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A September to savor. An unidentified bicyclist took a break with a cup of creamy goodness during the Union Park District Council's annual Ice Cream, Peanut Butter & Jam festival held on September 18 in Merriam Park. PHOTO BY BRAD STAUFFER

Eight vie for seat on School Board

Candidates discuss how to reverse enrollment decline

BY DALE MISCHKE

Eight candidates are vying this fall for four open seats on the seven-member Saint Paul School Board. *MyVillager* asked them about their qualifications for the board, their ideas for boosting district enrollment and whether or not they support a temporary moratorium on new public charter schools in the city.

There are actually two School Board

races on the November 2 general election ballot. In the first race, incumbent Jeanelle Foster and newcomer Clayton Howatt are running for the remaining two years in an unexpired term. Foster chose to run for this seat rather than seek another four-year term on the board.

In the second race, six candidates are vying for three four-year terms on the board—incumbent Jim Vue and newcomers Uriah Ward, Jennifer McPherson, Halla Henderson, James Farnsworth and Ryan Williams.

SCHOOL BOARD RACES ▶5

St. Paul looks for ways to squeeze more homes into single-family zones

Proposal aims to ease shortage of housing, affordable housing

BY JANE MCCLURE

A new city planning department study recommends that Saint Paul expand its stock of one-unit to four-unit dwellings by making it easier to divide single-family properties and to construct smaller homes, new homes on smaller lots and small homes in clusters. The study will be reviewed by the city's Planning Commission in a public hearing at 8:30 a.m. Friday, October 15.

Saint Paul's current zoning code may be contributing to the current housing shortage and the shortage in affordable housing locally, a city staff report states. According to the study, 48 percent of the land in the city is zoned for detached single-family homes. The zoning code, which was adopted in 1975, creates a separation between single-family and multifamily housing. For example, before 1975, duplexes were allowed citywide. Now they are restricted to fewer areas.

"Small-scale multifamily housing, including duplexes, triplexes and fourplexes, have begun to disappear from the city," the staff report states. "From 2000-2017, the number of housing units in duplexes decreased by 17 percent and the number in triplexes and fourplexes decreased by 11 percent." During those same years, the number of detached single-family homes increased by 2 percent and the number of attached single-family homes (homes that share a common wall) increased by 29 percent. Meanwhile, the number of homes in multifamily buildings with 50 or more units increased by 40 percent.

In 2017, single-family homes made up 54 percent of the city's housing units; duplexes, triplexes and fourplexes made up 11 percent; and multifamily housing with five or more units made up 35 percent.

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Wrecking crew wipes out the last of Midway Center

Parking lot will replace old strip mall for now

BY JANE MCCLURE

Midway Center is no more. A demolition permit for what remained of the 1950s-era shopping center was issued on September 16, and a wrecking crew swung into action on September 20, reducing the building to rubble later that week. Cleanup of the property is expected to continue this fall. What happens to the property after that is still up in the air.

The Saint Paul City Council ordered the demolition in August following a legislative hearing at which a representative of the property owner indicated that the shopping center would be replaced with parking. Parking is considered to be a short-term use, and members of the Union Park District Council (UPDC) land use committee want to make sure it does not

become permanent.

At a meeting on September 20, the UPDC committee reiterated its concerns about the future of the land surrounding the Allianz Field Major League Soccer stadium at Snelling and Saint Anthony avenues. Much of Midway Center was torn down several years ago to make way for the stadium. The portion on the southwest corner of University Avenue and Pascal Street was all that remained in May 2020 when several of the shops were looted and set ablaze in the civil unrest after George Floyd's murder.

The City Council approved a master plan five years ago to redevelop the area bounded by Saint Anthony, Snelling, University and Pascal with new housing, hotels, retail stores and office space. A tax increment financing district to help finance the redevelopment was approved by the City Council in August. However, the lack of progress on the redevelopment has frustrated members of the UPDC and Hamline-Midway Coalition.

UPDC land use committee members want to see more than parking on the site. "Once something is approved, it's hard to replace," said committee member Roger Meyer. "Parking lots have a way of becoming permanent."

In a letter to the City Council, the UPDC committee recommended that the parking lot be temporary. To discourage its permanence, the committee asked that the parking lot be given a gravel rather than a paved surface. The committee requested annual updates from the property owner on the need for the parking lot. It also asked that the property owner assign a maintenance manager who can be contacted if any problems arise.

The Midway Center property is owned by RK Midway Shopping Center LLC of New York. Snelling-Midway Redevelopment LLC holds the lease. Bill McGuire, managing owner of the Minnesota United professional soccer team, also manages Snelling-Midway Redevelopment LLC.

Property tax hike is in offing for St. Paul homeowners

BY JANE MCCLURE

The property tax picture for Saint Paul homeowners in 2022 began coming into focus with the City Council's adoption of a maximum levy increase of 6.9 percent on September 15. That increase was included in the city budget proposed last month by Mayor Melvin Carter. However, City Council members said they will strive to lower the levy as they continue their review of the 2022 budget prior to its adoption in December.

At \$713 million, the proposed 2022 city budget is 12.6 percent higher than the \$633 million city budget in the pandemic year of 2021. It is 10.2 percent higher than the \$647 million city budget in 2020. The proposed levy for 2022 is \$176.6 million—an increase of \$11.4 million over 2021.

With some neighborhoods in Saint Paul seeing double-digit increases in the value of residential properties, the tax increase is expected to be especially steep for those homeowners.

"I've been hearing from constituents that 6.9 percent is too much," said Ward 7 City Council member Jane Prince.

"I believe a 6.9 percent tax levy increase is too high," agreed Ward 2 council member Rebecca Noecker.

City Council members have said they would rather have seen a smaller increase of 2 to 4 percent in the mayor's budget. However, so far no one on the council has suggested ways to trim city spending and lower the levy. If Carter's 6.9 percent increase is ultimately adopted, the owner of a median-value \$228,700 home in Saint Paul would pay an additional \$127 in property taxes in 2022.

That increase is just in the city's portion of the tax levy. Ramsey County's proposed maximum levy increase of 1.55 percent would add another \$115 to that homeowner's tax bill in 2022. The Ramsey County Board set its maximum levy on September 21. It would support a proposed county budget of \$772.8 million for 2022—a \$24 million or 3.2 percent increase

over the county budget for 2021.

The Saint Paul Public Schools' 2022 levy will likely add to the increased tax burden. The School Board was expected to adopt its maximum levy for 2022 on September 27, after this issue of *MyVillager* went to press. School districts are typically the last local governmental units to set their maximum levy because they rely on numbers from the state to calculate it.

The setting of a maximum levy by local units of government has been mandated in Minnesota since the 1980s as part of the state's truth-in-taxation law. The law requires that property owners receive a statement of estimated property taxes in November. The city of Saint Paul, Ramsey County and the Saint Paul Public Schools will hold truth-in-taxation hearings on their respective levies in late November or early December.

What a homeowner actually pays in property taxes is based on a home's assessed value and any increase in value due to changes in the real estate market and home improvements.



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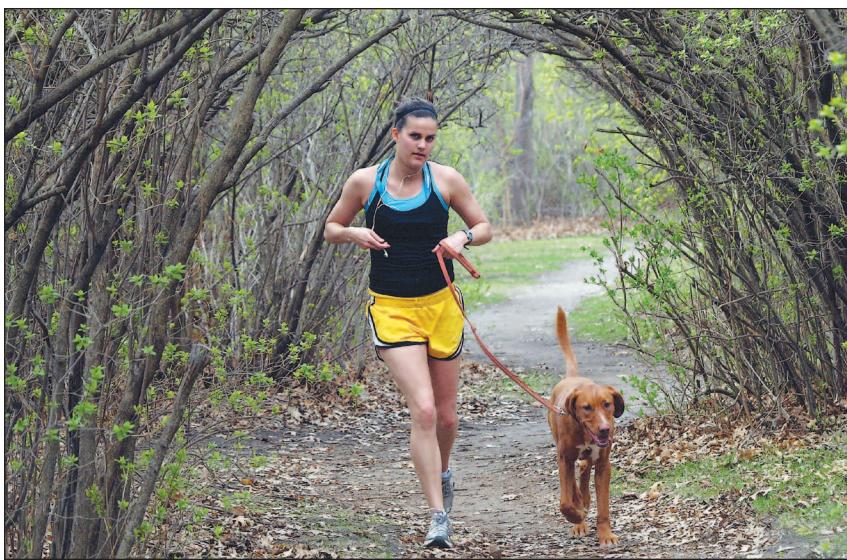


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With pup Wilbur in tow, Laura Jorgensen jogged beneath the shrubbery on the Summit Avenue median just west of Lexington Parkway in the spring of 2012.

PHOTO BY
BRAD STAUFFER

1 ▶ SUMMIT AVENUE MASTER PLAN

the street's challenges and opportunities. This winter, neighborhood and technical advisory groups will meet to study intersections and the areas between intersections and review design alternatives for review by the public this winter.

Final plans will be developed during the summer of 2022. Those plans will be reviewed by the city's Heritage Preservation Commission, Parks and Recreation Commission and Transportation Committee before heading to the City Council and Metropolitan Council for final approval. The Minnesota Department of Transportation and Capitol Region Watershed District will also be involved, as will district councils along Summit and the Summit Avenue Residential Preservation Association.

Summit carries between 7,000 and 10,000 motor vehicles per day. An estimated 800 to 1,000 bicyclists join the traffic flow in warmer months. That number drops to about 30 to 50 bicyclists during the winter.

Summit has some of the oldest bicycle lanes in Saint Paul, dating from the 1990s. The bike lanes west of Lexington were reconfigured and restriped in 2020. A request to turn city property northwest of the Summit Avenue bridge over Ayd Mill Road into a park will also be discussed as part of the master planning process.

"I'm on Summit Avenue several times a day and I'm pleased to see this," said Jeffrey Risberg, a Lexington-Hamline resident who chairs the Transportation Committee.

"It's an extremely heavily used corridor."

Risberg cautioned that public engagement in the project could be daunting, given the number of stakeholders. The 4½-mile-long avenue is home to many schools and faith-based institutions. The city's plan is to appoint a design advisory committee with representatives of those institutions as well as local district councils.

The master plan will be used to guide public improvements along Summit. An early focus will be the section between Lexington Parkway and Victoria Street, which is slated for reconstruction in 2023-2024. The \$6.64 million project will include new pavement, curbs and gutters, sidewalks and street lights. Summit between Hamline Avenue and Mississippi River Boulevard is slated for a mill and overlay project in 2024.

One challenge in planning Summit's future is the changing width of the street, according to Norton. Another challenge is balancing future needs with Summit's historic status, she said.

Summit lays claim to having the longest stretch of Victorian-era homes in the United States. According to historian Ernest R. Sandeen, it is "the best preserved example of the Victorian monumental residential boulevard."

Portions of Summit are included in two of the city's historic preservation districts—the Historic Hill and Summit Avenue West districts. It also includes several properties that are on local and national historic registers.

four-unit dwellings on property that is currently zoned for single-family homes, duplexes and townhouses. Regulations regarding lot and building size could be changed along with setback requirements.

The new study is being released against a backdrop of a severe housing shortage in the Twin Cities and the anticipation of significant population growth. The rental vacancy rate in Saint Paul in 2019 averaged 4.4 percent. A vacancy rate under 5 percent is generally regarded as full occupancy. In 2020, the average rental vacancy rate increased to 6 percent. However, that may have been a result of the pandemic.

According to the study, about 22.5 percent of the city's renter households are paying between 30 and 50 percent of their income on housing. Thirty percent of income is considered to be the threshold for "cost-burdened." An additional 25 percent of renter household are "severely cost-burdened," paying 50 percent or more of their income on housing.

About 12.5 percent of owner-occupied households are considered to be cost-burdened and 7.7 percent are considered to be severely cost-burdened.

The study was commissioned in 2018 by a City Council resolution. The zoning changes recommended by the study are similar to the zoning changes Minneapolis made in 2019 to allow duplexes and triplexes on properties previously reserved for single-family homes.

1 ▶ EASING SINGLE-FAMILY ZONING

The study recommends that Saint Paul adopt the zoning changes in two phases. If all goes as planned, the first phase could be approved by the City Council in late 2021 or early 2022 with the second phase following later in 2022.

The first phase would focus on reducing restrictions that prevent home construction on small lots. These include requirements that address the placement of windows and doors, the dimensions of single-family homes, the minimum width of buildings and the minimum distance between principal structures. The guidelines that are followed when converting a single-family home to a duplex or triplex would also be revised or eliminated.

Changes to the lot size and building size requirements for accessory dwelling units (ADUs) constructed on a single-family lot are also proposed. The city legalized ADUs about a decade ago, but very few have been built. One change that could come in the second phase is the owner-occupancy requirement for ADUs, according to city planner Michael Wade, who is leading the study. Only an owner-occupied property can add an ADU currently, either in an existing house, the backyard of that house or above its garage.

The second phase could also include a package of zoning amendments to support a greater range of one-, two-, three- and

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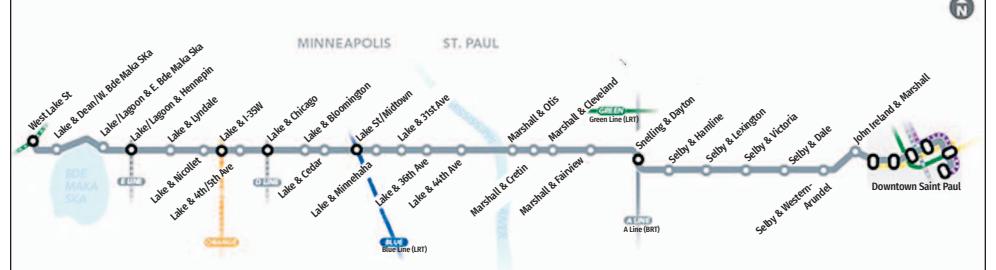
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The 12.6-mile B Line is designed to provide faster and more reliable bus transit service in the Route 21 corridor along Lake Street in Minneapolis, and Marshall and Selby avenues in Saint Paul.

HPC gets on board with stations for B line between St. Paul-Mpls.

BY JANE MCCLURE

The proposed Metro Transit B Line between Saint Paul and Minneapolis is rolling toward Metropolitan Council approval this fall. Its latest stop was on September 20 at the Saint Paul Heritage Preservation Commission (HPC), which unanimously approved proposed station areas and gave city staff the opportunity to weigh in on any issues that arise as the project moves forward.

The \$61 million B Line would provide bus rapid transit (BRT) service in the Route 21 corridor along Lake Street in Minneapolis, and Marshall and Selby avenues in Saint Paul. The draft plan for the 12.6-mile line shows it traveling from Minneapolis' Bde Maka Ska to Saint Paul's Union Depot. It would connect at Snelling and Dayton avenues to the A Line, a BRT route that has been running along Snelling Avenue, Ford Parkway and 46th Street since 2016.

BRT requires passengers to pay at kiosks in advance for faster boarding. The stations offer real-time information on bus schedules, improved lighting and security, push-button heating and bicycle parking. The buses also make fewer stops.

Thirty-three stations are proposed for the B Line, including some coordinated with other transit routes (see map). Shelters would range from 12 feet to 36 feet long. The buses themselves would be 60 feet long.

With Metropolitan Council approval this fall, detailed design work for the route and its stations will get underway, according to Adam Smith, senior project manager for Metro Transit. The engineering work will continue through 2022, with construction in 2023. The B Line is expected to begin running in 2024.

Route 21 is the Twin Cities' second-busiest bus route, carrying about 10,000

passengers per day before the COVID-19 pandemic. "But it's also one of our slowest routes," Smith said.

All project funding from regional, state and federal sources is in place. Streets will not need to be widened, but on-street parking in some areas would be affected.

HPC members raised concerns about narrow street widths on Selby in the Historic Hill District. However, they generally expressed support for the B Line plans and appreciation for efforts to minimize the obstruction of views of historic structures by relocating some of the stations, making them smaller and outfitting them with clear glass.

Commissioners also asked Metro Transit to find a way for bus riders to use QR codes or other technology to inform them when they are in a historic district or near a historic landmark.

Thirty historic properties are located along the B Line route, including 20 in Saint Paul. They include the Charles M. Thompson Hall at Marshall and Fairview avenues, properties at Western and Selby avenues, and ones in the Lowertown Historic District, as well as the Union Depot.

George Gause, Saint Paul historic preservation supervisor, said the project is not anticipated to have any adverse impacts on historic structures or districts.

Smith and Erin Que of the consulting firm 106 Group emphasized that the B Line will not result in demolition of any historic properties. Major issues considered are visual impacts where stations are located, as well as potential impacts during construction.

The Saint Paul Planning Commission's Transportation Committee and district councils along the route have already provided input on the project.

More information is available by visiting metrotransit.org/b-line-project.

Hearing set on new homeless zoning rules

BY JANE MCCLURE

An increase in the number of homeless people in Saint Paul and a dearth of indoor places for them to go during the day is behind an effort to expand the number of day shelters in the city. A set of newly proposed zoning regulations for homeless day shelters will be reviewed by the City Council in a public hearing at 3:30 p.m. Wednesday, October 6.

City staff had recommended that day shelters only be allowed within a quarter-mile of an overnight shelter for homeless people. However, the Saint Paul Planning Commission has recommended that the facilities be allowed in neighborhoods throughout the city on property zoned for commercial or mixed commercial and residential uses. Facilities larger than 7,000 square feet would require a conditional use permit before they could open.

Day shelters provide a place where people without a home can relax and obtain refreshments and help with various social services. However, concerns have

been raised about the need for additional regulations to prevent the adverse impacts from poorly run facilities.

For example, residents and businesses in the Seven Corners area along West Seventh Street have butted heads with the operators of Freedom House, a large homeless day shelter that opened last winter in a former fire station when the COVID-19 pandemic closed public libraries and other city facilities where homeless people found shelter during the day.

Freedom House clients have been blamed for an increase in vandalism and theft in the area as well as public intoxication, urination and defecation. Under the proposed zoning regulations, Freedom House would be required to obtain a conditional use permit to remain open.

The October 6 public hearing will be held virtually. To register for the link, visit stpaul.gov.

Written comments for the hearing may be made by emailing contact-council@ci.stpaul.mn.us or calling 651-266-6805 by noon on October 5.

1 SCHOOL BOARD RACES

TWO-YEAR TERM

Foster, 48, has served on the School Board since 2016. Under her leadership as board chair since June 2020, she said, "this district now has a strategic plan that has equity as its root and a budget to support the work. We've moved to a priority-based budget, so we know what we're paying for upfront. We've also streamlined the facilities management process to improve schools and school spaces, and we've created an online tool for transparency in that process."



Foster attributed the steady decline in district enrollment over the past two decades to a decline in birth rates and the growing popularity of culture-specific public charter schools. However, she opposes a moratorium on new charter schools in Saint Paul. "I think we would alienate some families if we did that, and our city needs to remain a place where all people can choose to live," she said.

"Charter schools have risen in popularity because they've been better able to respond to what students and families want," Foster said. "If we want district schools to thrive, we have to do things differently as the needs and wants of students and their families change. Instead of being threatened by charter schools, we can learn from them and work more creatively to meet the needs of families and students."

Howatt, 46, owns Verus Builders, a residential remodeling company. Endorsed by the DFL and the Saint Paul Federation of Educators, he has served as PTO president at his daughter's school and as a citizen representative on the school district's Budget and Finance Advisory Committee. A youth hockey coach, he worked with the city to create the after-school Rec in Motion program at elementary schools.



Howatt cited the explosion in new charter schools and poor management as reasons for the decline in district enrollment. He believes that providing equity in investment and opportunity among schools is the most effective way to stop that decline. "The schools where families are leaving have the basics but minimal extras such as robust art and music, quality before- and after-school programs, field trips and science fairs," he said. "When a family at a school with the basics wants more, they see that the district schools that offer more are already full, so they look elsewhere."

Howatt supports a moratorium on new or expanding charter schools in Saint Paul because of their financial impact on the district and the benefits of integration. "We have charter schools that are 100 percent Asian or 100 percent Black just blocks from a charter school that is 85 percent white," he said. "Our schools are more segregated now than they were in the 1970s. We have

around 65 district schools and around 35 charter schools in Saint Paul. Our tax dollars are being spread thinner and thinner over more and more schools. And while the district is going down the path of closing schools, we will be adding four to six new charter schools in the next two years."

FOUR-YEAR TERMS

Vue, 41, has served on the School Board since the summer of 2020 when he was appointed to replace Marny Xiong, who died of COVID-19. "Since then, the district has experienced many changes and disruptions due to COVID-19," Vue said. "I've been entrenched in this work for the last year, and I have the experience to lead the district toward better days."



Vue does not support a moratorium on new or expanding public charter schools. "Parents know best the kind of education their child needs," he said. "A moratorium would diminish a family's ability to choose a school. More affluent families can afford to send their children outside of Saint Paul or to a private school. However, it is primarily families of color who are leaving for public charter schools. What message are we sending to our families of color if we put a moratorium on charter schools?

"Declining enrollment is not new to the school district," Vue said. "In the early 1970s, when the district was mostly white, there was a great exodus to suburban districts and private schools. The district is now 70 percent students of color, but its mode of delivering education still very much mirrors what it was 50 years ago. I think it is best to grow existing programs in the district that reflect its students and have proven to be effective. The district should be more intentional about developing staff who look like and come from the communities it serves. The exodus of families of color tells me that the district must adapt sooner rather than later in order to stabilize enrollment. Once enrollment is stabilized, the district will have the formula to grow enrollment."



Ward, 30, works as a financial aid counselor at Augsburg University. Endorsed by the DFL and the Saint Paul Federation of Educators, he is a former public school teacher with an M.A. in education. "I was an organizer in the 2018 Vote Yes for Saint Paul Kids campaign," Ward said. "I helped lead the effort to unionize the staff at Augsburg, and I served on my union's bargaining team. My perspective will be helpful as the school district works to improve the relationship with its bargaining units."

Ward supports a moratorium on public charter schools. "It isn't sustainable to have a forever-expanding number of schools," he said. "Imposing a moratorium will give us an opportunity to study the impacts of charter schools. The tradi-

tional public school model is the best one we have for addressing the needs of all students. Schools should be designed in a way where they can be held accountable by the public. I don't want to disrupt the strong learning communities created by charter schools. A moratorium should pause new charter schools, not eliminate successful ones.

"Families leave the school district for a number of reasons," Ward said. "We should survey families to give them a chance to explain why they left or why they decided to stay in the district. We can use the data to address the concerns that are leading to decreased enrollment. What I hear is that families leave for smaller class sizes, safer schools, more art class offerings and a more culturally responsive curriculum. I'd like us to reduce class sizes, invest in mental health support staff, support the arts in all of our schools, and make certain that our curriculum reflects the lived experiences of all students."

McPherson, 39, has been an advocate for youths for more than 20 years. "I've worked with youths as a Sunday school teacher, assistant youth leader, a day care teacher and an assistant manager



at Wendy's restaurant," she said. "I was a board member of Ramsey Action Programs and a community member of Weed and Seed. I volunteer at my children's schools and have been successful reaching children whom teachers have struggled to reach. I can relate to the average family and will listen and find solutions, not temporary band-aids."

McPherson opposes a moratorium on public charter schools. "Charter schools are doing better at retaining their students, which means their students are learning and parents are happy," she said. "The school district has areas that need fixing, and that's what I want to focus on. Parents in the district are told to remove their children instead of fighting for them. Our children become targets when we speak up, and families are bullied and harassed until we can't take it anymore. The schools are not meeting our children's personal educational needs."

To help reverse the decline in district enrollment, McPherson said, she "would open communication by creating a parent group run by parents to meet with the School Board to give families a voice to build a better district."

Henderson, 27, is endorsed by the DFL and the Saint Paul Regional Labor Federation. "As a young BIPOC woman, I understand what it means to struggle within the public education system in Minnesota," she said. "I work directly with young people in my role as policy director for the Minnesota Alliance With Youth. I've had the opportunity to engage with students and gain a deeper understanding



of their experiences in the school district."

Henderson supports a moratorium on public charter schools in Saint Paul while a study is conducted on the impact of charter schools. According to her, the study can be used to explore ways to build a stronger and more equitable school system. "We should also consider how to capture state funds that would have been allocated to charter schools during the moratorium and direct them to our public school system," she said.

"We must understand what drives families to leave the school district," Henderson said, "whether it's the school culture, district transparency or student and family services that are lacking. That information can shape what we prioritize within the budget and how we encourage families to invest in the district. In addition to exit interviews and collecting data, I would push for the establishment of a comprehensive plan for exiting families."

"The development of the district's new online school was a step in the right direction for boosting enrollment," Henderson said. "It demonstrates that when there's a clear desire in the community, we can provide alternative options that better meet the needs of families."

Farnsworth, 23, serves as executive director of the Highland Business Association, a customer communications assistant for the Metropolitan Airports Commission and a member of the University of Minnesota Board of Regents. Endorsed by the Saint Paul Federation of Educators and the Saint Paul Regional Labor Federation, he is a graduate of the Saint Paul Public Schools and the son of two retired public school teachers.



Farnsworth said he is open to a moratorium on new charter schools and the expansion of existing charter schools. "I support the creation of a joint task force among the Saint Paul Public Schools, the city of Saint Paul, the Saint Paul Federation of Educators and other relevant stakeholders to approach this topic in a coordinated, collaborative fashion," he said. "We also need to learn from the success that some charter schools have had."

Declining enrollment is one of the most important issues facing the school district, according to Farnsworth. "The district has been underinvesting in enrichment programs at neighborhood schools for far too long," he said. "That has driven families to leave for better offerings and services. As a board member, I would advocate for comprehensive exit interviews with families who leave the district, recommitting to an investment in arts, music and STEM programs in all neighborhoods, learning what successful charter and private schools are doing, and adjusting the district's strategic plan in response to emerging trends and family migration patterns."

Williams could not be reached for comment.

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Council upholds variances for five-story project at 695 Grand

BY JANE MCCLURE

Ground could be broken as early as this winter on a five-story building on the northwest corner of Grand Avenue and Saint Albans Street following the Saint Paul City Council's denial of a neighborhood group's appeal.

The City Council voted 5-2 on September 15 to uphold the Saint Paul Planning Commission's approval of a conditional use permit and variances for the building at 695 Grand Ave. The structure will replace the longtime home of Dixie's on Grand, Saji-Ya and Emmett's Public House with four commercial spaces on the first floor and 80 apartments above.

The neighbors, who organized under the banner Friends of a Better Way Saint Paul, have not said whether they will continue the fight in court. The project has divided the Summit Hill neighborhood for months. Supporters say it will bring new vitality and needed housing options to the eastern portion of Grand Avenue. Opponents contend that the building is too large for the site, will tower over neighboring buildings and bring more traffic and parking congestion to the area.

Council members Amy Brendmoen, Miitra Jalali, Dai Thao, Chris Tolbert and Nelsie Yang voted to deny the appeal; Rebecca Noecker and Jane Prince voted against denial. A motion by Noecker to uphold the parts of the appeal that addressed building height failed by the same 2-5 margin.

The Kenefick family, which owns the property, is working with developer Reuter Walton on the \$32.5 million project. In addition to the apartments, it will have underground and at-grade parking for tenants and customers. Emmett's and Saji-Ya



An artist's rendering of the restaurant patio in front of the five-story mixed-use building planned at 695 Grand Ave.

will relocate in the new building, but the Dixie's name and concept will be retired.

"We appreciate the council's denial of the appeal and we look forward to breaking ground this winter," said Ari Parritz of Reuter Walton. "This project will be a place for the entire community to live and gather. We can't wait to bring this important investment in Grand to life."

To make way for the project, the Planning Commission approved a variance to the East Grand Avenue Zoning Overlay District, which limits buildings on Grand east of Ayd Mill Road to a height of three stories or 36 feet, a footprint of 25,000 square feet and an above-ground size of 75,000 square feet.

The City Council rezoned the property from business to traditional neighborhoods 3 (TN3), allowing for a height of up to 55 feet. The conditional use permit in-

creases the maximum height to 59 feet 10 inches. With the variance for an 18-foot setback for much of its Grand Avenue facade, the C-shaped building will have a footprint of 30,500 square feet and a total above-ground size of 124,000 square feet.

The appellants contended that the Planning Commission erred in granting the conditional use permit and variances for the project, saying the developers failed to show hardship in having to abide by the zoning code. They said the five-story building is out of scale with the rest of the neighborhood and inconsistent with city and neighborhood plans, including the zoning overlay district.

"I cannot see a reason why this building needs to be this tall," said Noecker, whose Ward 2 includes the project site. At almost 60 feet, she said, it will be about 20 feet taller than the multi-family buildings

nearby. The existing buildings define the neighborhood's character, she said, and a five-story structure will be a detriment to that character.

The East Grand Avenue Zoning Overlay District was adopted in 2006 when there were fears of large national chain stores moving onto Grand and displacing the small, locally owned businesses that have defined the avenue since its renaissance in the 1970s.

The Summit Hill Association is currently studying the impact of the overlay district and whether it should be amended or eliminated altogether. Supporters of the district say it is needed to protect Grand's character. Critics say the restrictions have discouraged development, and cite the dearth of new construction there over the past 15 years.

"If the overlay district restricts growth to too great a degree, and I believe it does, the remedy is to amend or abolish the overlay district, not to grant substantial variances to it," Noecker said. "What's relevant here is not whether we want to see this project or not. We need to follow the law. I don't see a reason why this building needs to be this tall."

Jalali led the charge for denying the appeal. According to her, the Planning Commission did not err when it approved the conditional use permit and variances, and the building is appropriate for Grand. "It's clear that the project will not alter the essential character of the area," she said. The developers have worked to design a building that fits into the neighborhood, Jalali said, and not granting the conditional use permit and variances would make it impossible to build.

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VIEWPOINT

INBOX

Vote 'yes' for a richer Saint Paul

A comfortable, safe, stable and affordable home is a prerequisite to becoming part of a community and is deserved by all. Unfortunately, some renters are treated as undeserving of this basic right, a right superseded by landlords' and investors' presumed right to profit. This has contributed to a housing crisis where many renters, who make up over half of our city's residents, can't find an apartment they can afford and others are regularly forced to move because they cannot afford rent increases.

People of color experience this challenge disproportionately more often, and my daughter is one such renter. She has lived in five apartments since her 7-year-old daughter was born. This is why I am voting "yes" for rent stabilization in this fall's city election. I am asking other Saint Paul voters to do the same. Passage of this ballot initiative will give my daughter and people like her the chance to establish roots in this community. Saint Paul will be richer for it.

*Ed Stuart
Macalester-Groveland*

An overreaction to COVID-19

Last week my daughter, who is on the junior high volleyball team at Saint Agnes, had a game at Saint Paul Academy. Her team won. However, I missed it, as well as all the other parents and grandparents who wanted to watch their daughters compete. Because of Saint Paul Academy's overreaction to COVID, because of the faculty and administration's paranoia, I was denied the chance to support my daughter and cheer her on during the game. Even though I am fully vaccinated and recently had the booster shot.

Maybe SPA was successful in preventing the spread of a few cases of COVID, but that is not likely, since secondary transmission of the virus between healthy children is very infrequent. How sad that the faculty and staff at this school are so fearful that they refuse to let parents support their children during an athletic competition. The case fatality rate of COVID is less than 1 percent. I was more likely to die of a car accident that day than the delta variant, as were all the other parents who had to sit and wait outside the building while their children played.

For Saint Paul Academy, the real disease is fear. Everything in life is a case of risk management. I was forced to miss Jane's game because someone insists on absolute safety. If all we're doing is spending our time avoiding death and disease, then it is not a life well lived.

*Alexa Kuwata
Macalester-Groveland*

The homeless need more help

According to the website, mentalillnesspolicy.org, 25 percent of homeless people have severe mental illness and 45 percent have some sort of mental illness. The Saint Paul City Council will be holding a public hearing on October 6 on proposed new rules for homeless shelters. The goal is to place these day shelters all over the city, with no corresponding night shelter near by.

The Saint Paul Planning Commission website has a long letter from Parlour bar and restaurant listing the many problems Freedom House, the homeless day shelter at Grand Avenue and West Seventh, has caused. I am

wondering when sick people roaming around causing property damage and fear of going to the park became OK in Saint Paul. Would we allow sick animals to roam our streets? How is this humane treatment of the mentally ill?

Somehow it has become acceptable to allow people who need help to just fend for themselves because that's their "choice." We should urge our City Council to come up with a better plan to really help these poor individuals.

*Georgia Dietz
Highland Park*

The madness of masks

When I am breathing through a mask on the bus, I think of my poor grandchildren suffering through wearing a mask all day at school (except lunch and recess.) When will this mask madness end? When will children see their schoolmates smile? When will they receive a smile from their teachers?

Many studies have shown that the effectiveness of non-medical masks hovers around zero as far as halting transmission of the virus. The emotional costs are clear. We are turning our children into masked robots. Emotions are hidden, speech is muffled. And being children, they are powerless to fight against being masked. You can see the sorrow in their eyes, mutely submitting to their muzzle.

One of my grandchildren told me last week, "I saw my teacher's face!" It made me want to cry. Masks are dirty, useless and harmful.

*Ann Redding
Fuller, Minneapolis*

A step toward housing justice

I'm voting "yes" for rent stabilization this fall because housing is a racial justice issue. I think of how important the stability of our home, neighborhood and school community is to my children's development. My three daughters have lived in one home their entire lives. They know their neighbors, have deep friendships in the neighborhood and feel safe in the community. They benefit from attending an excellent public school where we've built long-term relationships with classmates, parents, teachers and staff.

Many families in our city don't have the chance to put down roots because of housing instability. No parents should face pulling their children from their home and school because of unfair rent spikes and predatory practices. In Saint Paul, just 39 percent of white households are renters, compared to 82 percent of Black, 64 percent of Native American, 62 percent of Latino and 58 percent of Asian households. Households of color are also far more likely to pay more than they can afford on housing, with many spending more than half their monthly income to simply keep a roof over their heads.

The rent stabilization measure will keep tenants from getting priced out of their homes. This policy limits rent increases to 3 percent within a 12-month period. It has been deeply researched and carefully crafted by local leaders who understand our housing market. When our neighbors get priced out, we lose out on longstanding relationships and the community ties that make our city great. Rent stabilization isn't a panacea for our housing crisis, but it's an important step toward housing justice and affordability.

*Sally Bauer
Highland Park*

Return council to citywide vote

In the last issue, four members of the Steering Committee of Saint Paul Strong invited us to share our ideas for improving how government works in the capital city (*MyVillager Viewpoint*, September 15). If I attend one more "citizen input" meeting where the mayor's administration tells us what they're going to do rather than the other way around, I'm going to spit. As in the federal government, the city's executive branch has too much power.

We need to reevaluate our voting system in Saint Paul. For balance, we need to strengthen our City Council. In order to do that, we need citywide elections for all City Council members. We citizens should all have a say in anyone who serves on the City Council. No matter what ward these council people represent, every vote they take impacts us all. For accountability, the citizens of Saint Paul need our hands on all levers of government.

*Greg Nayman
Highland Park*

Thank heaven for unvaccinated

Just what were nurses and doctors expecting when they entered into the medical profession and signed up to work in hospitals? No sick people? Do nurses and doctors struggle with burnout when working with the thousands of Americans who are sick because all they consume are Mountain Dew, doughnuts, Doritos, bacon and cigarette smoke? Or is it only the irresponsible unvaccinated for whom they cannot muster any sympathy?

Almost all illness is preventable. And we actually need a lot of sick people to keep the economy afloat and capitalism rolling along. The medical profession is a whopping \$900 billion a year industry and accounts for 23 percent of the U.S. economy.

We'd be in a lot of trouble without a lot of sick people. Thank heaven for unvaccinated people.

*Frank Erickson
Standish, Minneapolis*

A vote for rent stabilization

The rent stabilization measure on the general election ballot in Saint Paul makes a lot of sense. I'm amazed at how few renters have leases that protect them against sudden rent increases; their rent can jump without any notice. When you have a mortgage on a home, you get a notice each year telling you what to pay. Even though it can be an unpleasant surprise when it comes, homeowners still know what they're dealing with for the next year. The rent stabilization measure would give renters the same ability to plan ahead. Renters could be fairly certain that their rent will not go up overnight, forcing them to move.

Let's pass the rent stabilization ballot initiative on November 2.

*Betsy Raasch-Gilman
Summit-University*

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District Councils

Highland Park

highlanddistrictcouncil.org • 651-695-4005

Homeless services and Highland Bridge—The Saint Paul City Council will hold a public hearing at 3:30 p.m. Wednesday, October 6, on proposed amendments to the required open space on private lots at the Highland Bridge development. Comments can be submitted by emailing Contact-Council@ci.stpaul.mn.us or by calling 651-266-6805 by noon October 5.

Blood and donation drives—A blood drive and donation drive will take place from 8 a.m.-1 p.m. Thursday, October 14, at the Highland Park Community Center, 1978 Ford Pkwy. For the registration link, see the HDC website.

Upcoming meetings—board of directors, 7 p.m. Thursday, October 7; and Transportation Committee, 7 p.m. Tuesday, October 12. Meetings are being held online via Zoom. Links are posted on the HDC website.

Macalester-Groveland

macgrove.org • 651-695-4000

Business roundtable—The Macalester-Groveland Community Council's business representatives will host a fall roundtable for local business leaders at 8 a.m. Wednesday, October 6, via Zoom. RSVP to mgcc@macgrove.org.

Blood drive—A blood drive will be hosted by Brian Wagner and Sarah Kinney of Coldwell Banker Realty from 11 a.m.-5 p.m. Friday, October 15, at the Edgcumbe Recreation Center, 320 S. Griggs St. Visit facebook.com/macgrovecc.

Be illuminated—The community council's fall edition of the "Illuminator," its biannual newsletter, will hit mailboxes around November 8. For information on how to support it, visit the Mac-Grove website.

Upcoming meetings—Inclusivity Task Force on Thursday, October 7; Community Building Committee on Monday, October 11; and board of directors on Thursday, October 14. The meetings are held virtually at 6:30 p.m. For notices and Zoom details, 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. There will be food trucks, live music, kids' activities, pumpkin decorating, hot apple cider and cocoa. Voting for board members will take place from 5-7 p.m. The SHA's annual meeting will be conducted at the festival at 7:15 p.m. See summithillassociation.org/calendar.

Join the board—Those who would like to represent the Summit Hill neighborhood on the association's board of directors are being encouraged to apply by 5 p.m. Friday, October 8, at summithillassociation.org/join-the-board.

Board notes—The SHA board of directors met via Zoom on September 9 to review committee reports and board

member applications, and discuss the fall festival. Liquor licenses for Billy's on Grand, 857 Grand Ave., and Coconut Thai, 720 Grand Ave., were recently submitted. Neighbors were notified via postcards, and the SHA's Zoning and Land Use Committee is scheduled to hear public reaction.

Neighborhood Plan—Members of the board met on September 21 to complete the second visioning session for updating the SHA Neighborhood Plan. Ideas will be brought to the Neighborhood Plan Committee meeting on October 5 and comments will be solicited at the October 14 fall festival. Visit SummitHillAssociation.org/plan.

Union Park

unionparkdc.org • 651-645-6887

Sign up to volunteer—The Union Park District Council will canvass its neighborhoods to inform residents of upcoming local activities and is in need of volunteer assistance. Those who are willing to help distribute flyers are being asked to email jonah@unionparkdc.org.

Board elections—This November, the UPDC will hold elections for the majority of seats on its board of directors. For information, contact jonah@unionparkdc.org or wako@unionparkdc.org.

Upcoming meetings—board of directors, 7 p.m. Wednesday, October 6; and Transportation Committee, 6:30 p.m. Monday, October 11. To access the Zoom meetings, click on the links at unionparkdc.org/calendar.

West Seventh

fortroadfederation.org • 651-298-5599

Board notes—At its September meeting, the West Seventh/Fort Road Federation's board of directors selected Annie Reierson to fill the vacancy for the Area 2 coordinator. The board also supported requests by Travis Temke, owner of A-Side Public House, for a sound level variance and extension of liquor license for a one-day event in October. Two recommendations of the Transportation and Land Use Committee also were supported: solar power for the Saint Paul Public Schools and a study to reduce the number of traffic lanes from four to three on West Seventh Street from Goodhue Street to Kellogg Boulevard.

All Things Fort Road—The public is being invited to the Keg & Case plaza, 928 W. Seventh St., at 6 p.m. Friday, October 8, to hear musician and federation board member Mary Cutrufello perform. While there, they can chat with a volunteer about the federation, buy a "West Seventh Believes" yard sign and learn about rent stabilization.

Recipe for success—Recipes are being collected from local residents for a West Seventh cookbook that will be sold as a fundraiser for the federation. Recipes may be sent for consideration to fortroadfederation.org/cookbook.

Upcoming meetings—Transportation and Land Use Committee, 6:30 p.m. Wednesday, October 6; and board of directors, 7 p.m. Monday, October 11. See fortroadfederation.org/calendar for details.

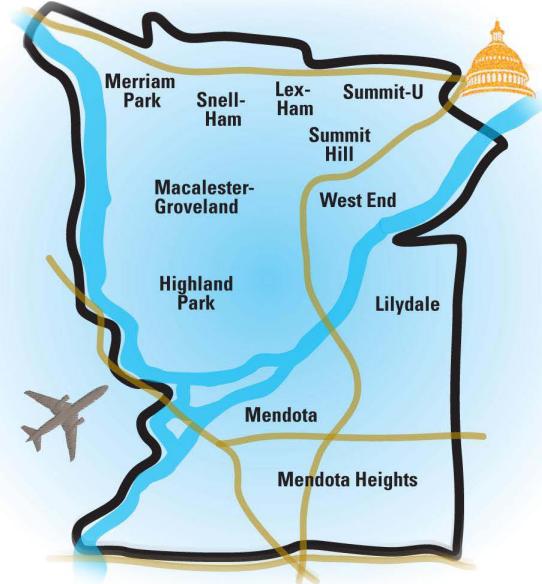
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Maurice F. Mischke, 1920-1991

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BY FRANK JOSSI

Karie and Drew Johnson decided the construction of a new addition to their Highland Park home was the perfect opportunity to complete a project they had begun more than six years earlier. The project involved replacing every gas appliance they had with electric ones. By removing natural gas from their home, the Johnsons believe their house is safer, healthier and more comfortable. Xcel Energy has even given them a special rate on electricity that is slightly lower than what other customers pay.

Drew said he began thinking about going all electric in 2015. Karie began researching what it would require for the family to do that. Clean energy advocates such as the Johnsons point out that utilities producing electricity emit far less carbon than natural gas companies. And with more than 60 percent of Xcel Energy's power generated from wind, nuclear and solar, it is one of the nation's cleanest utilities.

The Johnsons began their six-year quest toward electrification with "baby steps," they said. "At first we thought we maybe couldn't electrify everything in our house, so we started with the dryer, which needed

to be replaced," Drew said. Next came an experiment with cooking with electricity by buying a used induction stovetop from the local ice cream parlor, Cold Front.

Induction stovetops operate more efficiently than electric ranges and use no natural gas. Karie found cooking on the portable induction stovetop different from a gas range, but she figured the family could adjust. Once they had, the Johnsons bought a new Electrolux induction range. "It's very responsive and immediate," she said. "It's close to cooking with gas, but it's a lot safer because there are no flames nor nitrous oxide nor carbon monoxide off-gassing."

When the Johnsons decided to add two bedrooms and a bathroom to the second floor of their home along with an expanded first floor, they saw other opportunities for electrification. Their old gas water heater had been flagged for poor ventilation and needed to be replaced, so they had a Rheem electric heat pump water heater installed. They soon discovered a side benefit to heat pump water heaters; they also work as basement dehumidifiers.

Electric heat pump water heaters are three times more efficient than electric water heaters and seven times more efficient than gas water heaters, according to



Karie Johnson shares a light moment with husband Drew as he reheats a stir-fry on their new Electrolux induction range. PHOTO BY BRAD STAUFFER

the Johnsons. And as it turned out, the heat pump technology served as a foundation for their next significant electrification investment—a cold climate air source heat pump.

In Minnesota, air source heat pumps are primarily installed for air conditioning, but they can also be used to heat homes during the colder months of spring and fall. However, a new line of heat pumps has proven to be big and strong enough to heat homes even in subzero temperatures.

The Johnsons installed a Mitsubishi air source heat pump capable of comfortably heating a home when the outside tem-

perature drops as low as 13 below. What happens when it gets colder? "We have backup electric heat built into the system that kicks in if necessary," Karie said. The main portion of the Johnsons' home is heated through vents, while a "mini-split" serves the new addition. The air source heat pump also provides air conditioning, something the Johnson home did not have.

The family has detected little difference between electric and gas heat. Will Johnson, Karie and Drew's high school-age son, said the air source heat pump "hasn't

FAMILY GOES ALL ELECTRIC ▶11

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Progress on Marshall Ave. Flats hits a wall

By JANE MCCLURE

Historic preservation issues must be resolved before a proposed six-story apartment building can move forward on the southeast corner of Marshall Avenue and Fry Street. Developer PAK Properties will take its 98-unit Marshall Avenue Flats project to the Saint Paul Heritage Preservation Commission (HPC) on October 4.

PAK wants to build the new apartments north of the former Richards Gordon School at 1619 Dayton Ave. The Union Park District Council (UPDC) Committee on Land Use and Economic Development recommended approval of the developer's plans on September 20. The UPDC supports listing the former Richards Gordon School on the National Register of Historic Places and taking steps before part of a retaining wall is removed.

The development team is working with the State Historic Preservation Office and consultants on the project. Historic preservation issues come into play because there are federal funds in the financing mix. The former Richards Gordon School was built in 1911 and is now used for offices. A limestone retaining wall around the property was built in 1936 as a Works Progress Administration project.

Examination of the wall showed that it has no foundation or footings. PAK Properties intends to preserve the southern and most of the western part of the wall, but wants to replace the northern and eastern sections with modular block designed to look similar to the original.

The eastern wall along an alley is beyond

repair, Pakonen said. Committee members asked if stones from the walls could be saved, but the developers believe they would crumble when removed.

The new building would be part of a campus with Richards Gordon and would feature materials complementing the existing brick building. Part of the project includes improvements to the former school.

The new apartments would be built at the rear of the school on what was the playground and is now a parking lot. The school building and apartments would share several dozen surface parking spaces. The apartments also would have 39 underground parking spaces.

Some committee members debated whether they should push for a parking reduction and more green space, but others said that was not the issue they were asked to decide on September 20.

In 2020, the project received city approvals for a zoning change from Traditional Neighborhoods 2 to TN3, a conditional use permit to allow a building up to 75 feet tall and a front-yard setback variance.

The Planning Commission added a condition that a minimum of five units of the building be affordable for residents earning up to 30 percent of the Twin Cities area median household income (AMI). The remainder of the units must be affordable for household's earning 50-70 percent AMI.

Five three-bedroom units will be available for residents at 30 percent AMI, which would be around \$31,500 for a family of four. The one- and two-bedroom apartments would be leased to residents earning 50 and 60 percent AMI, which would be around \$56,450 and \$62,940.

footprint in other ways. They bought a used Nissan Leaf in 2017 and chose to offset all of their electricity consumption with wind energy through Xcel's Windsource program. Eventually, they plan to install solar panels on their house.

The Johnsons like to show their home to others interested in electrification. "I believe we've established that going all electric is not only something that can be done, it's necessary to move us forward into a world where we're relying on clean energy," Karie said. "I read recently that global energy demand is expected to increase by 50 percent or more in the next 30 years. The only way I can see to meet that demand and maintain a livable environment on earth is to transition to clean energy."

10 ▶ FAMILY GOES ALL ELECTRIC

really changed the quality of the heating all that much, but it's much better for the environment."

"And the way the air circulates with the new system is so much better than it was with the old one," Karie said.

The only drawback to the air source heat pump is that it takes slightly longer to warm rooms, Karie said. As for the cost comparison between gas and electricity, that remains somewhat of a mystery because the house with its new addition is so much larger than when the family heated with natural gas. "But from what I've seen, it's a wash," Karie said.

The Johnsons have reduced their carbon



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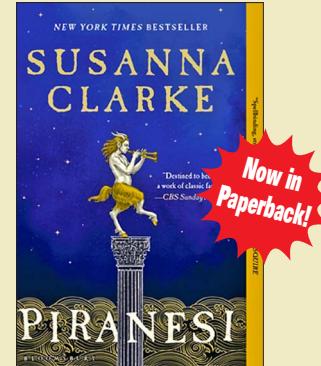
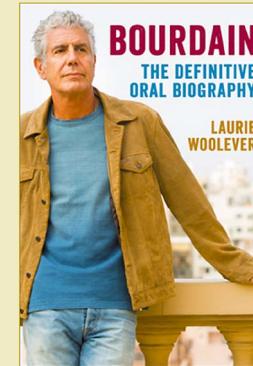
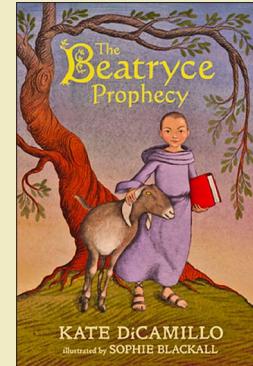
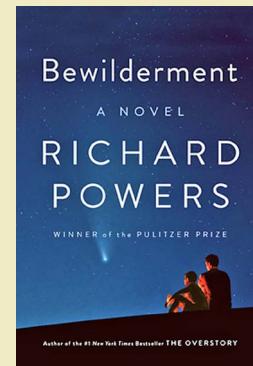
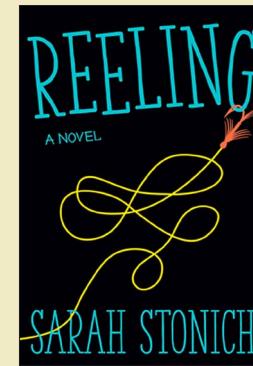
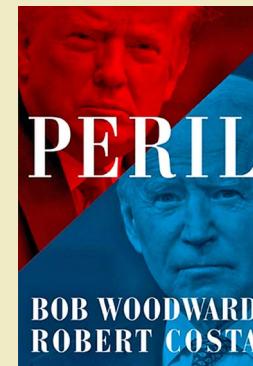
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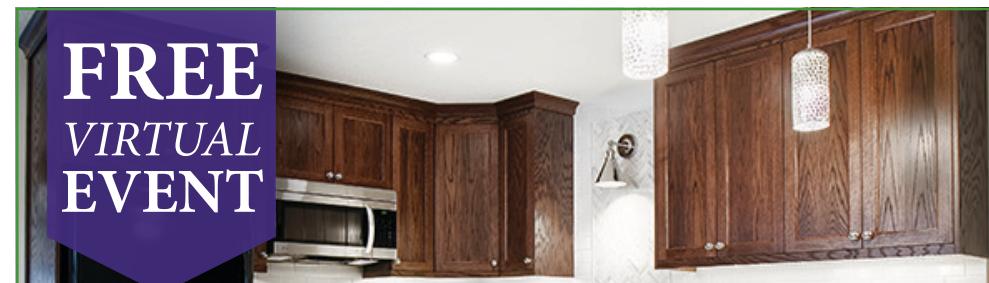
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Crime Report

The following incidents were compiled from Saint Paul and Mendota Heights police reports. For car and catalytic converter thefts and other reports, see MyVillager.com.

Highland Park

Fatal accident—A male motorcyclist in his 40s died following a collision with a vehicle near Ford Parkway and Kenneth Street at 11 a.m. Wednesday, September 8. Police said preliminary information indicated the driver of the vehicle was not impaired. As of September 22, the ongoing investigation had no updates or arrests.

Burglary—Burglaries of occupied apartments were reported on the 2000 block of Niles Avenue on September 7, and the 1800 block of South Mississippi River Boulevard on September 19.

—A suspect with a sledgehammer tried to break into the maintenance office at the Highland Ridge Apartments, 2285 Stewart Ave., at 4:27 p.m. Friday, September 10.

Assault—A parent reportedly made felony threats to shoot people at Highland Park High School at 5:39 a.m. Monday, September 20.

Lexington-Hamline

Robbery—A man said he was robbed at gunpoint by two males at 6:24 a.m. Tuesday, September 7, near Skyline Tower, 1247 Saint Anthony Ave.

—A man was robbed at gunpoint at the Hamline-Hague Tot Lot, 1328 Hague Ave., at 11:01 p.m. Friday, September 10.

Macalester-Groveland

Burglary—Jewelry was stolen during a home break-in on Tuesday, September 7, on the 2100 block of Wellesley Avenue.

Man charged with killing four in West End

Antoine Darnique Suggs, 38, of Scottsdale, Arizona, was charged by Ramsey County District Court on September 21 with four counts of second-degree murder with intent in the deaths of Nitisha Lee Flug-Presley, 30, of Stillwater; and Jasmine Christine Sturm, 30, Matthew Isiah Pettus, 26, and Loyace Foreman III, 35, of Saint Paul.

According to the criminal complaint, the victims had been at the White Squirrel, 974 W. Seventh St., during the early morning of September 12. They were seen getting into a Mercedes SUV with Suggs at 1:38 a.m. Suggs is believed to have shot and killed them inside the vehicle around 3:30-3:48 a.m. near West Seventh.

Suggs reportedly drove around the city for a few hours, with one victim seen on

surveillance video slumped in the front passenger seat. He asked his father to follow him in another vehicle. A farmer discovered the abandoned Mercedes and the victims at 2:18 p.m. in a cornfield near Sheridan, Wisconsin.

Suggs' father, Darren McWright, 56, (aka Darren Osborne) has been charged with aiding an offender. He told investigators that his son said he "snapped and shot a couple of people."

On September 17, Suggs turned himself in to police in Arizona, where he remained in custody awaiting extradition. Suggs has a prior conviction for possession of a firearm as a felon.

Bail of \$10 million was being sought by Ramsey County. These were the 24th-27th homicides in Saint Paul this year.

—A burglary was reported at the Grove Apartments, 246 S. Snelling Ave., on Wednesday, September 8.

Assault—A 24-year-old man was arrested for felony assault, criminal damage to property and a DWI warrant following an assault at Plums Bar, 480 S. Snelling Ave., at 10:43 p.m. Sunday, September 12.

Mendota Heights

Burglary—A burglary was reported on the 1300 block of Dodd Road at 10:41 p.m. Sunday, September 12.

Miscellaneous—Police reported that a woman's partner assaulted her and set her belongings on fire on the 1000 block of Marie Avenue at 12:13 p.m. Saturday, September 4.

Merriam Park

Robbery—A man said three suspects tried to rob him outside his apartment on the 300 block of North Cleveland Avenue at 2:11 a.m. Sunday, September 19.

Assault—An assault with a dangerous weapon was reported on the 1900 block of University Avenue on September 8.

Snelling-Hamline

Theft—A purse-snatching was reported at Cub Foods, 1440 University Ave., at 10:35 a.m. Wednesday, September 8.

Miscellaneous—Felony criminal damage to property was reported at Park Liquors, 140 N. Snelling Ave., at 7:31 a.m. Friday, September 17.

Summit Hill

Robbery—A woman was robbed of her vehicle at gunpoint in the lot of Crisp and Green, 975 Grand Ave., on September 12.

Burglary—Cash was taken from a lock box at MSP Plumbing, Heating & Air, 640 Grand Ave., the night of September 13-14.

Protest—Police responded to a report of a protest at the Governor's Residence that drew 60-75 people, including more than a dozen carrying handguns and rifles, between 9 a.m.-1 p.m. Friday, September 3.

Summit-University

Robbery—A man was robbed of his vehicle at gunpoint on Arundel Street and Ashland Avenue on September 10, and a woman was robbed at knifepoint on the 800 block of Selby Avenue on September 19.

Burglary—A break-in was reported at the Blair Arcade Apartments, 400 Selby Ave., on September 6.

Assault—A man was threatened with a gun and power saw after he caught suspects stealing a catalytic converter on the 400 block of Portland Avenue on September 12.

Miscellaneous—A large crowd of juveniles was found fighting on Oxford Street and Marshall Avenue at 3:15 p.m. Monday, September 13. Pepper spray was used to disperse the crowd.

West End

Robbery—A robbery at gunpoint was reported on Chestnut and West Seventh Street at 11:29 p.m. Saturday, September 18.

Assault—An assault was reported at the Truck Park, 214 W. Seventh St., at 1 a.m. Saturday, September 18. A woman said she was punched and knocked down after getting into an argument with two females.

ON THE TOWN

Music to the eyes

Amdur enters the Art Crawl with paintings that vibrate to creative energy of jazz

BY ANNE MURPHY

Venture into Studio No. 250 in the Northern Warehouse at 308 Prince St. this weekend, and you will find yourself in the company of musicians who have played at the Black Dog and Khyber Pass cafes. The performers will not be there in person; they will be in paintings. Macalester-Groveland artist David Amdur will be showing works inspired by jazz musicians as part of the Saint Paul Art Collective's Art Crawl in Lowertown on October 1-3.

Amdur has been drawn lately to painting musicians who epitomize creative strength. "I particularly like musicians outside of the mainstream," he said, "mostly jazz musicians. I feel they extend the creative vocabulary of our community."

Amdur will also be exhibiting some of his earlier works—of places he has traveled, neighborhood gardens he appreciates and the May Day Parade held annually in the Powderhorn Park neighborhood of Minneapolis.

"I feel a good painting is a lot like a musical composition," Amdur said. "It builds dramatic force with contrasts and harmonies. But instead of tones and rhythms, the elements are colors, shapes and space. I often think of a piece of music as leading me on a journey, and paintings do that, too. A painting

can be configured so that when you're looking at a particular part, another part in your peripheral vision struggles for attention. This creates energy in the experience of looking."

In his musician paintings, the energy flows from the performers. "They're at the center," he said. "On a purely formal or visual level, there are a lot of interesting shapes when you have people with musical instruments. They're reaching out. And the music itself is so creative. You never hear the same thing twice."

For this year's Art Crawl, Amdur had hoped to show his paintings at the Black Dog. When he learned the cafe was not offering exhibit space this year, his friend Mark Anderson lent him his studio. "It's in the same building as the Black Dog, one floor up," he said.

Early in his career, Amdur was quite active in the Saint Paul Art Collective. That was in the early 1980s, following his studies at the University of Minnesota where, "under the influence of my teachers, I did abstract paintings for about a year," he said. "Then, as I recognized in the world around me how rich the visual relationships can be, I began to paint from life."

"For nine years, I lived in a fairly ramshackle and very cheap apartment in one of the less prosperous neighborhoods of Minneapolis, painting and



Painter David Amdur glances up from his palette while working on one of his jazz compositions in the studio of his Macalester-Groveland home. PHOTO BY BRAD STAUFFER

working occasionally as a handyman to get by," Amdur said. "During the winters of '83 and '84, I traveled to Mexico to paint landscapes. While there, I regularly tuned in to Armed Forces Radio for news and heard reports of atrocities in Central America. I decided to paint pictures that told the story of that conflict and other social and political concerns."

Seeking additional training, Amdur enrolled in graduate school at Queens College of the City University of New York. There, he found a remarkable faculty of painters who focused on the human figure and storytelling. They were part of a large subculture that "had the courage to row against the tide of abstraction at mid-century to create truly original work founded in tradition," he said.

With an MFA in hand, Amdur secured an Andy Warhol scholarship for an additional

year of study at the New York Academy of Art. After teaching art in a parochial high school in Brooklyn for three years, he and his wife, artist Lynn Wadsworth, moved back to the Twin Cities. Both had grown up in the cities and, with a young daughter at home, they wanted to be closer to grandparents.

Amdur taught art in public schools and graphic design and art history at Brown College. He published a textbook on typography in 2006. Meanwhile, his painting was put on hold until his retirement in 2017 when he picked up the medium with a new fervor.

Among Amdur's first paintings in retirement were those of the May Day Parade, which has been organized for close to half a century by In the Heart of the Beast Puppet and Mask Theatre. Last year, he painted a memorial to George Floyd depicting his brother Terrance Floyd's visit to

the site of his murder in South Minneapolis. Though the subject of the painting is anguish, Amdur believes hope can be detected in the people depicted demanding justice.

"David's technique has always been terrific," said fellow Macalester-Groveland artist Lou Ferreri, who has known Amdur since early in their careers. "His sense of composition is perfect. And he can work in any medium."

Rather than a single weekend event, the Art Crawl is being held over several weekends this fall in various locales across the capital city. On October 1-3, it will run from 5-10 p.m. Friday, 10 a.m.-8 p.m. Saturday and 10 a.m.-5 p.m. Sunday at the Northern Warehouse, the Northwestern Building, the Lowertown Lofts and Artist Cooperative, Tilsner Artists and 262 Studios & Master Framers, all in Lowertown. Visit stpaularartcollective.org.

Art Collective remakes fall Crawl as series of weekend events

BY ANNE MURPHY

In 1991 the Saint Paul Art Collective introduced the Art Crawl to connect its artists to the public. The event was intended to be more intimate than the art fairs that had been held in the Twin Cities for decades. The artists had carved out new studio and living spaces in the former warehouses and industrial buildings of downtown, and they invited the public into those spaces in hopes of establishing lasting relationships.

Thirty years on, the Art Crawl has expanded in size and scope, to the point of needing a larger framework. "This year we're running a series of events, breaking the mold of the three-day weekend," said David Evans, a founder and currently president of the Saint Paul Art Collective's board of directors. "We felt the Art Crawl had become too large to experience, and the participating

artists had long desired to see what other artists are doing. It made sense to have events that are more manageable for visitors and give the artists a chance to be inspired by each other's work."

This fall the Art Crawl is being held over seven weekends from September to December. Following its kickoff on September 12 at Celtic Junction and a three-day event at the Solidarity Street Gallery on Payne Avenue, the Art Crawl moves to Lowertown on October 1-3, to Harriet Island and the Virginia Street Church in Ramsey Hill on October 8-10, to the Schmidt Artist Lofts on West Seventh Street on October 15-17, and along the Green Line from Union Depot to the University and Raymond neighborhood on October 22-24. The Art Crawl will close with a weekend of exhibits and events on December 3-5 in District del Sol on Saint Paul's West Side.

Barbara Evans, an abstract painter,

will be taking part in the October 8-10 event. Her studio is located in the newly remodeled Warehouse 2 at 106 Water St. where, "on the fourth and fifth floors there will be painters, drawing artists and printmakers with styles from traditional to contemporary and everything in between," she said. "Artists working in textiles, wood, clay, jewelry and other 3D materials will also be exhibiting."

Evan has been involved in the Art Crawl for the past 20 years. "It's been terrific for me as an artist and a person," she said. She especially likes the new format. "Now artists can go and see the works of other artists, and there is so much for the community," she said. According to her, children especially benefit, not only from seeing the art but from seeing and talking with the artists.

"The Art Crawl began because there were so few opportunities for artists

to show work in the 1980s," said Evans, who is a painter, photographer and sculptor. "We decided we could represent ourselves and turn our studios into galleries. Our intention has always been to encourage new artwork, but public recognition that artwork has value is essential to an artist's self worth."

"There are young artists coming up today who envision making a living making art," Evans said. "That wasn't a possibility for those who came along in the '70s and '80s. We believe the Art Crawl played a part in changing that perception."

"By being exposed to a wide variety of art, people attending the Art Crawl learned what they appreciated. They learned they could have art in their home that had deep personal meaning made by a local artist they got to know."

For more information on this fall's Art Crawl, visit stpaularartcollective.org.

ON THE TOWN Briefly

Books

Next Chapter Booksellers, 38 S. Snelling Ave., will host readings and discussions with poet Ollie Schminkey and the collection *Dead Dad Jokes*, an unflinching take on family, loss and trauma, on Tuesday, October 12; and author Tom Rademacher and his book, *Raising Ollie: How My Nonbinary Art-Nerd Kid Changed (Nearly) Everything I Know*, Friday, October 15. The programs begin at 5:30 p.m. Tickets are required in advance. Visit nextchapterbooksellers.com.

Poets Thomas R. Smith, Mary Kay Rummel, Stanley Kusonoki, Norita Dittberner-Jax and Mary Moore Easter will take part in a Literary Bridges reading with host Donna Isaac from 2-3:30 p.m. Sunday, October 3, at Next Chapter Booksellers, 38 S. Snelling Ave. S. Donations are welcome for the readers. Patrons must be vaccinated and wear a mask.

Author Matthew Salesses will discuss his two most recent novels and his book, *Craft in the Real World: Rethinking Fiction Writing and Workshopping*, in a free program at 7 p.m. Thursday, October 7. The virtual program is sponsored by the University of Saint Thomas English Department. To register for the Zoom link, visit stthomas.edu/English.

Exhibits

“What’s Next?,” nine charcoal and ash drawings and one mosaic about the civil unrest in Minneapolis in May 2020, is now on view at the East Lake Library, 2727 E. Lake St. in Minneapolis. The art was created by Martha Bird from materials she collected in the wake of the uprising. For library hours, call 612-543-8425.

“Complexity Made Simple,” the work of Pulitzer Prize-winning cartoonist Rube Goldberg (1883-1970), will be displayed from October 14 through December 20 in the Fine Art Gallery of the Minnesota JCC’s Capp Center, 1375 Saint Paul Ave. The exhibit will focus on his political cartooning and ability to distill a complex geopolitical landscape into a single image. Also featured will be a Rube Goldberg-inspired machine created by Minnesota kinetic artist Robin Schwartzman and a

documentary film by Geoffrey George that highlights how Goldberg was a man of his time whose work has remained relevant today. For gallery hours, call 651-698-0751 or visit minnesotajcc.org.

Dance

Such Minnesota music legends as Prince, Dylan, Dessa, Garland, the Jets and more will be celebrated by Ballet Co.Laboratory in a season-opening fundraiser on Saturday, October 9, at its studios, 276 E. Lafayette Frontage Road. Choreographed by Andrea Mislan, “Let’s Go Crazy” will feature 13 songs in a cabaret-style performance that is part rock and part glam. The fundraiser will open at 4 p.m. with Minnesota-themed sips-n-bites, a silent auction and games. The hour-long show at 5:30 p.m. will be followed by a half hour of mingling with dancers and staff. Tickets are \$55, \$150 with a reserved table seat. Masks are required. Call 651-313-5967 or visit balletcolaboratory.org.

Theater

Obscenity on Trial: The Case Against Dr. Charles Malchow, a historical drama about the Comstock Act of 1873 and the repercussions when Twin Cities’ physician Dr. Charles W. Malchow mailed out a promotion for his clinical book *The Sexual Life*, will be performed on October 7, 8 and 10 in Weyerhaeuser Auditorium at Landmark Center. The script by local lawyer Thomas Fabel is based on court filings and news articles. Anoka County Attorney Anthony Palumbo, retired Ramsey County District Judge Kathleen Gearin and U.S. Bankruptcy Court clerk Lori Vosjepka star. The curtain rises at 7 p.m. on Thursday and Friday and 2 p.m. on Sunday. Tickets are \$10. Call Sydney at 651-292-3063 or visit landmarkcenter.org.

Mary Shelley’s Frankenstein, a story of the need for motherly love and connection, will be staged by Collide Theatrical from October 7-24, at the Southern Theater, 1420 Washington Ave. S. in Minneapolis. Pregnant and unmarried as a teenager, Shelley wrote the famous science-fiction novel not long after the death of her first child. The dance-theater weaves the classic story of the monster

with her own remarkable journey. Created by Regina Peluso and directed by Heather Brockman and Peluso, it stars Patrick Jeffrey, Renee Guittar and Betsy Nelson. Show times are 7:30 p.m. Wednesdays through Saturdays and 2 p.m. Sundays. A virtual presentation will be available Halloween weekend. For information on tickets and COVID protocol, visit collidetheatrical.org or call 651-395-7903.

Music

Twin Cities pianists Tadeusz Majewski, Claudia Chen, Mark Mazullo and Heather MacLaughlin will perform the nocturnes and mazurkas of Chopin in recital at 2 p.m. Sunday, October 3, at Gloria Dei Lutheran Church, 700 S. Snelling Ave. Admission is by donation. Call 651-699-1378.

Organist Renée Ann Louprette of Rutgers University will perform in recital at 3 p.m. Sunday, October 3, in the Chapel of Saint Thomas Aquinas at the University of Saint Thomas. The free program will feature works by Bach, Bovet, Duruflé, Boulanger and Messiaen.

Ramsey Hill drummer Peter Kogan and his jazz septet the Monsterful Wonderband will perform from 7:30-9:30 p.m. Tuesday, October 12, at the Icehouse, 2528 Nicollet Ave. S. in Minneapolis. Admission is \$12 at the door.

Works by Mendelssohn, Puccini and others will be played by the Minnesota Sinfonia in free concerts on October 15 and 17. The music begins at 7 p.m. Friday at First Covenant Church, 1280 Arcade St., and at 1:45 p.m. Sunday at the Basilica of Saint Mary in Minneapolis.

Minneapolis singer-songwriter Mary Bue will perform at 8 p.m. Friday, October 15, in Weyerhaeuser Auditorium at Landmark Center. Known for melancholy piano poems as well as electric guitar licks, Bue merges piano and guitar in songs of spiritual longing and real-world sorrow in her latest album, “The World is Your Lover.” The concert will be preceded by a cocktail hour with a cash bar. Tickets are \$20 in advance, \$25 at the door. Call 651-292-3276 or visit landmarkcenter.org.

Highland Park Harmonies, a festival of music, will return to the Highland

Park picnic grounds on the north side of Montreal Avenue from 1-6:30 p.m. Saturday, October 16. The bands the Grit-pickers, Hell Burnin’ Sinners, Foragers and Bad Companions will perform a mix of Americana, bluegrass, old-time, country, folk, rockabilly and blues. Admission is free. Two food trucks will be available. Patrons are asked to bring a donation of nonperishable food or paper products for the Open Hands Midway food shelf.

Native Irish guitarist and singer Dáithí Sproule will appear with the Lost Forty duo in a Minnesota Guitar Society concert at 7:30 p.m. Saturday, October 16, in Sundin Hall, 1531 Hewitt Ave. The Lost Forty, multi-instrumentalists Brian Miller and Randy Gosa, have revived the Irish-influenced songs of workers who plied the Great Lakes region in the days when pine was king. All tickets for the hour-long concert are reserved. Face masks and proof of vaccination or a negative COVID test within the previous 72 hours are required. Visit mnguitar.org.

The late **Judy Dayton** will be celebrated with works by Stanislaw Skrowaczewski, Steve Heitzeg and Brahms in a Chamber Music Society of Minnesota concert at 4 p.m. Sunday, October 17, in Sundin Hall, 1531 Hewitt Ave. Tickets are \$25, \$20 for seniors, \$15 for students, free to children with the purchase of an adult ticket. For reservations, visit chambermusicmn.org.

Film

The city of Saint Paul is showing free movies in the parks. The films will roll at dusk, weather permitting. Bring a lawn chair or blanket and enjoy *Hocus Pocus* on Friday, October 1, at the Como Midway East Pavilion near the zoo on Midway Parkway; *IT* on Friday, October 8, at Lake Phalen; and *The Shining* on Friday, October 15, in Mears Park, Sixth and Sibley streets. Visit stpaul.gov/moviesintheparks.

Bleeding Audio, a film by Chelsea Christier about how bands navigate the new age of digitized music through the experiences of the eclectic cult group the Matches, will be screened by Sound Unseen at 7 p.m. Wednesday, October 13, at Trylon Cinema, 2820 E. 33rd St. in Minneapolis. Tickets are \$12. Visit soundunseen.com.

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SPORTS



The Wright Call

By Dave Wright

Gymnasts' success adds positive twist

Few if any athletes forge a tighter bond than gymnasts. Theirs is a world where everybody seems to know everybody. It doesn't matter whether you're a Division I athlete or a youngster in your first year of tumbling. In the most positive sense, gymnastics is something of a cult sport.

Most of us have probably hit a baseball or softball, shot a basketball or raced on foot against someone. However, very few of us have the physical skills to spring off a vault, stay upright on a balance beam, do a handstand atop uneven bars or attempt multiple flips in a floor exercise.

We watch and admire those who perform those routines well. The insiders, though, take special pride in seeing one of their own succeed at the highest level of the sport—the Summer Olympics. Accordingly, there were a lot of local celebrations last month when Saint Paul native Suni Lee and Isanti's Grace McCallum returned from Japan with medals.

Doug Byrnes was one of those insiders who watched Lee and McCallum with pride. Byrnes has been the head coach since 1999 at Hamline University—one of just four colleges in Minnesota that offer women's gymnastics. He also runs Spirit Gymnastics, which trains youngsters ages 2-18 in the sport.

"We're all in this together," Byrnes said. "Gymnasts are a compliant breed to work with. Sure, they all want to win their event, but they thrive on the competition."

Kathy Balzart, who has been guiding the fortunes of Highland Park High School gymnastics since 2006, agreed that the bond between coach and athlete in her sport is unique. "I'm often called their second mom," she said of her gymnasts. "I have one former gymnast—she's 42 now—who still comes to meets."

Balzart is hopeful that seeing Lee earn gold on television will inspire others to take up the sport. "If you want to be an Olympian, you probably have to start by age 4," she said, "but you can still start as a freshman and become a good high school gymnast."

She should know. The Scots, a perennial power in the Saint Paul City Conference, won the Section

WRIGHT CALL ▶16

SPA kicks into high gear in girls' soccer

BY BILL WAGNER

Saint Paul Academy found itself in a favorable but unaccustomed spot two-thirds of the way through this fall's regular girls' high school soccer season: ranked first in Class A with an 8-1-1 record.

Over the past three seasons, the Spartans had won only 12 games. However, new head coach Paul Armstrong arrived with the mindset that winning was as much about attitude as it was about talent.

He found out immediately that his players seemed to linger too long over previous misfires on the field. He set about to turn that negative energy around.

"It's about being positive," Armstrong said. "We want our players to focus on the good things they can accomplish rather than get down on themselves."

It seems to be working for the Spartans, who are battling for the Independent Metro Athletic Conference crown this fall despite being a fairly young team.

"We start one freshman and one eighth-grader, and our first player off the bench is also an eighth-grader," Armstrong said, adding that the team has only one senior who logs significant playing time.

All of which makes one wonder how good the Spartans can be if the current group remains intact. Armstrong is sold on his team's depth, noting that he can employ five players off the bench and not see



SPA's Naomi Straub, right, clashes with Mounds Park's Lucia Simon in the Spartans' 4-0 win on September 21. PHOTO BY BRAD STAUFFER

any drop-off in results.

The quick turnaround has found the team already claiming some significant victories. SPA edged Minnehaha Academy, which is also ranked among the top 10 in Class A, in a 3-2 barnburner on September 9. The Spartans came back after trailing the Redhawks by two goals early on.

SPA topped Blake 2-1 in the season opener and had two shutouts over Providence Academy. Armstrong said the Spartans also posted a 1-0 win over Highland

Park that was as gratifying as any of the other victories. The game was scoreless at the half before SPA's offensive pressure resulted in a goal.

"A team can get frustrated in a game like that," Armstrong said, "but in the second half we just took over. We kept fighting."

Even in the team's lone loss this fall—1-0 in overtime against Breck—Armstrong had reason to feel positive. "We played very good soccer in that game," he said. "The ball just

didn't bounce our way."

SPA has good team speed and is quick to transition from defense to offense. "We play attacking defense as I call it," Armstrong said. "We're winning as a team right now. Everyone has their shining moments. We share the ball."

The Spartans attack is spearheaded by senior forward Mia Hoffman, who was leading the team in scoring. "It's timing with her," Armstrong said. "She knows when to pull the trigger. She finds the right angle."

Freshman Sawyer Bollinger-Danielson sees the field well and can also finish. Senior midfielder Naomi Straub also has good vision and a nose for the ball, which she wins back a lot for her team.

Junior midfielder Andrea Gist is quick and has point-guard skills on the field. And freshman Annie Zhang is solid and smart in keeping the ball where it can help her team the most.

Junior defender Heidi Deuel knows how to keep the ball out of harm's way and leads SPA's counterattacks.

In goal, the Spartans count on junior Lindsay Browne and sophomore Annika Lillegard. "Both goalies have been playing well," Armstrong said.

Like many coaches, Armstrong said being able to play this fall after last year's shortened season has been heartening. "We've learned a lot," he said, "and teams are a lot smarter about how to handle the virus."

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Central remains among top of its class in boys' soccer

BY BILL WAGNER

Central High School boys' soccer coach David Albornoz wasn't worried that his club had already dropped two games this fall. He knew that facing a tough schedule was what his Minutemen were all about.

"If you want to be the best, you have to beat the best," said Albornoz, whose Minutemen were 7-2 and ranked among the top 10 teams in Class AAA through September 25.

The team's two losses were 1-0 defeats to highly ranked East Ridge and Washington and accounted for two of only four goals that Central had given up so far. That's compared to the 33 goals it had scored over that same nine-game stretch, including victories over Cretin-Derham Hall (4-0), Johnson (13-0), Blaine (2-1), Avail Academy (7-1), Como Park (1-0) and Eastview (5-0).

Still, it was a 1-0 win at Minneapolis Washburn on September 18 that really impressed Albornoz. "They are super well-coached," he said. "They have a powerhouse team. It wouldn't be surprising if we were to see them again (in the postseason)."

Albornoz, who is now in his seventh year at the Minutemen's helm, likes the

overall play of his club. He especially likes the defense. "We're really hard to score on," he said. "I'd say that right now our team rates a 7 out of 10, but we're moving toward a 9 or a 10 by the end of the season."

In the losses against East Ridge and Washington, Albornoz stressed that there were reasons to feel good about everything but the result.

"East Ridge is maybe the best defensive team in the state," he said, "but we're close. Against Washington we had 22 shots on goal. Their goalie just played really well. That team worked its (tail) off."

Albornoz didn't hold back on making a prediction. "I believe that this is the year we go all the way," he said.

Last year, Central lost in the Section 5AA final during a season that was shortened by the COVID-19 pandemic. This fall, the Minutemen have 12 seniors, more than Albornoz has had since he took the head job. He feels they are even better defensively than they were last fall. He also believes they have more chemistry.

"This team is as close as any I've ever seen," he said.

Not that there haven't been some bumps in the road. Senior striker Ron

Hall has missed the entire season while recovering from ligament surgery. He might be back in time for section play, but Albornoz said the odds are against it.

Central also had been playing without senior central midfielder and captain Andy Brenengen and senior attacking midfielder Gabriel Albornoz (the coach's son). The two had been out with a bad hip and knee, respectively, with both having just returned for the Washburn game.

"It really helped to get them back," Albornoz said.

Senior striker and team captain Dylan Barrett has been amazing with 10 goals in the first six games, including two hat tricks and one four-goal performance. Albornoz describes Barrett as a solid bet to play at the Division I college level, saying he has the shot and vision, not to mention the leadership qualities.

"He's only 5-foot-6, but he gets himself in good position," he said about Barrett.

The third captain is senior center back Diego Sarmiento, who is a rock defensively and hard to mount an attack against.

Albornoz is confident that his club will show progress by playoff time, when he expects his team to be at or near its best.



Central's Dylan Barrett (left) vies for the ball with Como Park's Drew Lancaster in the Minutemen's 1-0 victory over the Cougars on September 23. PHOTO BY BRAD STAUFFER

15► WRIGHT CALL

4A championship in 2021 and advanced to the state tournament for the second year in a row.

Lee didn't start her career in Byrnes' Spirit Gymnastics, but he has known about her for years. "She came from a gym where the coaching was very solid," Byrnes said. "This is a very coach-dependent sport. The gymnast has to trust the coach and the coach has to reciprocate."

The Land of 10,000 Lakes has quietly become a hotbed

for gymnastics. Here's just partial evidence:

- Maggie Nichols, a native of Little Canada, was a three-time NCAA champion at Oklahoma.
- Lee will compete this year at Auburn.
- McCallum, who will be at Target Center on October 13 as part of the Gold Over America Tour (featuring Simone Biles), will compete for Utah.
- Lexy Ramler, a member of the Gophers gymnastics team, was the 2021 AA1 Award winner, gymnastics' equivalent of the Heisman Trophy.

• And Balzart reports that most of her classes for aspiring gymnasts are filled this fall.

While the hope is the success of athletes like Lee and others will inspire more young girls, Byrnes offered some advice that rings true for every sport. "To get to the highest level, you have to be a risk taker," he said. As the gymnasts noted above have shown, it can be rewarding to be one of them.

Dave Wright can be reached at dwright53@msn.com.

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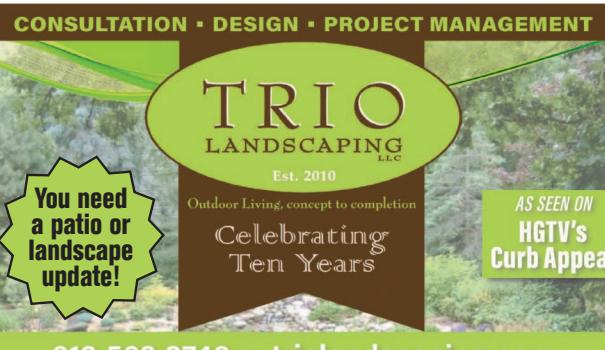
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Light filled 2 BR/2 BA condo in Highland Park. Private deck overlooking quiet courtyard. Carefree living with 2 underground parking spots, elevator, in-unit laundry. 605 Snelling Ave S, #311. [www.wahlbergtoohey.com](#)

MICHAELA TOOHEY
PHILIP WAHLBERG
651-336-2410
\$315,000

WELCOME TO 976 CLEVELAND AVE. SO.
Location, location!! Carefree living just steps to Highland Village and the river is this 2 or 3 bedroom bright and clean townhouse with updated everything!! Hardwood floors, newer appliances, 1 car garage space and just minutes to the airport and both downtowns.

LOLLY MCNEELY SALMEN
612-810-4138

STUNNING RIVER VIEWS...
From first floor Riverain unit at 1021 Sibley Memorial Hwy. Expansive green space outside your patio door to the bluff. Second owner has just completed over \$40k in improvements w/improved owner's suite + decor + granite kitchen, newer appls, gas FP & wet bar. Lovely neutral decor for 2BR's, 2BA's - just under 1600 sqft. Call Lolly for details!

LOLLY MCNEELY SALMEN
612-810-4138

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

F. SCOTT FITZGERALD BROWNSTONE!
Once the home of F. Scott Fitzgerald, this fabulous end-unit brownstone is in like-new condition! Beautifully designed craftsman style interior and luxury finishes throughout! Professionally update from top-to-bottom with spectacular owner's suite including, jetted tub, walk-in tiled shower, double vanities, customized closets and walk-out to your own personal outdoor oasis! Call for details.

SARAH KINNEY AND FRIENDS
651-270-6409

[www.sarahkinney.com](#)

RIVER FRONT END-UNIT TOWNHOME!
With amazing views of the Mississippi & High Bridge, this one is a WOW! Completely updated to perfection featuring 2 gas fireplaces, 4 decks, 3 overlooking the river, endless built-ins, electronic blinds, surround-sound, spa-like master & sensational new chef's kitchen w/stunning granite throughout. All near the best in St. Paul's nightlife, river walking trails & much more! Call for details.

SARAH KINNEY AND FRIENDS
651-270-6409

[www.sarahkinney.com](#)

New Price!

1289 BAYARD AVENUE
Darling 1.5 story bungalow in demand Highland Park. 4BR/1.5BA/3 car garage. Two main floor bedrooms! All new windows. Hardwood floors & classic built-ins. Bright, spacious kitchen with stainless steel appliances & tile floors.

TJ PIERRET
651-755-6669 • \$349,000

New Listing!

1173 VIRGINIA ST.
Classic bungalow on quiet street. Two main floor BRs. Large BR on the UL. Updated BAs on main floor & LL. Hardwd flrs. 3 season porch. Corner lot w/fenced yard. Storage shed & single car gar. Newer roof & furnace. Excellent buyer opportunity to build equity as a homestead, or investment potential.

TJ PIERRET
651-755-6669 • \$235,000

3713 LYNDALE AVENUE S • MINNEAPOLIS
This updated classic home was renovated by a DIY cable network team in 2010. High ceilings, quality materials, clean lines & unique spaces thru-out this home. Inviting 3-season frt porch. Main floor features a large LR, formal DR & den. Original wdwrk, wainscoting, built-in buffet, & French drs. Modern kitchen. Full tiled full bath on each level.

TJ PIERRET
651-755-6669 • \$450,000

SUMMIT AVENUE TOWNHOME
Smashing 3 BR rowhouse style home. Beautifully updated kitchen and main floor family room. Spacious and comfortable living spaces, both indoor and outdoor. [AnotherHomeSoldByMary.com](#)

MARY KNUDSEN CRS
651-335-6619 • \$749,900



TOM EDELSTEIN, CRS
HENRY EDELSTEIN, CRS
651-695-4300

Just Listed!

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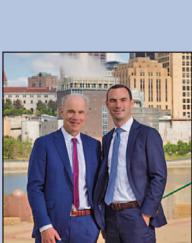
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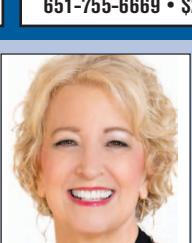
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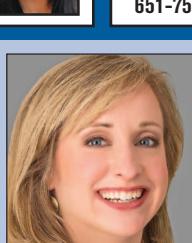
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