, at the corner of Selby and Milton, the Selby Ave. JazzFest is marking its 20th year in 2021. Unlike the virtual festival in 2020, this year's fest will be live and in person.

"This year's celebration is a celebration of life," said Wright, who with the festival and his coffee shop at 934 Selby Ave. has been credited with inspiring the rebirth of that part of the Summit-University neighborhood.

Twenty years ago, Wright said, he was not sure that JazzFest would be around in 2021, much less have a national reputation among musicians and listeners alike. From an attendance of just a few hundred people in the early years, the event drew over 15,000 before COVID-19 forced it off the streets. Wright is hoping



Selby Ave. JazzFest impresario Michael Wright (second from left) and members of the Selby Avenue Brass Band warm up for the 20th edition of the annual street festival on September 11.

PHOTO BY BRAD STAUFFER

the September 11 event will mark a new beginning for the JazzFest.

"We're keeping it local this year," he said. In addition to Wells' Selby Avenue Brass Band (formerly known as Dick and Jane's Big Brass Band), the JazzFest will feature Ignacio "Nachito" Herrera and the Habana Jazz Social Club All-Stars, singer Thomasina Petrus, the Walker West Music Academy All-Stars and Brio Brass.

This year's lineup highlights the fact that there are unsurpassed jazz musicians just around the corner, Wright said, and that there is no place like home when it comes to the enthusiasm of jazz lovers.

For 2021, it seemed especially fitting to feature Herrera, Wright said. The Cuban Latin jazz pianist, arranger and composer is celebrating his 20th year living in Minnesota. Herrera has appeared in two

previous JazzFests, including the virtual festival in 2020. At the time, he had just recovered from a bout of COVID-19.

As Wells prepared for his 18th JazzFest appearance, he recalled the early years when the electricity for the stage traveled through extension cords plugged into outlets at his house. That worked, he said, except for the time his wife started a load of laundry and the power suddenly dropped precipitously.

"One of the musicians ran over and asked if we had something running in the house," he said. "We quickly turned the washer off."

Wells' home also served as the "green room" for the JazzFest. Eventually, Golden Thyme took over that role, but having artists in his home was an extraordinary experience for Wells. "There was a whole

lot of fun happening in and in front of our house," he said.

This year the Selby Avenue Brass Band will play upbeat jazz standards during its traditional march up Selby from Victoria to Milton streets. On stage, it will branch out into other brass band repertoire, including pieces that Wells has composed, such as "Rondo, Rondo" and "Selby Street."

The Walker West All-Stars are exceptionally happy to be a part of JazzFest 2021, supporting an event that is just down the street from their home at 760 Selby Ave. Wells teaches brass and conducts jazz clinics at Walker West Music Academy. Jack Breen will be directing the All-Stars at JazzFest. Breen, who plays saxophone and flute, grew up in Saint Paul and took lessons at Walker West from grade 3 through high school. Now he teaches private lessons and coaches jazz ensembles there.

Coming back for a seventh year is Brio Brass. Since its founding in 1999, the 50-piece ensemble has mastered a broad range of musical styles, from ballads and show tunes to pop, funk, rock and plenty of jazz.

As always, JazzFest will serve up a variety of food and crafts at booths up and down the street, although the number of vendors is expected to be slightly lower this year due to the challenges of COVID.

For more information on JazzFest 2021, visit [selbyavejazzfest.com](http://selbyavejazzfest.com).



# ON THE TOWN *Briefly*

## Books

**Cracked Walnut** will present a free poetry workshop from 10 a.m.-noon on Saturday, September 11, outside of the East Side Freedom Library, 110 Greenbrier St. Everyone is welcome. Bring a lawn chair or blanket and five copies of a poem. Email donna@donnaisaacpoet.com.

**Literary Bridges**, a new literary series born of the merger of Literary Lights and Bridges, will hold its inaugural program at 2 p.m. Sunday, September 12, at Next Chapter Booksellers, 38 S. Snelling Ave. Sponsored by Cracked Walnut, the reading will feature local authors Anthony Ceballos, Michael Dean, Isadora Gruye, Margaret Hasse, Carolyn Holbrook, Hawona Sullivan Janzen, Michael Kleber-Diggs, Janna Knittel, Jeanne Lutz, Carol Masters, Ardie Medina, David Mura, Rosie Peters, Lia Rivamonte and Mary Jo Thompson.

## Exhibits

**“Many Waters: A Minnesota Biennial,”** 50 works by regional artists that explore the significance of water in all of its many forms, is being displayed through October 2 in the Minnesota Museum of American Art’s window galleries at Fourth and Robert streets and its skyway entrance and also at NewStudio Gallery, 2303 Wycliff St. Admission is free. A related family program with hands-on activities and free art kits will be held from 11 a.m.-3 p.m. Sunday, September 12, at Hidden Falls Park. Visit mmaa.org.

**The Catherine G. Murphy Gallery** at Saint Catherine University will open two new exhibits on September 11. Kathleen Daniels, former director of the gallery, will display some of her personal collection, including photographs, paintings, ceramics, drawings and prints by such artists as Clement Haupers, Indira Freitas Johnson, Barbara McIlrath, Duduzile More, Bela Petheo, Holly Swift, Rina Yoon and Petronella Ytsma. “This Splendid Promise, This Magnificent Dream” displays the art of 27 SCU alumnae whose subjects range from picturesque landscapes and soulful portraits to explorations of space, time, nature, identity and

the human form. The exhibits will remain on view through October 23. Admission is free. Call 651-690-6637 or visit gallery.stkate.edu.

**AZ Gallery**, 308 Prince St., will display two new exhibits from September 3-26. “The Bike Art Show” will feature bike-themed art as well as vintage and decorated bicycles. An opening reception will be held from 6-9 p.m. Saturday, September 4. “Rejected! 2021” features worthy works by Minnesota artists that did not qualify for the 2021 Minnesota State Fair Arts Competition. A joint reception for both exhibits will be held from 6-9 p.m. Thursday, September 16. The AZ Gallery’s regular hours are 5-8 p.m. Fridays and 10 a.m.-4 p.m. Saturdays and Sundays.

## Music

**Music as free as the fresh air** in which it is performed is being presented at 7 p.m. on Thursdays and Fridays in Minnehaha Falls Park, 4801 S. Minnehaha Drive. The River City Jazz Orchestra will play September 2 and Zoë Says Go on September 3.

**Summer Sunlight**, a series of free outdoor concerts, is being presented on West Seventh Place in downtown Saint Paul. The schedule includes Annie and the Bang Bang at 4:30 p.m. Thursday, September 9; and Ben Cook-Feltz at noon Friday, September 10. Visit parksquaretheatre.org.

**Minnesota pianist Evren Ozel**, 22, winner of the Best Mazurka and Best Polonaise prize at the 2020 U.S. National Chopin Piano Competition, will perform an all-Chopin program at 3 p.m. Sunday, September 12, at the Ordway Concert Hall. Tickets are \$31. Visit schubert.org or call 651-292-3268.

**A free Rock the Bridge** band festival will be held from 2-8 p.m. Sunday, September 12, under the north end of the bridge that carries Hamline Avenue over Ayd Mill Road. Bring a lawn chair or blanket, and enjoy the tunes.

**Singer-songwriter Heather Masse** will perform at 8 p.m. Friday, September 17, in Weyerhaeuser Auditorium at Landmark Center. The concert will be preceded by a cocktail hour with cash bar. Tickets are \$20 in advance, \$25 at the door, or \$70 for the entire four-concert Landmark Live

season. Mary Bue will perform on October 15, Danny Schmidt on November 19, and Dan Newton and Friends on December 20. Call 651-292-3276.

**The Twin Cities Jazz Festival** returns on September 17-18 with music on two stages in Mears Park. The festival opens Friday with Emmet Cohen and special guest Patrick Bartley at 5:30 p.m. and the Kenny Barron Trio at 7:30 p.m. on the Mears Park Stage; and Maryann Sullivan & the Money Makers at 4 p.m. and the Selby Avenue Brass Band at 6:30 p.m. on the Fifth Street Stage. Saturday’s lineup features young musicians from Walker West Music Academy and the MacPhail Center for Music at 12:30 p.m., the Twin Cities Seven at 3 p.m., Moore by Four at 5 p.m. and the Delfeayo Marsalis Quintet at 7:30 p.m. on the Mears Park Stage; and the Jack Brass Band at 2 p.m., Katia Cardenas at 4 p.m. and Salsa del Soul at 6:30 p.m. on the Fifth Street Stage. Visit TwinCitiesJazzFestival.com.

## Family

**“What Makes Minneapolis Minneapolis”** will be demonstrated with live music, participatory exhibits and hands-on activities at Open Courtyard Family Days from 10 a.m.-2 p.m. Saturday and Sunday, September 11-12, at Mill City Museum, 704 Second St. S. in Minneapolis. Admission is free. Visit mnhs.org/millcity.

**A Vietnamese tradition**, the Mid-Autumn Moon Festival will be celebrated with music, dance, food, crafts and stories from Southeast Asia from 1-3 p.m. Sunday, September 12, in Landmark Center and outdoors in Rice Park. Admission is free. Call 651-292-3225.

**The Mighty Ducks** (1992, Rated PG) will be screened by the city of Saint Paul at dusk on Friday, September 17, at Griggs Recreation Center, 1188 Hubbard Ave. Bring a blanket or lawn chair. Admission is free. Children under 10 years old must be accompanied by an adult.

## Film

**Madonna: Truth Or Dare**, the 1991 documentary by Alek Keshishian chronicling the American entertainer’s 1990 Blond Ambition tour, will be

screened by Sound Unseen at 7 p.m. Wednesday, September 8, at the Trylon Cinema, 2820 E. 33rd St. in Minneapolis. Tickets are \$12. Visit trylon.org.

## Theater

**The Odyssey**, Homer’s ancient Greek epic about a hero’s journey home after 10 years of war, will be staged by Mixed Precipitation at 2 p.m. Saturday, September 11, in Swede Hollow Park, 657 E. Beaumont St. The puppet show is presented in the spirit of a country carnival with a mix of baroque melodies and Dolly Parton tunes. Admission is by donation with \$10-\$25 suggested. Visit mixedprecipitation.org.

**Animate**, a play by Ken LaZebnik that addresses race and philanthropy through the lens of species preservation, will be performed from September 16-26 at Como Zoo and Conservatory. The Mixed Blood Theatre production stars Sally Wingert, Kevin Kling, Jevetta Steele, Regina Marie Williams, Stephen Yoakam, Taj Ruler, Bruce A. Young, Randy Reyes, Warren Bowles and Kate Fuglei. Show times are 6:30 p.m. Thursdays through Sundays with a preview on Wednesday, September 16. Tickets are by donation. Visit mixedblood.com.

## Et cetera

**Music, dance, exhibits, food and beverages**, all with a German flavor, will be served up September 10-11 with the return of Saint Paul Oktoberfest to the Germanic-American Institute, 301 Summit Ave. The open-air celebration will run from 4-10 p.m. Friday and 10 a.m.-10 p.m. Saturday. Performers include the Alpensterne, Bavarian Musikmeisters, the Chmielewski Funtime Band, the Dr. Kielbasa Band, the Edelweiss Dancers and Rivers Ballet. Jimi the Polka Pirate will offer dance lessons. German arts and crafts, model trains and vintage cars will be displayed. Contests will be held for best mustache and best folk wear. Food trucks will be selling international fare. Imported German beer will be available along with other beverages. Wristbands are required for alcohol sales; they will be available for \$5 for those age 21 and older. Visit gaimn.org.

### SUNDAY/SEPTEMBER 5

**TAKE A HIKE** with the Saint Paul Hiking Club. Members will gather in the parking lot near the Pool & Yacht Club in Lilydale at 2:30 p.m. and follow the paved trails to Mendota or the High Bridge and back. New members are welcome. For information, call Sharon at 651-207-5926 or visit stpaulhike.com.

### THURSDAY/SEPTEMBER 9

**A FREE WALKING TOUR** of Como Lake, delving into its history and ecosystem,

# THE KIOSK

will be offered from 6-7:30 p.m. by the Capitol Region Watershed District. Leaders Britta Belden and Bob Fossum will provide an overview of the projects aimed at improving the lake’s water. The program is free, but reservations are required. Visit capitolregionwd.org/events.

### SUNDAY/SEPTEMBER 12

**AN ICE CREAM SOCIAL** will be held from

3-5 p.m. to kick off the 100th anniversary celebration of Pilgrim Lutheran Church, 1935 Saint Clair Ave. Enjoy a free serving of ice cream on the church lawn, visit with congregants, play outdoor games and help complete an art project.

### TUESDAY/SEPTEMBER 14

**FRESH PRODUCE** will be distributed free of charge by the Fabulous Friends

Club from noon-1:30 p.m. today and the second and fourth Tuesday of every month at the corner of Saint Paul Avenue and Davern Street. The public is asked to bring their own bags.

### FRIDAY/SEPTEMBER 17

**THE NATIVITY COUNTY FAIR** returns today through Sunday, September 19, to the grounds of Nativity Church and School, 1900 Wellesley Ave. Stop by for carnival fun between 5-10 p.m. Friday, 10 a.m.-10 p.m. Saturday and 11:30 a.m.-3 p.m. Sunday. Admission is free.

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# SPORTS



**The Wright Call**  
By Dave Wright

## Signs of change for UST athletics

The new look for University of Saint Thomas sports extends to more than a change in on-field personnel. As a new Division I athletic program, the school has heftier bills to pay and must find ways to foot them.

For example, soccer was always free to spectators. That changed last week with the Tommies' first home contest, a women's match against Northern Iowa. (For trivia buffs, the first game in Saint Thomas' history as a D-I school ended in a 0-0 double overtime tie.) Tickets for soccer games are now \$5. The same price holds for volleyball games.

For fans attending football games at O'Shaughnessy Stadium, tickets will now cost \$17 for a reserved bench seat and \$35 for one with a back. Ticket prices for basketball and hockey games have yet to be announced.

UST men's hockey coach Rico Blasi recently found himself in need of hiring an assistant when Stu Bickel, who had signed on early in the summer, left for an assistant's position with the American Hockey League (AHL) Springfield Thunderbirds, the top farm club of the Saint Louis Blues.

Fortunately for Blasi, he didn't have to look far for a replacement. Cory Laylin, who had been the head coach at Hamline University for the past seven years, moved a couple of miles south and joined Blasi's staff. Laylin led the Pipers to an NCAA playoff berth in his first season, including an MIAC playoff win at Saint Thomas. He played several years in Europe and has helped place several players in professional hockey, both here and as far away as Australia.

## Once a teammate, always a teammate

In the mid-1990s, Trent Eigner and Jared Bednar were defensive partners with the Huntington Blizzard of the East Coast Hockey League (ECHL). If you play together for any length of time on the blue line, you develop a camaraderie that often extends to matters off the ice.

Eigner and Bednar went their separate ways after playing for the Blizzard, but they stayed in touch. Eigner landed in El Paso, where he played parts of four more seasons, while Bednar moved around for various teams in the ECHL and AHL.

Both ended up coaching. Bednar started with the ECHL South Carolina Stingrays as an assistant and later a head coach. He moved around quite a bit as coach in the minor league system before being hired as the boss of the NHL Colorado Avalanche in 2016. The Avs have improved slightly each year he has been there. Last season, they finished first in the West Division, but were knocked out by Las Vegas in the second round of the Stanley Cup Playoffs.

Eigner guided Lakeville North to four trips to the state boys' hockey tournament, winning the 2015 Class AA title. He moved to Saint Thomas Academy for the 2019-20 season. The Cadets made tournament appearances both seasons since his arrival there.

Hockey coaches do get some time off, so these former partners hooked up for a couple of rounds of golf. However, their skates are never out of reach. Thus it was the other day that when Eigner was conducting a clinic for Squirt and Pee Wee players, he invited Bednar along to help instruct the youngsters on some of the finer points of the game. Afterward, there was a lunch, a question-and-answer session and time for autographs.

"We talk all the time," Eigner said. "It just worked out that I was doing this clinic while he was here. It was a lot of fun."

Bednar's fun time is about over. NHL training camps open in about a month. Eigner has a little longer to wait. Last season's truncated boys' high school hockey

WRIGHT CALL ►16

# Prep football preview

## Teams take field with fewer unknowns this fall

BY BILL WAGNER

Another prep football season kicks off this week amid rising cases of COVID-19, but there's still reason for optimism. Though teams are set to begin play knowing guidelines could change in the blink of an eye, many believe there can be a much more business-as-usual approach to the 2021 season.

Of the six local football teams profiled here, not one had reported a case of the virus as of August 24.

"Anything has got to be better than a year ago," said Central coach Scott Howell, whose squad went 1-2 in a virus-shortened 2020 season.

Two Rivers coach Tom Orth said knowledge about the virus has made a difference from one year to the next. "I think there are fewer unknowns this time," he said.

"We know so much more about it that we did a year ago," said Saint Thomas Academy coach Dan O'Brien. "We tell the kids to be thankful when you get to play, and to be aware that there's a chance you'll have to adjust on the fly."

Some coaches said their participation has dropped. It's unclear if that's due to COVID-19 or the perceived danger of playing football that has come to the forefront in recent years.

Highland Park coach Jonathan Brown said his numbers have decreased by 15-20 players to about 45 for two teams. He added that the virus also had an effect on one important aspect of the game due to last year's shortened season. "We lost a year of (player) development," he said.

Here's a look at how the local teams stack up for this fall's campaign:

### CENTRAL

League: Twin City Gold  
Last year's record: 1-2  
Coach: Scott Howell

**Key players:** senior wide receivers/defensive backs Tyrese Edwards and Jacob Menssen, senior wide receiver/cornerback Dre Dunkins, senior running back/linebacker Josh Sims.

**Outlook:** Central has some horses, but lacks experience. "We're a young team with a lot of juniors," Howell said. "We're pretty good on defense. Our offense will have its ups and downs, but I think we'll be pretty competitive." He sees Minneapolis North and Washburn as the top threats in its league.

### CRETIN-DERHAM HALL

League: Metro East  
Last year's record: 1-6  
Coach: Chuck Miesbauer

**Key players:** senior defensive back/safety/quarterback/wide receiver Tre Holloman, senior running back Will Haider, senior lineman/tight end/fullback Josh Flaminio, senior lineman James Morrison.

**Outlook:** Coach Miesbauer figures that his team will have a solid group on the offensive line and some good



Two Rivers senior lineman Colin Tentis spins through agility drills. PHOTO BY BRAD STAUFFER

## High school football September schedules

Central	Highland Park	SMB Wolfpack
Sept. 3 vs. Washburn	Sept. 2 vs. Southwest	Sept. 2 at Fridley
Sept. 10 at Richfield	Sept. 10 at B. Kennedy	Sept. 10 vs. North St. Paul
Sept. 18 vs. Como Park	Sept. 18 at Johnson	Sept. 17 at DeLaSalle
Sept. 23 at Highland	Sept. 23 vs. Central	Sept. 24 at Mpls. North
Cretin-Derham Hall	St. Thomas Academy	Two Rivers
Sept. 2 vs. Spring L. Park	Sept. 3 at South St. Paul	Sept. 2 vs. Tartan
Sept. 10 at Mahtomedi	Sept. 9 vs. Two Rivers	Sept. 9 at STA
Sept. 17 vs. STA	Sept. 17 at CDH	Sept. 17 vs. St. Louis Park
Sept. 24 at Apple Valley	Sept. 24 vs. Hastings	Sept. 24 at Hill-Murray

athletes on the perimeter. The Raiders, who now compete in Class AAAAA, will have to face the likes of Mahtomedi and Saint Thomas Academy. However, Miesbauer said, "I feel we should be able to win a lot of football games."

### HIGHLAND PARK

League: Twin City Gold  
Last year's record: 1-3  
Coach: Jonathan Brown

**Key players:** sophomore running back Melvin Mensah, junior wide receiver Shea Landa, senior defensive end/tight end Jerome Treadwell, senior fullback/linebacker Andrew Ali.

**Outlook:** Coach Brown thinks the Scots should do well and perhaps lead the Twin City Gold Division. "Our goal is to be on top of it," he said. "I think we'll be much improved. We'll be pretty competitive, but I know our district is pretty good."

### SAINT THOMAS ACADEMY

League: Suburban Maroon  
Last year's record: 6-0  
Coach: Dan O'Brien

**Key players:** senior wide receiver Brady O'Neil, senior lineman Leo Bluhm, junior linebacker Jackson Cergioğlu, senior defensive back Zach Santrizos.

**Outlook:** O'Brien said this is the toughest rebuild he has faced as STA's coach. The Cadets defeated Henry Sibley (now Two Rivers) in the section championship game last year, but they have 16 of 22 starters in need of replacing this season. "I think there's

some talent here," O'Brien said, "but we're young and inexperienced and will probably start some sophomores. We've got our work cut out for us."

### SMB WOLFPACK (SPA/Minnehaha/Blake)

League: Twin City Green  
Last year's record: 3-3  
Coach: Chris Goodwin

**Key players:** senior running back Sonjay Redd, junior defensive lineman Chase Carter, senior wide receiver Elijah Wade, senior linebacker/fullback Michael Hall.

**Outlook:** The Wolfpack figure to score points and allow them early on, but assistant coach Joe Protzmann knows what's high on his list of priorities as the season progresses. "I'd like to see an improving defense and a team that gains yards on the ground," he said. Protzmann tabs Fridley, Minneapolis North and Park Center as tough foes this fall.

### TWO RIVERS

League: Suburban Maroon  
Last year's record: 3-4  
Coach: Tom Orth

**Key players:** senior defensive end Max Mogelson, senior linebacker/offensive tackle Eric Wail, senior lineman Adam Wail, senior wide receiver Carl Stroffer.

**Outlook:** Orth believes his players are capable of some good things if they stay healthy. "I like our prospects," he said, adding that he expects foes like Apple Valley, Hastings and CDH to also be tough.



# District Councils

## Highland Park

highlanddistrictcouncil.org • 651-695-4005

**Meetings remain online**—Due to the ongoing impacts of COVID-19, the Highland District Council's plan to move toward in-person board and committee meetings has been postponed. The decision will be re-evaluated in the coming weeks. For upcoming meetings, see highlanddistrictcouncil.org/calendar.

**Garage sale weekend**—Highland Park's Garage Fest will take place from 9 a.m.-3 p.m. Friday and Saturday, September 10-11. A map of garage sale locations will be posted by September 7 on the HDC's website.

**Citywide drop-off event**—The city of Saint Paul will host an appliance, electronics and mattress drop-off event from 8 a.m.-1 p.m. Saturday, September 18, at the northeast corner of the Minnesota State Fairgrounds. Fees will apply (\$5-25 per item), but paper shredding and cardboard collection will be done for free. For details, see tinyurl.com/utwjtp2c. The HDC will help pick up items for seniors who need assistance. To schedule a pickup, call the HDC office or email info@highlanddistrictcouncil.org.

**Upcoming meetings**—board of directors, 7 p.m. Thursday, September 2; and Transportation Committee, 7 p.m. Tuesday, September 14. All HDC meetings will be held online via Zoom until further notice. Links to access the meetings are posted on the website. For all future meetings, see highlanddistrictcouncil.org/calendar.

## Macalester-Groveland

macgrove.org • 651-695-4000

**Mac-Grove Fest**—This year's Mac-Grove Fest will be held from 11 a.m.-4 p.m. Saturday, September 11, on the fields of the Edgcombe Recreation Center, 320 S. Griggs St. The festival celebrates the businesses, organizations, artists and residents who help make Macalester-Groveland a great place to live, work, learn and play. For the schedule of activities, see macgrove.org/macgrovefest.

**Citywide drop-off**—Saint Paul's fall citywide drop-off event will be held from 8 a.m.-1 p.m. Saturday, September

18, at the northeast corner of the Minnesota State Fairgrounds. Volunteers are needed to pick up items for seniors. Email mgcc@macgrove.org.

**Volunteers needed**—There currently is an open seat for a representative of an at-large faith institution on the Macalester-Groveland Community Council's board of directors. Volunteers also are needed to help lead kids' activities, oversee zero waste efforts, greet attendees and more at the Mac-Grove Fest on September 11. Those who are interested should contact the community council.

**Upcoming meetings**—Inclusivity Task Force on Thursday, September 2; board of directors on Thursday, September 9; and Housing and Land Use Committee on Wednesday, September 22. All of the meetings will be held virtually at 6:30 p.m. To receive monthly meeting notices and Zoom information, sign up at macgrove.org/participate.

## Summit Hill

summithillassociation.org • 651-222-1222

**Summit Hill Fall Festival**—The Summit Hill Association is inviting neighbors to a fall festival from 5-8 p.m. Thursday, October 14, at Linwood Park, 860 Saint Clair Ave. The festival will feature food trucks, live music, kids' activities, pumpkin decorating, warm apple cider and hot cocoa. For more, see summithillassociation.org/calendar.

**Join the board**—Those who would like to represent the Summit Hill neighborhood as a member of the association's board of directors are being encouraged to apply at summithillassociation.org/join-the-board. New members may be appointed to an open position at the September 9 board meeting or the October 14 annual meeting.

**Committee openings**—Those who have an interest in pedestrian safety, environmental conservation, communications, fundraising or racial equity are being encouraged to consider volunteering for one of the SHA's standing or ad-hoc committees. Information can be found at summithillassociation.org/become-a-volunteer

**Upcoming meetings**—board of directors, 7 p.m. Thursday, September 9, via Zoom; Environment Committee, 6 p.m. Tuesday, September 14, via Zoom; annual meeting and board elections, 7 p.m. Thursday, October 14, outside

Linwood Park. For updated information and participation links, visit summithillassociation.org/calendar.

## Summit-University

summit-university.org • 651-228-1855

**Board elections**—The annual elections for the Summit-University Planning Council's board of directors will run from September 1-14. Residents from the Summit-University neighborhood over age 16 may vote online by visiting the website or may call the office to request a paper ballot. They may also vote in person from 9 a.m.-5 p.m. Saturday, September 11, at the Selby Avenue JazzFest.

## West Seventh

fortroadfederation.org • 651-298-5599

**Understanding homelessness**—A virtual neighborhood event called Fort Road Focus: Understanding Homelessness will be held at 6:30 p.m. Thursday, September 9, via Zoom. Representatives of local governments and social service agencies will explain how they cooperatively work to connect people experiencing homelessness with social services and what those services are. The first 15 minutes will be recorded and made available afterward. The remaining 45 minutes will be devoted to audience questions and discussion. Register for the Zoom link at FortRoadFederation.org.

**Drop-off event**—A citywide drop-off for bulky household items will be held from 8 a.m.-1 p.m. Saturday, September 18, at the Minnesota State Fairgrounds. For information, see tinyurl.com/ans43dps. West Seventh seniors who need assistance getting their bulky items dropped off should email Emily@fortroadfederation.org.

**Upcoming meetings**—Transportation and Land Use Committee to hear about the update of the Saint Paul Bicycle Plan, 6:30 p.m. Wednesday, September 1; Fort Road Focus: Understanding Homelessness, 6:30 p.m. Thursday, September 9; board of directors, 7 p.m. Monday, September 13; and Community Engagement Committee, 6:30 p.m. Thursday, September 16. Details can be found at fortroadfederation.org/calendar.



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## 15◀ WRIGHT CALL

schedule meant that the traditional ice battle between Saint Thomas Academy and Cretin-Derham Hall didn't take place. The two schools will make up for it this year with two games. The Cadets and Raiders open the season against each other on November 27 at the Bloomington Ice Garden and will have a rematch on December 21 at STA.

## A man everybody liked

Will Rogers once said, "I never met a man I didn't like." Turn that phrase around slightly and you have the epitaph for Saint Paulite Mike Fitzgerald, who passed away recently at age 78.

"I don't know of anybody who didn't like Mike or said a bad word about him," said Catholic Athletic Association head honcho Mark Courtney. "He was always available to coach or officiate wherever he was needed."

Last spring, Fitzgerald, who had officiated various CAA sports and also coached in the league over the years, told Courtney he was ready to umpire a few games if needed.

A 1961 Saint Agnes grad, Fitzgerald taught and coached at his alma mater for decades. Later, he moved to Saint Bernard's. Since the Aggies and Bulldogs generally got along about as well as the Capulets and Montagues, it was a tribute to Fitzgerald that nobody at Saint Agnes uttered a disparaging remark when he switched sides.

Courtney recalled an officiating incident that provided all one needed to know about Fitzgerald. "Two of us were working



Trent Eigner and Jared Bednar (standing first and sixth from left) during a hockey clinic for Squirts and Pee Wees. ST. THOMAS ACADEMY PHOTO

a B-squad football game," Courtney recalled. "My partner inadvertently blew a premature whistle twice that stopped play and hurt Mike's team on both occasions. One of them probably cost them a touchdown. His assistant blew up, but Mike never said a word to us. I did hear him say to his assistant, 'These guys know what they're doing. Let it go.'"

## Golf tourney to honor Gary Podas

For more than four decades, high school coach Gary Podas could be found at the Highland Park golf course, patiently teaching his Scot players the fundamentals of the game. But time eventually catches up to everybody and Podas retired last spring following one last conference championship triumph, his fifth in the last six years and eighth in his long career.

Podas will be feted at the school's annual four-man scramble golf tournament on Saturday, September 11, at Highland National. Dinner will follow. Only a few spots remain at \$100 per player. Contact Bob Wokasch at 651-699-8536 or via email at Woks474@gmail.com.

Dave Wright is at dwright53@msn.com.



# CLASSIFIEDS

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West Side sunny, light-filled home with open floorplan! Spacious front porch, living room and dining room. Dining room offers easy access to back yard deck and yard for easy entertaining. Central air, two car garage, and LOTS of storage!  
[GoodCompanyRealtyGroup.com](http://GoodCompanyRealtyGroup.com)

**SUE JOHNSON** CRS, GRI  
651-329-1264



**CONSIDERING SELLING?**

Let us help you create a GREAT customized plan for YOUR success! Private virtual or phone meetings easily arranged! Call Sue at 651-329-1264 or email [suejohnson@cbburnet.com](mailto:suejohnson@cbburnet.com).

**SUE JOHNSON** CRS, GRI  
651-329-1264



**LOVED BY THE SAME OWNERS FOR 30 YEARS!**

Discover this pampered 4BR, 4BA mere steps to Highland Village! Main floor sunroom and office, formal dining, living room with fireplace. Family room with new carpet, fenced backyard with patio, attached 2-car, 669 Howell Street South. \*click on [www.teamedelstein.com](http://www.teamedelstein.com)

**TOM EDELSTEIN** CRS, ABR  
651-695-4300 • \$550,000



**PAMPERED PERFECTION!**

Expect to be envied in this captivating 3BR, 3BA twinhome, boasting updated splendor and amazing views from every room! Gleaming hardwood, 2-Story living room, private owner's suite, rooftop deck, gorgeous setting. 603 Summit Avenue. \*click on [www.teamedelstein.com](http://www.teamedelstein.com)

**HENRY EDELSTEIN** CRS  
651-270-1667 • \$585,000



**MYA HONEYWELL**  
THE HIVE  
651-329-3619



**1262 JAMES AVENUE**

Loaded with charm and character. 3+ BR, 1BA home. Incredibly spacious layout including formal living RM w/FP, DR, eat-in kitchen, large main floor BR and 3 upper-level BR spaces, LL family room. Updates in windows, furnace. 2 car gar. A must see! Contact David Noyes Jr. at [www.davidnoyesjr.com](http://www.davidnoyesjr.com) for a private showing.

**DAVID NOYES JR.**  
651-233-0748 • \$385,000



**ELEGANT GEORGIAN REVIVAL!**

Gorgeous 6 bedroom home in Merriam Park's Pill Hill. Over 4,100 square feet with beautiful woodwork, hardwood floors, and central air. 2121 Iglehart. [www.wahlbergtotohey.com](http://www.wahlbergtotohey.com)

**MICHAELA TOOHEY**  
**PHILIP WAHLBERG**  
651-336-2410  
\$825,000



**SUNFISH LAKE**

Set on a gorgeous 2.5 acre lot - architect designed with meticulous attention to detail - flexible living spaces - plenty of room for guests - dining room opens to patio overlooking private backyard-sweet casual dining on porch - LL media room is a fun space. Call or text for more details.

**KAREN KELJIK** CRS  
612-414-3245



**SUN-SPLASHED CONDO!**

Enjoy easy living in this bright 2BR at Highland Pointe. Spacious living/dining room with access to a private deck. Beautiful kitchen with breakfast bar, luxurious bath with jetted tub, "hidden" laundry, heated parking stall. 1800 Graham Avenue #207. \*click on [www.teamedelstein.com](http://www.teamedelstein.com)

**HENRY EDELSTEIN** CRS  
651-270-1667 • \$225,000



**MIKE JAMBOR**  
612-889-9773



**1676 MISSISSIPPI RIVER BLVD**

This mid-century home offers stunning views of the river valley as well as a large private backyard with a swimming pool. 3 bedrooms, 3 bathrooms and plenty of opportunity in the lower level. [AnotherHomeSoldByMary.com](http://AnotherHomeSoldByMary.com)

**MARY KNUDSEN** CRS  
651-335-6619 • \$765,000



**LOCATION, LOCATION!!**

The very heart of Mac-Groveland is home to 1971 Sargent offering 3BR's, 2BA's, main floor family gathering space and flex office along w/ formal living & dining rooms w/ exceptional curb appeal. Schools, parks, eateries, and the River just steps away. Call Lolly for details!

**LOLLY MCNEELY SALMEN**  
612-810-4138 • \$435,000



**NEW LIST IN WEST SAINT PAUL!**

Sprawling executive all-brick rambler offers 4 bedrooms, 3 baths, including main floor owner's suite with connecting sun room and porch. Lower level family room with gas fireplace, 3 bedrooms, plus extensive landscaping with private patio. Call Lolly for details!

**LOLLY MCNEELY SALMEN**  
612-810-4138 • \$549,900



**34 KENWOOD PKWY-REFRESHED WITH NEW PRICE!**

Rare opportunity offers spectacular location w/panoramic views in this late 20's Clarence Johnston design. Stately stone 4BR, 4BA 2 story w/state-of-the-art improvements from roof to windows to mechanicals. Sun-drenched formal and informal areas await. Absolutely captivating!

**LOLLY MCNEELY SALMEN**  
612-810-4138  
**MORAGHAN DeROSIA**  
952-486-3697



**NANCY BERGER**  
651-236-0636



**KAREN KELJIK**  
612-414-3245



**1346 PORTLAND AVE, SAINT PAUL, MN**

Generations forward owners will benefit from green design everywhere you look! Lovingly designed by two owner-architects, this neighborhood gem features solar panels on both the house and garage.

**MYA HONEYWELL**  
651-329-3619 • \$550,000



**1439 BAYARD AVENUE**

Classic home near the Highland Golf course. 4BR's-2 on main floor! Original woodwork and wood floors. Large family room. Newer mechanicals. Central air, fenced yard with fresh landscaping.

**TJ PIERRET**  
651-755-6669 • \$350,000



**ACT QUICKLY!!!**

1934 Sargent Ave: Striking 3 bedroom two story. New roof, gutters, insulation and windows 5 yrs ago. New boiler, water htr, chimney liner 2019. New electric service 2021. Freshly painted and ready to move into.

**JIM BURTON**  
651-690-8556 • \$389,000



**JUST LISTED!!!**

1857 Rolling Green Curve: Stunning 3 BR, 3 bath home in immaculate condition. Gleaming hardwood floors in the family sized kitchen, and entertainment sized living and dining rooms. Fabulous back yard with inground pool, deck, patio and porch.

**JIM BURTON**  
651-690-8556 • \$549,000



**SARAH KINNEY**  
MATCHMAKER  
651-231-2211



**HISTORIC AND RENOWNED!**

Famous Cass Gilbert 2-story plus red brick row house in Ramsey Hill, features 3 BR, 2 BA, 3 fireplaces, with over 2600 sq. ft. and has been completely renovated with AC & new roof in 2021. Open and airy, sunny and bright, you will love the lush garden patio! Call for Details.

**SARAH KINNEY AND FRIENDS**  
651-497-4387



**WONDERFUL CATHEDRAL HILL CONDO!**

This Cathedral Hill condo gushes with character & charm, and is pristine and restored to its original beauty. It has a sensational wood burning fireplace with an eye-catching decorative mantel. It also has a newly updated kitchen with stainless steel appliances, new countertops, and an abundance of hickory cabinets. You will love the fabulous balcony with tree-top and magical cathedral views! Call for details.



**SARAH KINNEY**  
AND FRIENDS  
651-270-6409

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



**CHARMING & RARE RAMSEY HILL!**

Storybook home features 2 BR, 1 BA, porch, skylights, wonderful kitchen w/south facing windows and 2 plus car garage. Close to the chic restaurants and shops of Cathedral Hill and dynamic nightlife of Downtown Saint Paul! Call for details.

**SARAH KINNEY AND FRIENDS**  
651-270-6409



**BRYAN BEDESSEM**  
612-382-8415



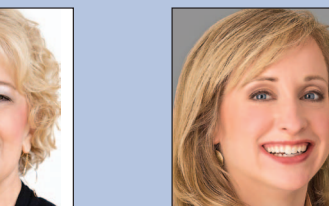
**MARY KNUDSEN**  
651-335-6619



**TJ PIERRET**  
651-755-6669



**PATRICK RUBLE**  
651-230-0903



**LOLLY MCNEELY**  
SALMEN  
612-810-4138



**DEB SOUCHERAY**  
651-263-0552



**MICHAELA TOOHEY**  
651-253-6830



**PHILIP M. WAHLBERG**  
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**BRIAN WAGNER, M.D.**  
651-497-4387