

Council sweetens city budget with new expenditures

But trims property tax levy increase to 6.17%

By JANE McCLURE

Following a host of last-minute additions and subtractions, the Saint Paul City Council has adopted a city budget for 2022 that includes more money for affordable housing, police training, the replacement of diseased ash trees and the restoration of staff numbers in the city's libraries and recreation centers. With the changes, the City Council was able to trim the city's property tax levy for 2022 to \$175.37 million—a 6.17 percent increase over 2021 but less than the 6.92 percent increase proposed by Mayor Melvin Carter in August.

Dai Thao of Ward 1 and Rebecca Noecker of Ward 2 were among the City Council members who wanted to cut the tax levy further. However, Thao said he felt good about the council's work on the budget and being able to maintain city services through the COVID-19

2022 CITY BUDGET ▶2



Storming the hill. Aaron Horn and daughter Charley, 7, whipped up some freshly fallen powder while sledding in Hillcrest Park on December 11. As of that morning, a major storm had dropped more than 20 inches of snow in parts of Saint Paul. PHOTO BY BRAD STAUFFER

Lexington Station loses its financing

Major partner pulls out because of rent control and inflation concerns

By JANE McCLURE

Construction of the six-story Lexington Station apartment building at 411-417 N. Lexington Pkwy. has been put on hold. Minneapolis-based developer Alatus had hoped to begin construction early next year. However, it lost a major financial partner following the rent control referendum in November when Saint Paul voters approved a 3 percent cap on annual rent increases.

"We're caught between a well-intended initiative and the realities of the capital market," said Alatus founder and principal Bob Lux. "With a larger apartment complex like this, we have to go to the institutional market (for financing)."

The partners in the development are concerned about the effects of inflation on construction expenses, the possibility of future property tax increases and the limit on revenue imposed by the cap on rent increases, according to Lux. A key equity partner pulled out in early

LEXINGTON STATION ▶5

CITY BEAT

Saint Paul renews effort to assist businesses hit in 2020 riots ▶2

RIVERVIEW CORRIDOR



Historic sites under review ▶10

SHOWN THE DOOR

Groveland Tap upgrade displaces longtime shops ▶4

ON THE TOWN



Singing the Lord's praises ▶14

PREP HOOPS PREVIEWS



Boys', girls' teams are ready to take their shots ▶16-17

VIEWPOINT.....8
CRIME REPORT12
DISTRICT COUNCILS.....13
ARTS LISTINGS/KIOSK ..15
CLASSIFIEDS 18

Families waiting for a home find comfort on Randolph

Sisters of St. Joseph give big lift to Interfaith Action

By ANNE MURPHY

For the past nine months, families facing homelessness have found shelter and sustenance at the Provincial House of the Sisters of Saint Joseph of Carondelet (CSJ), 1880 Randolph Ave. Through Interfaith Action of Greater Saint Paul's Project Home, 98 families—118 adults and 196 children—have found comfort and joy there. And the Sisters of Saint Joseph and residents of the surrounding neighborhood could not be happier for them.

"It's wonderful to see our neighborhood come together to say, 'YIMBY, yes in my backyard,'" said Interfaith Action executive director Randi

Ilyse, who lives near the Provincial House. "All the neighbors I know are so glad to have Project Home here where we can provide support and enjoy watching the children grow and thrive. We're all living here because it's safe, beautiful and nurturing, and we want to make that available to all of the families in Project Home."

"The neighborhood is wonderful and generous," said Sara Liegl, program director for Project Home. "The Highland District Council held a drive to collect household items for our guests. We're grateful to be located in a neighborhood where the families are safe and welcome. And the wonderful Sisters are renting Provincial House to Interfaith Action at a very low rate, and they volunteer frequently."

Helping homeless families is very much in keeping with the Sisters' mission of "love of God and love of neighbor without distinction," ac-

cording to Cathy Steffens, a member of the Sisters' Province Leadership Team. The Sisters' focus on "seeking justice for families experiencing homelessness and incorporating action against racism supported our desire to share whatever we could with families who happen to be homeless," Steffens said. "All of the Sisters are thrilled to be able to share the Provincial House space."

With the holidays approaching, the Sisters have helped with the Holiday Dignity Shop, providing space and donations and making it possible for parents to get presents for their children. "One of the Sisters' singing groups will join our holiday gathering to sing carols," Liegl said.

At the Provincial House, Project Home can accommodate up to 30 families or 100 individuals at a time. "Nearly 67 percent of the families

PROJECT HOME ▶3

JANUARY 2022 ADMISSION EVENTS: PLEASE JOIN US!

IN-PERSON EVENTS

Lower School Open House
Tuesday, January 11, 2022, 8:30-10:30 a.m.
1150 Goodrich Avenue, St. Paul
Please join us on our Goodrich Campus for an in-person look at Grades K-5

Middle/Upper School Open House
Thursday, January 13, 2022, 6:30-8:30 p.m.
1712 Randolph Avenue, St. Paul
Please join us on our Randolph Campus for an in-person look at Grades 6-12

VIRTUAL EVENTS

Lower School Virtual Session
Monday, January 24, 2022, 6:30-7:30 p.m.
Hosted by Lower School Principal Beth Nelson

Middle School Virtual Session
Wednesday, January 26, 2022, 6:30-7:30 p.m.
Hosted by Middle School Principal Virginia Andres

Upper School Virtual Session
Thursday, January 27, 2022, 6:30-7:30 p.m.
Hosted by Upper School Principal Theresa Collins

SPA

ST. PAUL ACADEMY
AND SUMMIT SCHOOL

To RSVP for an event, please visit
www.spa.edu/AdmissionEvents
or call 651-696-1332.

St. Paul renews effort to assist businesses damaged in 2020 riots

Funds are extended to businesses affected by the fallout of pandemic

By JANE MCCLURE

Nineteen months after civil unrest and the COVID-19 pandemic laid waste to a portion of the commercial landscape in Saint Paul—and one year after the city approved \$1 million in assistance for affected businesses—city officials are still trying to get the money out the door and into the hands of local businesses. The City Council, acting as Saint Paul's Housing and Redevelopment Authority (HRA) Board, has reallocated the \$1 million to two different business relief programs.

Half of the money will be offered as matching grants to applicants for the \$8.9 million in state funds available to businesses damaged in the civil unrest in May 2020 along University Avenue, Snelling Avenue, West Seventh Street and parts of the East Side. Guidelines for the funding program will be released by the city during the first quarter of 2022.

The HRA allocated the remaining \$500,000 to the Local Initiatives Support Corporation (LISC) to help small businesses owned by people of color that are at risk of losing their rented storefronts through the sale of the property. That money is available to businesses affected by the civil unrest or the economic fallout of the COVID-19 pandemic. It could be used by a nonprofit organization to purchase the property and hold it until the business tenant or tenants are able to buy it themselves.

City Council member Mitra Jalali said there are several businesses in her Ward 4 that are worried about gentrification and the sale of their rented storefronts pushing them out. LISC's Community Asset Transition Fund has already helped several business owners in Minneapolis retain their storefronts.

The total \$1 million in unspent funds was originally allocated in December 2020 as part of the HRA's 2021 budget. City Council members asked city staff why the money was not awarded to businesses this year, when other relief efforts tied to the civil unrest and pandemic were able to reach their intended businesses. They wondered whether there were any businesses still

"The intent was to provide immediate assistance to businesses," said City Council member Rebecca Noecker of Ward 2. "I'm just wondering why it's taken so long to get the dollars allocated."

around seeking relief.

"The intent was to provide immediate assistance to businesses," said Ward 2 City Council member Rebecca Noecker. "We allocated these funds some time ago and the idea was to help businesses that were really struggling. I'm just wondering why it's taken so long to get the dollars allocated."

"It took longer than we would've liked," said Andy Hestness, the city's HRA program director. According to him, Mayor Melvin Carter's administration was waiting for the Minnesota Legislature to act on similar civil unrest and pandemic funding.

The state Legislature approved a package of financial assistance last spring for businesses affected by the civil unrest or

pandemic. Governor Tim Walz signed the legislation in June. The first round of grants from the Minnesota Main Street Economic Revitalization Program were awarded in October. That round included \$8.9 million for affected businesses in three districts of Saint Paul.

The three districts extend a quarter mile on either side of University Avenue from Fairview Avenue to Rice Street, Snelling Avenue from Portland to Englewood avenues, and West Seventh Street from I-35E to Kellogg Boulevard. They also include parts of the East Side.

The state funds were set aside for businesses affected by civil unrest, natural disasters, the COVID-19 pandemic, major plant closures, significant increases in commercial vacancies or the loss of anchor institutions. The city funds can be used to match the state funds, according to Hestness, or they can be used by themselves in other parts of the city.

Eligible expenses include repair or renovation of property, demolition, predesign and design work, site preparation, engineering, construction, landscaping, infrastructure and related amenities.

14 2022 CITY BUDGET

pandemic. Noecker said the 2022 budget meets "the bread and butter needs of the city. It was quite a process and a hard year."

The city's operating budget for 2022 is \$324.2 million—or \$1.4 million less than what Mayor Carter proposed in August. However, with special funds, debt service, grants and fund transfers, the overall city budget is \$713 million, up from \$633.2 million in 2021. The nearly \$80 million increase in the overall budget is largely due to grants, in particular the federal American Rescue Plan (ARP). The city has receiving \$166 million in ARP funds, all of which must be spent by 2026. The city has budgeted \$37 million of ARP in 2022 to provide more affordable housing.

Cut from the mayor's proposed budget was \$600,000 for a new city program that would have provided 1,000 low-income homeowners with an annual stipend of \$500 to ease the burden of rising housing costs and increased property taxes. That program came under fire because it would only serve about a quarter of the low-in-

come families eligible for the stipend and because of the perceived unfairness of increasing property taxes for all to lower the taxes for some. Instead, city officials will work with Ramsey County to promote existing property tax refund programs.

Also cut from the city budget was \$400,000 to implement a new administrative citation process as an alternative to criminal sanctions for city ordinance violations. The idea had been rejected by the city's Charter Commission.

Missing from the budget are any expenses for implementing and enforcing the rent control ordinance approved by Saint Paul voters in November. The ordinance is scheduled to take effect in May.

Among the key additions to the 2022 budget is a second police training academy in the year, funded with \$1.035 million from ARP. Police academies were cut back during the pandemic. The second academy is intended to help keep up with police retirements and resignations and restore sworn officer numbers to 620. The Police Department currently has about 550 officers. Police Chief Todd Axtell has said that

at that level, his officers cannot keep up with all of the police calls they are getting.

With the recent attrition in the Police Department, "we've had to dissolve our problem property unit and our traffic enforcement unit," said Ward 7 City Council member Jane Prince. "Motorists who are speeding must know that we don't have traffic enforcement because speeding is out of control."

The city's 2022 budget also restores to \$820,000 funding for the Law Enforcement Career Pathways Academy. The academy has won praise for attracting diverse candidates for law enforcement work. Other public safety expenditures in the budget are \$1.25 million to operate the new Office of Neighborhood Safety and \$600,000 to employ social workers in tandem with emergency medical technicians to address mental health crises.

The 2022 budget does not include the required \$1.8 million city match for a \$3.75 million grant from the U.S. Department of Justice that would have allowed for the hiring of 30 additional police officers. To get the federal funding, the city's match would

be required in each of the next three years. However, the city has not made a final decision on whether or not accept the grant.

The 2022 budget includes more than \$3.6 million in Port Authority assistance to address a backlog of ash trees to be removed and replaced due to the spreading infestation of the emerald ash borer. The hope is that with the additional funds, city crews can catch up on its tree trimming work, which has fallen way behind.

The budget includes \$4.7 million to restore city services and staff cut during the pandemic. Of that amount, \$1.8 million is from the general fund and \$2.9 million is from ARP. The money will increase the ranks of city employees from 705.03 to 780.77 full-time equivalent positions. Many of the restored positions are in parks and libraries.

The City Council also added \$1.6 million for a neighborhood development fund to support small-business economic development, \$250,000 for additional bicycle and pedestrian safety improvements, and \$100,000 for graffiti abatement and plywood removal.



kw KELLERWILLIAMS
INTEGRITY REALTY

TheOddCoupleTeam.com



Roof?

Garlock-French

While other roofers may come and go, Garlock-French endures. We have been providing skilled roofing solutions with friendly, reliable service for over 89 years (that's 623 dog-years). And, we guarantee our work. We've been up on roofs longer, and it shows.

Roofing, Chimneys, Sheet Metal and more

Providing peace of mind since 1932

Call us at 612-722-7129
2301 East 25th St., Minneapolis
Garlock-French.com MN License #BC001423



Project Home program director Sara Liegl (left) delivers fresh linens to one of the bedrooms while shelter co-manager Donna Franklin and Rapid Exit Care manager Amber Gale (above) walk down one of the halls in the former Sisters of Saint Joseph Provincial House with donations for the families staying there. PHOTOS BY BRAD STAUFFER

14 PROJECT HOME AT PROVINCIAL HOUSE

served since March have moved into other housing with the help of our rapid exit team,” Liegl said. “Last year, 91 percent of the families we placed into housing were still stable after six months.

“The daily stability we can provide with one central location is wonderful,” Liegl said. “If a child or parent isn’t feeling well, they can stay warm in their room and rest. No need to go out and board a bus in the early morning. School children are getting more sleep, as they don’t have to take a bus to the day center and then another bus to school. Overall, quality sleep is one of the biggest improvements—no more port-a-cribs and cots.”

For more than 20 years, Project Home operated through the generosity of local churches, synagogues and schools that opened their doors to families in need of emergency shelter. “Each day families were transported to a downtown day shelter for meals and services, and each evening they were transported back to the community sites,” Liegl said. However, that model became impossible with COVID-19 restrictions.

The potential use of the Provincial House was discussed at neighborhood meetings a year ago, after the Sisters of Saint Joseph made their former residence available to Project Home. Neighbors and others submitted letters in support of the effort, and the Saint Paul Planning Commission approved a conditional use permit for the shelter.

Families are referred to Project Home by the Ramsey County Shelter Team. Some may have been sleeping in their cars, on a train or bus, in the skyways or abandoned buildings, or doubling up with friends or family. Sometimes children had to be separated from their parents while staying with relatives or friends, and they often missed school as a result.

Once at the Provincial House, Liegl said, “families are given a lovely bedroom with

beds and fresh linens for every member, a large closet, dresser, small television, a sink and maybe most important, a key to their door. We also provide towels and toiletries.”

The kitchen facilities at the Provincial House were entirely refurbished with new equipment, lighting and flooring. Families are served three meals a day in a dining room large enough for tables to be spaced six feet apart. “Prior to the pandemic, staff at the day center provided meals,” Liegl said. “Now we have a chef and assistant—Derek and Carlos—for breakfast, lunch and dinner. And when COVID counts are lower, we can have volunteers provide meals on weekends to give the staff a break.”

On several floors of the Provincial House, there are sitting rooms for the families with games, books, televisions and DVD players. Four of the floors have multiple restrooms with showers, tubs, toilets and sinks.

The Project Home Rapid Exit Case Management Team and Family Advocates have offices in the Provincial House. They focus on the programs for families, including child care and school accessibility, and help families with both economic mobility and housing stability.

“We help with benefits applications, job hunting and skills training,” Liegl said. “We work with families to get important documents such as state IDs, birth certificates and Social Security cards, all required if a family hopes to be chosen for transitional or supportive housing. Other families just need help finding housing that is low market-rate and will give them a second chance.

“Much of our work is building relationships with landlords and coaching families on how to present themselves honestly but in the best light,” Liegl said. “Many landlords love the fact that we provide six months of followup support and referral services for the families after they move out of our shelter. That extra support in those first months is important in ensuring stability.”



MYVILLAGER MEMBER BENEFITS

Purchase Options:

- ☐ Print & Digital Membership \$59.88/year
- ☐ Print Only Delivery \$39.88/year

More purchasing options are available on our website at [MyVillager.com](https://myvillager.com) Your payment is non-refundable. Thank you for your support!

Print and Digital Membership*

- Full digital access to:
- ☒ premium online content
 - ☒ neighborhood updates
 - ☒ newsletters (via email)
 - ☒ add your comments
 - ☒ flipbook print editions
 - ☒ print edition (USA residents only)

Print Only Delivery*

- ☒ newsletters (via email)
- ☒ print edition (Twin Cities residents only)

Go to [MyVillager.com](https://myvillager.com) (recommended) or mail this form with your check to:

MyVillager Memberships
241 Cleveland Ave S, Ste V, Saint Paul MN 55105-1208

DELIVERY ADDRESS (All fields required. Email & phone for admin purposes only.)

FULL NAME	
STREET ADDRESS	
APT, STE, UNIT, BLDG	
CITY, STATE, ZIP+4	
EMAIL ADDRESS REQUIRED	PHONE NUMBER REQUIRED

CHECK US OUT ON SOCIAL MEDIA



Search for MyVillager Channel

FOR FREE LIMITED DIGITAL ACCESS:
Go to [MyVillager.com](https://myvillager.com) and register for our newsletter. You will receive 3 free premium articles per month! No credit card is required.

WE'VE MOVED
241 Cleveland Ave S STE V
Saint Paul MN 55105-1208



Groveland Tap update displaces longtime hair salon, comic shop

By FRANK JOSSI

The Groveland Tap, 1834 Saint Clair Ave., has announced a renovation and expansion plan that would provide it with new equipment, an outdoor patio, a new entrance and other upgrades. The plan involves displacing two tenants, Uncle Sven's Comic Shoppe and Curl Up & Dye salon, which have been located next to the bar and restaurant for decades.

Stephanie Shimp, co-owner of Blue Plate Restaurant Company that operates the Groveland Tap, presented initial plans for the building to the Macalester-Groveland Housing and Land Use Committee on December 1. She said the building is more than 100 years old and in need of a new roof, heating and cooling equipment, refreshed bathrooms, and other improvements, some of which are required to comply with the federal Americans with Disabilities Act, including a wider entrance without an outdoor step.

During the pandemic, the Groveland Tap added more sidewalk seating and commandeered its parking lot for outdoor dining. Shimp now wants to make outdoor dining permanent by building a patio in back and returning the lot to parking.

"We've learned through COVID that people really enjoy sitting outside, so we're intending to expand our patio," Shimp said. "We had picnic tables on the corner in the parking lot that we own. Throughout COVID, they were well-received by the neighborhood."

Blue Plate's plans for the patio and expansion still are being developed, but the

rough timeline calls for completion of the work by next summer. During the process, Blue Plate found that both of its tenants would be displaced for months. In September, the company notified them about their plans and asked them to move by December.

After giving them the news, Blue Plate stopped charging them rent. "We appreciate them. They've been there as long as we've been there, and we want to make sure we take care of them," Shimp said. "We gave them ample notice, and we think that we've provided a generous off-ramp for them to prepare for such a transition."

Blue Plate suggested they could occupy the empty storefront east of the Groveland Tap. Shimp said she also spoke to Ward 3 City Council member Chris Tolbert, who suggested the city had resources to help the two tenants find new locations.

Neither tenant said they had much of a formal lease with Blue Plate, with Sven's calling it a "handshake" agreement. Both of the tenant spaces are less than 500 square feet.

Kathy Golden, owner of Curl Up & Dye, said she had been at that location for 38 years. She decided the empty space next to the Groveland Tap would be too expensive, and said she never learned of any support in finding a new location.

Curl Up & Dye plans to continue operating until the end of December, after which customers will find Golden working at Rouge Urban Salon, 1743 Selby Ave.

Sven's, which closed on November 27 after 39 years of operation, billed itself as the oldest comic shop in Saint Paul and likely



After close to 40 years at the corner of Saint Clair and Fairview avenues, Curl Up & Dye and Uncle Sven's Comic Shoppe are moving to make way for a renovation and expansion of the Groveland Tap.

the Twin Cities, said Patrick Brynildson, manager of the Source Comics & Games in Roseville, which owned Sven's for the last 15 years or so. He said that tradition will now end unless he finds another location.

Brynildson said Blue Plate asked him to close Sven's before the holiday rush. While he would have liked to continue at least through Christmas, he said he is not angry with the decision. "It's more disappointment than anger," he said.

Dave Schmidt, who goes by the nickname "Colonel," began working at Sven's in 1990 and had managed the store for almost two decades. He suffers from multiple sclerosis and had few employment options before original shop owner Ken Svendsen offered him the job. Schmidt recently has been cleaning the store out and cataloging comics at the Source's warehouse.

Though saddened by the store's closure, Schmidt said Blue Plate was the "best landlord" of the three that owned the building

since the 1980s.

He relishes the memories. For a time, Schmidt said the shop served as a type of free daycare for kids who would stop in after school. "It was a neighborhood hang-out that was good for the kids," he said. "We always had kids in here and it was great."

On the social networking service Nextdoor, more than 160 people commented on a comic book-style post by a neighbor who accused the building's owner of being "a rapacious landlord." Others praised Blue Plate and saw the need for the renovation.

Members of the Housing and Land Use Committee raised no objections and wished Shimp well.

"I'm so excited that you're willing to re-invest in our community," said committee member Cathy Plessner. "Thank you for coming and for sharing that (plan). I want to clap for you. I can't say enough about what your restaurants mean to me."

Rezoning paves way for 5-story apartment building on Selby

By JANE MCCLURE

The developer of a proposed five-story apartment building at 1708-16 Selby Ave. can move forward with the Saint Paul City Council's approval of a rezoning request on December 15.

Jon Schwartzman wants to tear down a commercial building and two single-family homes near the southwest corner of Selby and Aldine Street and replace them with Selby Flats, a building with 36 to 38 mostly studio and one-bedroom apartments. The Hopkins-based developer constructed a five-story apartment building several years ago at Marshall Avenue and Moore Street and is now at work on two apartment buildings at Marshall and Finn Street.

About three dozen neighbors signed a petition and sent letters in opposition to the project, as did five small-business owners on Selby. The neighbors are unhappy with what they see as a closed process with

little opportunity for their input. Saint Paul no longer requires a petition with the signatures of nearby property owners in the case of a rezoning request.

According to Louise Jacobs, who lives on Hague Avenue directly behind the rezoned property, the proposed building will be the only five-story structure between Fairview and Snelling avenues and does not fit the neighborhood. "Increasing the density of housing can be done in a manner which is consistent with the character of a neighborhood," Jacobs stated in a letter to city officials. "Character matters. It says so in the city's policies and plans."

"Please make Selby Flats flatter," said Hague Avenue resident Steve Lebeau. He asked the council to consider a three-story building instead. "From my front door, the new building would block the sky," Lebeau said. "It's too big for our neighborhood."

"All of the homes in the area are either two or 1½ stories," said Marlene Toman, who

lives on Hague. "There are also two-story fourplex apartment buildings. The idea of putting a five-story apartment building in the middle of a narrow block with no alley is shocking. That will be more than twice the height of all surrounding buildings."

The City Council vote on the rezoning was 6-1 with Ward 7's Jane Prince in opposition. Prince said the development is out of scale with the surrounding neighborhood. She also cited neighborhood concerns about parking congestion, increased traffic and additional college student housing.

City Council member Mitra Jalali, whose Ward 4 includes the Selby address, spoke in favor of the housing project. She cited its proximity to mass transit and the Snelling-Selby business district as among its pluses.

The developer only needed the rezoning of the one-story commercial building at 1708 Selby to proceed. The single-family houses at 1712 and 1716 Selby had already been rezoned for medium-density multi-

family housing several years ago.

The Saint Paul Planning Commission recommended approval of the rezoning in November. The Union Park District Council (UPDC) executive committee had a split vote on the rezoning and took no position. The UPDC land use committee supported the project, but its members asked Schwartzman to include more affordable apartments.

Schwartzman wants to make three or four of his units affordable to households making 60 percent of the Twin Cities area median income, or about \$44,100 per year for a single person. He told the UPDC land use committee that the building will not be specifically marketed to students, but could house young professionals.

Under new city parking regulations, Schwartzman could build without off-street parking, but he plans to provide 17 to 19 enclosed parking spaces on the ground floor.

Saint Paul must cover \$99,000 in legal costs for SAFE Housing suit

By JANE MCCLURE

A coalition that successfully sued the city of Saint Paul to block a residential tenant protection ordinance will receive \$99,000 in compensation from the city for legal fees and court costs. U.S. District Court Judge Paul Magnuson ordered the compensation on December 13.

The amount is about one-third of what the group sought as compensation for its work that challenged the city's SAFE (Stable, Affordable, Fair and Equitable) Housing ordinance. The ordinance, which was passed in 2020 and took effect in March 2021, was hailed at the time by advocates

and city officials as providing sweeping and needed protections for tenants.

However, landlords and property management companies challenged the ordinance last February in federal court, claiming that some of its provisions violated their constitutional rights.

In mid-April, Magnuson ordered the city to cease enforcing the ordinance. He ruled that the provisions limiting the criteria for screening tenants and requiring landlords to explain "just cause" in writing for not renewing a lease may indeed be unconstitutional and that the city was likely to lose the case if it went to trial.

The Cozen O'Connor law firm represent-

ed the landlords. Attorneys indicated they would drop the lawsuit if the city repealed the ordinance. The City Council did so on a 4-3 vote in June. Thus far, no replacement ordinance has been brought forward.

The December 13 ruling covered \$700 in court costs and \$98,300 in attorney's fees. Regarding the latter, Magnuson countered the law firm's financial claims. Cozen O'Connor indicated it put in 450 hours in the case at a rate of \$725 an hour, which the judge found to be excessive.

"In the court's experience, a reasonable hourly rate is less than the \$725 that plaintiffs' counsel seeks," Magnuson said. He also questioned some of the expenditures

listed, citing a lack of details on some items.

Magnuson added that the legal action ended before the actual court process got underway. Another issue that he raised is that Cozen O'Connor was involved in a similar legal action against the city of Minneapolis, and that some of the same work was used in the Saint Paul lawsuit.

Peter Leggett, communications director for Mayor Melvin Carter, said the city respects the court's decision and remains "committed to supporting our community amid this ongoing public health, economic and housing crisis."

Cozen O'Connor could not be reached for comment.

City launches effort to amend, implement rent control ordinance

Mayor assigns 3 teams to task in advance of May 1 effective date

By JANE MCCLURE

With Saint Paul's rent control ordinance scheduled to take effect on May 1, three teams of city staff members are busy figuring out how to implement the ordinance approved by voters in a citywide referendum on November 2.

"Saint Paul needs both equity and stability in its housing," Daniel Yang, senior policy adviser to Mayor Melvin Carter, told the City Council on December 8. That means there are many issues to resolve before rent control can be implemented, he said.

The new ordinance, which is considered to be one of the most restrictive rent control ordinances in the nation, caps rent increases on all residential property at 3 percent per year. It does not exempt small landlords or new construction, as some cities' ordinances do.

The lack of an exemption for new construction concerns Carter, who has said he would like to amend the ordinance to in-

clude such an exemption. It also concerns developers, who have already postponed housing projects because of the loss of investors and the additional challenges the ordinance poses in making a profit.

How much it will cost the city to implement and enforce the ordinance remains to be seen. The 2022 city budget adopted by the City Council on December 8 does not include any money for those purposes. Once those costs are established, however, a budget amendment will be brought to the City Council, according to Yang. The plan, he said, is to keep those costs to a minimum.

The task of drafting an exemption for new construction is being led by Melanie McMahon, Carter's executive project lead for redevelopment. Under Saint Paul's city charter, a new ordinance adopted through a referendum cannot be amended for one year after it is approved by voters. However, "the mayor remains committed to signing an exemption for new construction," Yang said. Developers with projects pending have said they will postpone the projects or drop them altogether if the exemption is not adopted.

City Council member Jane Prince is wary of the exemption. City officials should not be seen as helping high-end developers

while ignoring the "very grave impacts" of rent control on small and mid-size landlords, she said. Landlords of existing properties face challenges the city also needs to address, according to Prince. One is the practice of landlords to hold down rents for longtime tenants. When the tenants move out, landlords typically raise that unit's rent to match the rents of other units in the building. The 3 percent cap would not allow that.

"I won't be happy if we vote in a new-construction exemption before we work out the problems other landlords will face," Prince said. She described a scenario where older multifamily housing governed by the rent cap is torn down to make way for unrestricted new housing.

A second focus of the city is to convene a group of stakeholders to work on new regulations related to the rent control ordinance, Yang said. The advisory group would include renters, landlords, housing justice advocates and experts in real estate, real estate law and finance. Jon Grebner, Carter's political director, will oversee that work. City Council members said they would like some influence in who will serve on the advisory group. Yang said the appointment process has not been finalized.

The city's Department of Planning and Economic Development and Office of Financial Empowerment are leading the third team of city staff. Their task is to develop the policies, procedures and systems needed to implement the ordinance. Staff will conduct a market analysis, draw up a budget for implementing the regulations and look at ways to implement the recommendations of the advisory group.

One issue the above groups will need to address is how landlords will apply for an exemption to the 3 percent cap in a year when they need to raise rents more to cover building repairs or a large property tax hike.

City Council members said they appreciated Yang's update, but still had more questions than answers. Their constituents have been complaining about the lack of information about rent control. Council members requested a basic fact sheet that they can share with constituents by the end of the year.

Citizens are waiting for answers, according to Ward 3 City Council member Chris Tolbert. "We continue to deal with confusion," he said.

"Uncertainty is the worst possible thing we can have in our community," said Ward 2 City Council member Rebecca Noecker.

14 LEXINGTON STATION

December, and other financial partners are now reconsidering, he said.

Alatus' \$70 million project was planned for a long-vacant two-acre parcel just a few blocks from University Avenue and I-94. Since its approval by the city, the project grew from 288 to 304 apartments ranging from studios to four-bedroom units. The plan was to include 3,000 square feet of commercial space on the first floor and a 250-space parking ramp.

"We need to produce new housing," Lux said. "It's a national problem. The need in Minnesota alone is for hundreds of thousands of new units."

One solution would be an exemption from the rental cap for new construction. Saint Paul Mayor Melvin Carter has proposed such a waiver. However, city ordinances approved through a voter referendum may not be amended in the first year, according to the city charter.

Wilder Foundation, which owns the two-acre site, has tried to sell the property for more than a decade. Past developments have fallen through, and Lexington Station was the only one to



An artist's rendering of the facade of the proposed mixed-use Lexington Station development at 411-417 N. Lexington Pkwy.

get through the city's approval process. Before it did, it became a flash point in the debate over housing affordability, gentrification and displacement in the Summit-University and Frogtown neighborhoods.

The Frogtown Neighborhood Association and the Summit-University Planning Council waged a high-profile campaign against

the mostly market-rate housing project, saying it would drive up property taxes and displace low-income residents.

Alatus' plan was to build Lexington Station without public subsidies. All it needed to move forward was the approval of its site plan by city staff. However, the neighborhood controversy sent Alatus' site plan to the Plan-

ning Commission for approval. The Planning Commission rejected the site plan on an 8-7 vote, citing inconsistency with neighborhood plans and the city's comprehensive plan.

Alatus appealed that decision to the City Council, which voted 4-3 to deny the appeal. Mayor Carter then vetoed the City Council's denial and the council was

unable to override the veto. In supporting the project, Carter cited the need for new housing at all income levels. He offered to help Alatus find some subsidy for more affordable apartments.

Alatus worked for several months with Wilder Foundation, the Frogtown Neighborhood Association and the Neighborhood Justice Center on affordability at Lexington Station. Under the current plan, half of the 304 units would have been affordable to households earning 60 percent of the Twin Cities area median income (AMI), or \$62,940 per year for a family of four. Twenty of the units would have been affordable to households earning 50 percent of AMI, or \$52,450 per year for a family of four.

Alatus has been seeking federal Section 8 vouchers for as many as 26 of the affordable units. The intent is to rent those units at rates that are affordable to households earning 30 percent AMI, or \$31,450 for a family of four.

"For developers, there are only a few tools that allow us to add affordable units," Lux said. "We need affordable housing. None of the regional developers will deny that we have an affordable housing crisis."

Edina Realty
edinarealty.com

Grand Avenue Office
700 Grand Ave • 651-224-4321

Highland Park Office
723 S Cleveland • 651-698-2434

MARKET LEADER 21 CONSECUTIVE YEARS!

Edina Realty would like to thank the clients and agents of the Grand Ave and Highland Park offices for a successful 2021. We wish everyone a happy holiday season.



News Briefs

Restraining order sought in legal fight over Freedom House

The legal battle over the operation of the Freedom House day shelter at 296 W. Seventh St. continues, with a temporary restraining order to be considered in Ramsey County District Court on December 28. Citing concerns about a sudden shutdown of the facility, the West Seventh/Fort Road Federation voted on December 13 to send a letter asking that the temporary restraining order be denied.

The letter was requested by the operators of Freedom House and Listening House, two drop-in day shelters for people who are homeless. Mary Margaret Reagan, operations director for the facilities, said support is needed to keep Freedom House open until a lawsuit filed by seven businesses and property owners near Freedom House is resolved.

"If the temporary restraining order is approved and Freedom House closes abruptly, people won't have a place to go," said Ford Road Federation board member Casey Carmody. Other board members agreed, saying the court process should play out, which could take several months.

The lawsuit was filed this fall claiming that Freedom House has resulted in open air drug use, public urination and defecation, vandalism and other antisocial behavior. The suit seeks declaratory and injunctive relief, and \$50,000 in damages. The intent is to stop Freedom House from providing services until its operators go through a conditional use permit process with the city's Planning Commission.

Freedom House provides about 175 people a day with meals, hot showers and a place to relax.

School district raises its tax levy for 2022 by 3.15 percent

The Saint Paul School Board on December 14 adopted a levy of \$202.8 million for 2022. That is up from \$196.6 million in 2021—a \$6.2 million or 3.15 percent increase. There was little comment from taxpayers on the increase. Nobody attended the board's required truth-in-taxation hearing on December 7.

The school district is limited to how much it can levy according to calculations provided by the Minnesota Department of

County set to open food scraps drop-off site at Highland Arena

Ramsey County will soon make the collection of food scraps available in the parking lot of the Charles M. Schulz-Highland Arena, 800 S. Snelling Ave.

Look for free compostable bags inside the enclosure. Free starter kits can also be picked up, while supplies last, at all Saint Paul public libraries (except the Arlington Hills and West Seventh branches), and at all county libraries and yard waste sites. The kits include a small kitchen caddy, compostable bags, tips for success and a loyalty punch card. Those who complete five trips to the site can redeem their filled punch card at any county compost site for a free T-shirt.

Food waste includes bones, coffee grounds and filters, dairy products, eggshells, fish, fruits, grains, grease, herbs, hot and cold cereals, meats, moldy or expired food, nutshells, pastries and pies, popcorn kernels, soup, sauces and vegetables.

The sites also will collect compostable cups, plates and utensils that have the "Compostable" logo from the Biodegradable Products Institute or Compost Manufacturing Alliance. Nonrecyclable



A food scraps collection site, like this one in Saint Anthony, will open soon in Highland.

paper also may be brought to the site, such as paper towels, tissues, pizza boxes, napkins, food-stained paper bags and paper egg cartons.

The sites are open to Ramsey County residents only, not businesses or institutions. Food scraps brought to the collection site will become finished compost at an industrial compost facility to be used in gardens, landscaping and construction projects.

When the site officially opens, there will be signage on the enclosure and information posted at RamseyRecycles.com/FoodScraps.

River access to make its way thru Waterford Bay at Island Station

Public access to the Mississippi River will be provided through part of Waterford Bay, 280 Randolph Ave., with the acceptance of deeds and authorization of an easement on December 15 by the Saint Paul City Council.

Waterford Bay is a 242-unit apartment building on the site of the former 1920s-era Island Station power plant that was torn down in 2014. Various developers looked at converting the power plant for housing over the past two decades before it was demolished. The plat for the current development won City Council approval in 2020 on the condition that parkland be dedicated at the site.

The developers offered to construct a parking lot on land it is acquiring adjacent to the site. An easement is needed to provide access to the future lot.

Three outlots on the property are being

dedicated as parkland. The developers are also working with Xcel Energy on a property purchase for the parking lot. Those properties will provide parkland along the river, including access for canoes and kayaks, and connections to the nearby Samuel Morgan Trail.

City Council delays decision on Billy's request for 2 a.m. closing

A decision on business licenses for the new owners of Billy's on Grand, 857 Grand Ave., has been delayed. The Saint Paul City Council was poised to act on December 15 regarding a request to continue a 2 a.m. closing time, as well as other liquor, gambling and entertainment licenses for the business' owners, DWD Group LLC. However, the council sent the request back to a legislative hearing officer at the request of Ward 2 council member Rebecca Noecker.

The new owners of Billy's are operating under licenses held by the previous owner. The city's Department of Safety and Inspections and City Attorney's Office informed Noecker that a potential adverse action is pending against Billy's, and recommended that the matter go back for a second legislative hearing on that issue. The city considers an adverse action when there is a violation of license conditions.

This fall, a legislative hearing officer recommended approval of the licenses with conditions. That action has been pending before the City Council since November.

Billy's has had a 2 a.m. closing time for almost two decades. Neighbors contend it has led to property damage and late-night disruptions from loud patrons, revving car engines and drag racing. The new owners have disputed those claims and said they are working to operate a good business.

In October, deputy legislative hearing officer Nhia Vang indicated that nothing in the applicants' background and management of the business thus far warrants denial of the licenses.

The Summit Hill Association recommended approval of the licenses, but asked for consideration of a 1 a.m. closing time. Ten neighbors have filed objections to the business licenses, most of them focused on the 2 a.m. closing.

News Briefs were compiled by Jane McClure and John Wadell.

Happy Holidays from Good Company!



May your hearts be filled with laughter
Your soul filled with joy,
And your HOME filled with love
In this beautiful holiday season!

GoodCompanyRealtyGroup.com
651.329.1264

Sue Johnson
Michelle Skillingstad
Jodi Houge
Susie Boon



COLDWELL
BANKER

CAAM Chinese Dance Theater Presents

Songs of Home

舞跃华章

The O'Shaughnessy
2004 Randolph Ave,
St Paul, MN 55105
\$25 at the door, \$20 in advance,
\$20 streaming

2022 Production
Saturday, Jan. 29, 7:00pm
Sunday, Jan. 30, 2:00pm

Tickets available online at <https://oshagtheatre.org/events>
(Scan the QR code from a mobile device)
or by calling 651-690-6700

This activity is made possible by the voters of Minnesota Operating Support Grant, other grants from MN State Arts Board and Metropolitan Regional Arts Council, thanks to legislative appropriation from the arts and cultural heritage fund, Minnesota State Legislature and National Endowment for the Arts as well as funding from St. Paul Cultural STAR Program and St. Paul and Minnesota Foundation.



Relax.

We'll Keep You Cozy and Comfortable All Winter Long

\$750 OFF

Any Heating or Cooling System Installation

Includes Mini Splits. Cannot be applied to trip charge. Cannot be combined with any other coupons, offers or discounts. Terms and conditions apply.

\$50 OFF

Any Plumbing Service or Drain Call

Cannot be applied to trip charge. Cannot be combined with any other coupons, offers or discounts. Terms and conditions apply.

DRAIN CLEANING

\$93 Unclogged or its FREE

Cannot be applied to trip charge. Cannot be combined with any other coupons, offers or discounts. Terms and conditions apply.

You can rely on McQuillan to care for your home.

Call Today! We Have Trucks In Your Neighborhood.

McQBros.com



Heating • Air • Plumbing • Drains • Electrical

Serving St. Paul and Minneapolis
651-401-7167

VIEWPOINT

INBOX

Revising rent control

Saint Paul Mayor Melvin Carter and a few members of the City Council were all for the rent control ballot initiative. The people opposed to the initiative predicted this would make Saint Paul unfriendly to new developments, but Carter still pushed for it. Well, the citizens have spoken and have voted the way the mayor wanted. And just as predicted, housing builders put their projects on hold. Now Mayor Carter wants to make exceptions for a targeted group of developers and let the rest of the landlords get stuck with rent control.

Mayor Carter, the people have spoken. Live with it. As George Orwell wrote in *Animal Farm*, "Some animals are more equal than others."

Gary Fischbach
Mendota Heights

Virtue of ranked-choice voting

Control of the Minnesota Senate in 2020 came down to two races in highly competitive districts where the winner took less than 50 percent of the vote. In Districts 14 and 27, a third-party candidate won a share of the vote that exceeded the margin of victory. This should not happen in a democracy. Ranked-choice voting would have eliminated this spoiler effect and ensured that the wishes of the majority prevailed.

Ranked-choice voting forces candidates to focus on the issues and to reach out to voters beyond their base. The need for candidates to win second and subsequent preferences discourages extremism on all sides of the political spectrum. I am not so naïve as to think this reform will solve all our problems, but it gives us the tools to set that process in motion.

The premise—if I cannot have person A, then I would prefer person B to person C—is a simple one. We already use ranked-choice voting at the local level in Saint Paul, so we know that it works. I ask you to contact your state representative and senator and ask that they make statewide adoption of ranked-choice voting a priority next legislative session.

Finn Sullivan
Macalester-Groveland

Hasty decision in Mendota Hts.

The former mayor of Mendota Heights, Neil Garlock, agrees with the City Council's approval of Reserve Phase II, a 58-unit apartment building at Mendota Plaza in Mendota Heights (*My Villager* Inbox, November 24). He also expresses support for Reserve Phase III, an 89-unit apartment building proposed for the plaza. He compares these projects with the recently completed Linden apartments and Copperfield restaurant just across Highway 62 in the Village at Mendota Heights.

Garlock wonders why residents have such great concern about the additional traffic from Reserve Phases II and III when little concern was expressed about the additional traffic from the 48-unit Linden project and Copperfield restaurant in the Village at Mendota Heights.

The differences are both obvious and significant. There is already concern about traffic backed up on Dodd Road from the semaphore at Highway 62 to the Mendota Heights Fire Station. According to a city planning staff report, Fire Department personnel advised that the amount of traffic coming out of South Plaza Drive is making it difficult to get out of the fire station. The Reserve apartments will only make that congestion worse by adding 800 to 1,000 vehicle trips per day, particularly because the only exits from the plaza are North and South Plaza Drives to Dodd Road. They are also the primary entrances to Mendota Plaza.

There is another reason there were no complaints about the Linden and Copperfield. The developer for those projects reached out before submitting proposals to the city and met with residents and business people over several months to discuss how the site should be developed. It was only after those discussions that a proposal satisfactory to both was presented to the City Council. In fact, two other proposals were previously rejected for the Linden site, one with 150 apartments and the other with 70 apartments.

At Home Apartments made no effort to reach out to residents before it submitted its Reserve proposals to



the city. Not a single resident or business person outside of Mendota Plaza was consulted or asked to provide comment on the Reserve projects before the required public hearings. What is deeply concerning is that this precipitous decision by the City Council to approve the 58-unit building ignored the in-depth analysis conducted over two months by the Mendota Heights Planning Commission which, by a significant majority, recommended denial of both Reserve projects. The City Council, after only a single meeting's discussion and in the face of significant public opposition and opposition from council members Duggan and Miller, voted 3-2 to approve the Reserve's 58-unit building and table the 89-unit building.

It should escape no one that public open space was set aside in the Village at Mendota Heights, while Mendota Plaza has not a single blade of grass available as public open space, nor is any public open space proposed. The objective, after all, of planned unit developments like the Village and Mendota Plaza is to cluster development in order to preserve usable open space.

Bernard P. Friel
Mendota Heights

Editor's note: The writer served for 12 years on the Mendota Heights Planning Commission.

A necessary limit on freedom

Claire Hayes in her "Stop the vaccine mandates" letter (*My Villager* Inbox, November 24) prioritizes personal "freedom" over the proven life and health-saving impact that COVID-19 vaccines have. What she conveniently ignores are the everyday roles that other government mandates play in enabling her and everyone else to live the "American way of life": MMR vaccinations for schoolchildren so that these diseases don't injure or kill our youngest citizens, seat belt laws that save close to 15,000 American lives per year, breathable air and drinkable water from clean air and water acts, safely designed and built roads and buildings from local and state building codes, and many, many others.

If COVID-19 wasn't contagious, Ms. Hayes wouldn't be burdened by vaccine mandates because her decisions wouldn't impact the health and safety of others. Her expectation that COVID-19 vaccines need to be perfect in stopping infection or spread for mandates to be in place is not how disease, the human body and medical treatments work. No medical intervention is perfect, but COVID-19 vaccines and other preventative measures have been shown to significantly reduce spread, deaths and hospitalizations.

Ms. Hayes' American way of life actually depends on all of us recognizing the duties we have as citizens to look out for each other and do our part so we can enjoy

the benefits of our collective society individually and together. Ms. Hayes has not lost her freedom to choose vaccination, but if she wants to participate in many types of work, in-person education and other activities that connect closely with the broader community, she should not have the freedom to be a significant vector of infection for others.

James Willenbring
Macalester-Groveland

Cleaning up crime of litter

People who have been walking more throughout the pandemic have most likely noticed the litter. The increase in pollution that has occurred in our city during the pandemic is overwhelming. Yet, the city only considers it a misdemeanor for leaving an almost forever mark on our earth. A misdemeanor for stealing the future of your children in front of their very eyes. The city needs to start doing more. Not just encouraging cleanups, but hosting them. This issue cannot be allowed to continue, or our city will soon be spending all of its money cleaning up the litter it neglected.

Imogin Forsys, Sixth Grade
Capitol Hill Magnet School

Editor's note: The writer is a member of the Climate Cougars at Capitol Hill Magnet School.

Freedom and fighting disease

Humans have had the brain power to prevent some of the disasters of the past. Perhaps our brain power is a gift from God. A lot of brains worked to come up with vaccines against COVID, and fast. Other brains now mandate that we use it. If we do so, we greatly reduce the chance of suffering and maybe death for ourselves, our loved ones and the loved ones of others. If we don't take the gift, because we want to feel free and think we know better, the virus can go wherever it wants. It, too, is free.

Jane Thomson
Summit-University

MyVillager welcomes letters to the editor and longer guest editorials. All commentary must be signed, indicate the neighborhood in which the writer lives and include a phone number for verification purposes. The views expressed are not the views of MyVillager. Please, send your commentary to MyVillager, 241 S. Cleveland Ave., Suite V, Saint Paul, MN 55105-1280, email it to letters@myvillager.com or submit it via our website at myvillager.com/editorial.

Council adopts five-year plan for streetwork

By JANE McCLURE

Stretches of Edgumbe Road, Minnesota Street and Summit, Grand and Pleasant avenues are slated for improvements in the city of Saint Paul's Five-Year Streets Plan for 2022-26. So are alleys in parts of Summit Hill and traffic control devices at intersections around the Highland Bridge development project in Highland Park.

The Five-Year Streets Plan, which was reviewed on November 10 by the City Council, has been adopted as part of the 2022 city budget.

Among the projects scheduled for 2022 are the reconstruction of Edgumbe Road between Fairview and Saint Paul avenues (\$6.65 million) and improvements to some of the alleys in Summit Hill (\$600,000). The city will also participate in the reconstruction of Lexington Parkway between Adrian Street and Shepard Road with \$2.5 million in Municipal-State Aid (MSA).

The reconstruction of Prior Avenue between Saint Anthony and University avenues is also slated for next year with \$4.5 million in MSA. Other 2022 projects include Wabasha Street between Kellogg Boulevard and Sixth Street (\$3.49 million) and a redesign of the intersection of Robert Street and Kellogg Boulevard (\$200,000).

Saint Paul Public Works engineer Paul Kurtz cautioned that while the five-year plan is firm for the upcoming budget year, street projects can shift and change.

Federal dollars will be used in 2022 for work on the Randolph Avenue bridge near Xcel Energy's power plant (\$1.92 million), and for the eastbound Kellogg Boulevard Bridge near RiverCentre (\$7 million).

Another big MSA project is the reconstruction of Grand Avenue between Snelling and Fairview avenues (\$800,000 for design work in 2023, \$6.69 million for construction in 2024 and \$300,000 for new traffic signals at Grand-Fairview in 2024).

Summit Avenue between Victoria Street and Lexington Parkway is slated for reconstruction in 2023 (\$6.64 million). So is Minnesota Street between Kellogg Boulevard and Sixth Street (\$8.86 million). Work on Minnesota Street will continue in 2024 between Sixth and 11th streets (\$12.5 million).

One of the largest projects in Highland Park will be traffic control improvements around Highland Bridge

in 2024-25 (\$600,000 in capital improvement bonds in 2024 and another \$2.07 million in 2025).

Pleasant Avenue between Victoria Street and Saint Clair Avenue is slated for improvement in 2025 (\$4.28 million).

The Capital City Bikeway is in line for more than \$10 million in federal funds and more than \$6 million in MSA funds for the design and building of various segments in 2022-26.

Saint Paul Public Works engineer Paul Kurtz cautioned that while the five-year plan is firm for the upcoming budget year, street projects can shift and change in subsequent years. "We know that we have streets that are in pretty rough shape," he said. "We have streets come out of winter in different shape."

Mill and overlay projects scheduled for 2022 include Mississippi River Boulevard between Randolph Avenue and Highway 5, and Summit Avenue between Snelling and Lexington Parkway. Concordia Avenue between Snelling and Marion Street, and Saint Anthony Avenue between Snelling and Marion are slated for 2023.

Potential 2024-26 mill and overlay projects include Cliff Street between Smith and Saint Clair avenues, Saint Clair between Cliff and Victoria Street, Vandalia Street and the streets around the state Capitol.

KNOW YOUR
MyVillager
NEIGHBORHOOD

Volume 69, Number 22

Maurice F. Mischke, 1920-1991

241 Cleveland Ave. S., Suite V, Saint Paul, MN 55105-1208
MyVillager.com • 651-699-1462



MyVillager is published every two weeks by Villager Communications Inc. We have a press run of about 42,800 and serve the Highland Park, Macalester-Groveland, Merriam Park, Snelling-Hamline, Lexington-Hamline, Summit-University, Summit Hill and West End neighborhoods of Saint Paul, along with Lilydale, Mendota and Mendota Heights. Annual subscriptions may be purchased for \$59.88 by visiting MyVillager.com or sending a check to MyVillager, 241 Cleveland Ave. S., Suite V, Saint Paul, MN 55105-1208.

Editors

Dale Mischke, John Wadell
news@myvillager.com

Display Advertising

Gary Ball
gball@myvillager.com

Classified Advertising and Legal Notices

Jennifer Gordon
wantads@myvillager.com

Publisher

John Rauch

Owner

Michael Mischke
mmischke@myvillager.com

Administration

Jennifer Gordon
jgordon@myvillager.com

Graphic Designers

Craig Schuster
Jennifer Gordon

Circulation

Craig Schuster
membercare@myvillager.com

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



©2021 Villager Communications, Inc. All rights reserved.



Cost of homeownership in city is increasing

City taxes and fees for '22 come with added cost of \$162 on average

By JANE McCLURE

Saint Paul's typical homeowner will see an increase of \$162 in city taxes and fees in 2022 compared to 2021, driven in part by a 6.17 percent increase in the city's property tax levy.

The owner of a median-value, \$228,700 home in Saint Paul will see the city's portion of his or her prop-

erty tax bill rise from \$894 in 2021 to \$1,019 in 2022—an increase of \$126. The levy increases adopted this month by Ramsey County and the Saint Paul Public Schools will further add to that property tax bill. What a homeowner actually pays in property taxes also depends on the assessed value of the home, the sale price of comparable homes in the neighborhood and whether or not the home has had any major physical improvements.

For the typical homeowner, the city fee for street maintenance will increase \$2, from \$101 in 2021 to \$103 in 2022.

Sanitary sewer charges for the typical home will increase from \$314 to \$323. The base fee will remain the same in 2022, but volume-based fees will increase 3.5 percent or \$9. The storm sewer charge will also increase 3.5 percent, from \$105 to \$109.

Water charges for the typical home will increase from \$313 in 2021 to \$333 in 2022.

The recycling fee will remain at \$60.24.

The basic fee for residential waste collection will increase \$1, from \$27 to \$28. That fee is separate from charges for the size of trash cart and the frequency of service.

DON'T WAIT UNTIL YOUR FURNACE BREAKS DOWN!

Furnace Tune-Up with
Carbon Monoxide Test

\$39 OFF

Must be presented at time of service.
Not valid with any other coupons,
specials or offers. Expires 1/31/2022.

FREE
Second Opinion!
on any Furnace Repair
including cracked heat
exchangers!

With a written quote from
another company. Must be presented
at time of service.

Don't repair your
old furnace, replace it
with a new
99% efficient LENNOX.
Make NO PAYMENTS & pay
NO INTEREST for 1 YEAR!

LENNOX
Air is Life. Make it Perfect.

Terms and conditions apply. Subject to
credit approval. Contact dealer for details.



"Over 90 Years of Service You Can Trust"

SNELLING
HEATING • COOLING • ELECTRICAL



Schedule Service Today at www.snellingcompany.com

EMERGENCY SERVICE 24/7 651-646-7381

YOUR COMFORT IS OUR BUSINESS!

Trip down memory lane

Study of historic sites is underway along proposed Riverview Corridor

By JANE MCCLURE

The proposed 12-mile Riverview Corridor modern streetcar route would run past several designated historic properties and properties potentially eligible for historic designation as well as through several historic districts. How those properties could be affected by the construction of the transit project is the focus of a study currently underway.

More than two dozen people attended a virtual meeting on December 8 to hear about the study and weigh in on the properties along the route, which would run along West Seventh Street to connect downtown Saint Paul with Minneapolis-Saint Paul International Airport and the Mall of America.

Public participation is considered crucial to the study, which is expected to continue through 2023. “We don’t know the area in the same way that people who live here do,” said Kristen Zschomler of the Mead & Hunt consulting firm.

Transit project planners are now wrapping up the first year of a three-year engineering and predevelopment study. That includes what is called a Section 106 study, said Ramsey County senior transportation planner Jennifer Jordan.

A Section 106 review process is mandated by the National Historic Preservation Act of 1966. That section requires federal agencies to identify and assess the effects that any actions may have on historic buildings, landscapes and sites.

The study’s results will become part of applications for financial assistance from the Federal Transit Administration. A similar study was conducted about a decade ago along University Avenue and in downtown Saint Paul before the light-rail Green Line was built.

Public participation is considered crucial to the study. “We don’t know the area in the same way that people who live here do,” said Kristen Zschomler of the Mead & Hunt consulting firm.

Historic districts along the Riverview route include the Jacob Schmidt Brewing Company, Irvine Park, Lowertown and a West End scattered-site district of limestone buildings. More than two dozen places along the route already have local, state or national historic designation.

The county is working with consulting firms to conduct the study and will draw on previous research, including a state transportation study of historic properties along West Seventh that was conducted several years ago. While that study covers West Seventh, which is a state highway, it did not include the Fort Snelling area or downtown Saint Paul.

Participation in the study is being sought from a broad sector of the public, said Christina Slattery of Mead & Hunt. That includes property owners, Native American tribes, the State Historic Preservation Office, Saint Paul Heritage Preservation Commission, local historians, and neighborhood associations.

The study will have four steps, with the identification of historic properties already underway. That will be followed by assessing and then resolving any negative impacts of the planned project on those properties.



The CSPS Hall on Michigan Street (above) and the Manhattan Building in Lowertown (at right) are examples of the historic buildings being studied along the route of the Riverview Corridor modern streetcar line.

During the study, one area of focus will be the location of Riverview Corridor station locations. A separate station area planning process study is also underway and includes a survey of planned stations at Saint Clair, Randolph and Otto avenues. That survey can be accessed at survey.monkey.com/r/F5PTYFR. In 2022, feedback will be sought on other planned station areas.

While people may think of historic districts and buildings as having local, state or national designations, other places can be studied as well. These include places associated with a national event or a significant person. The design and construction of a building can also make it worthy of study, while extensive alterations may adversely affect a building’s historic status.

Historians also look at archeological sites and their importance to history. That could include sites near Historic Fort Snelling and Bdote at the confluence of the Minnesota and Mississippi rivers.

Historic buildings along the route that will be studied include the CSPS Hall, 383 W. Michigan St., which was built in 1887 and is the longest serving Czech-Slovak



hall in continuous use in the United States.

Another example is the Manhattan Building on Robert Street in Lowertown, an 1890 Renaissance Revival bank and office building that was designed by Clarence H. Johnston Sr. while he was serving as state architect between 1891–1931.

The consultants explained that not all of the historic sites considered may be considered old or historic by everyone. State officials are looking at a historic designation request for Landmark Towers near Rice Park, a 25-story mixed-use building that was erected in the early 1980s.

For more information about the Section 106 study, station area planning, and maps of the streetcar route and the historically significant places along its path, visit riverviewcorridor.com.

Commission supports rezoning for veterans housing on West End

By JANE MCCLURE

The Saint Paul Planning Commission recommended rezoning a vacant lot at 83 Douglas St. from single-family to townhouse residential on December 17 to accommodate plans for a cluster-style housing development for veterans. City Council action is expected in early 2022.

The rezoning would allow for four single-family, prefabricated homes to be built. West End residents Charles Stephens and Laurel Gamm own the property and are working with New Brighton-based YardHomes and the nonprofit Minnesota Assistance Council for Veterans (MACV) on the project. The one-bedroom homes would have permanent foundations and one parking space each. Detailed site plans, including building dimensions, were still being finalized.

Veterans occupying the homes would be at risk of homelessness. They would not receive on-site services, so the units would not be considered supportive housing. Jon Lovald, chief operating officer for MACV, said anyone housed in the four dwellings will go through a support and vetting process. The housing would be considered permanent and not transitional. Residents

“The 2008 housing crisis created countless foreclosures that threaten the area’s viability,” said neighbor Brittney Schuller.

also would have to abide by conditions tied to their leases.

Stephens and Gamm would own the property and YardHomes would initially own the dwellings. MACV would pay the property owners and YardHomes to house the veterans, with ownership of the buildings transferring to Stephens and Gamm after 10-15 years.

The zoning change was supported by the Planning Commission’s Zoning Committee on December 9 and by the West Seventh/Fort Road Federation on December 13. The site has been vacant since 1998.

If the City Council approves the rezoning, it would reverse a change made in 2011 when the property and 756 others in the neighborhood were downzoned. The rezonings took place in an area bounded by I-35E, Grand Avenue, Smith Avenue, Shepard Road and Grace Street.

The downzoning was sought to address concerns about poorly done conversions, irresponsible landlords and overcrowding on some properties, and to preserve family-sized housing, rather than have dwellings divided into smaller units. Small lots, narrow streets and lack of alleys on many blocks also factored into the changes.

Eight neighbors, many of whom recently met with Stephens and Gamm, sent letters opposing the rezoning. One issue is that it would reverse efforts to attract more single-family homeowners to the area. The development also comes as the neighborhood struggles with gentrification issues and increased demand for parking.

“The 2008 housing crisis created countless foreclosures that threaten the area’s viability,” said neighbor Brittney Schuller. “The Little Bohemia Neighborhood Association worked tirelessly with the Fort Road Federation and the city of Saint Paul through the Invest Saint Paul program to change the area’s housing stock back into owner-occupied homes. A new zoning designation for 83 Douglas would be a step backward in all the strides this area has made in the last 10 years.”

Douglas Street neighbors Joe O’Brien and Jessica Minczeski said that when they

bought their home in 2013, “this part of Little Bohemia was plagued with homes in foreclosure and all of the elements that go along with that—squatters, violence, theft, property damage, etc. Since then, there has been a valiant and largely successful movement to rehab these homes and move this part of the neighborhood toward single-family or owner-occupied multifamily dwellings.”

Douglas Street resident Sharon Lynch was among those asking why a single-family home cannot be built on the property. Other neighbors said MACV has built other single-family dwellings to house veterans and that should be considered. Neighbors said Stephens and Gamm also have not told them what their future plans are once they own the four homes.

Planning Commission members supported the rezoning, noting it would put a longtime vacant property back into use. Commissioner Simon Taghioff called it an “ideal project.”

Stephens said he and Gamm had spent time looking for ways to develop affordable housing on the lot before finding out about MACV and its work with YardHomes. “We’re looking forward to make this something good,” Stephens said.

Hearing set on zoning changes to increase density of neighborhoods

Proposal would ‘reverse the historic exclusivity’ of single-family zones

By Jane McClure

Saint Paul residents have one more chance to comment on a package of zoning changes that will open the door to more housing in residential neighborhoods on properties that are zoned for one to four dwellings. The City Council will hold a public hearing on the zoning changes on January 12.

The zoning amendments would make it easier to build smaller houses and cluster-style houses and new houses on smaller lots. The minimum distance between principal structures would be reduced along with the minimum widths of buildings.

The guidelines for converting a single-family home to a duplex or triplex would also be revised. Yet another change would increase from four to six the maximum number of students who could live in a registered student rental home.

Only one person, architect and Ramsey Hill resident Peter Carlsen, has raised concerns about the changes. “Increasing the number of housing units may be a worthy goal, but that density comes with a cost,” Carlsen said. “The zoning code is an agreement between property owners. It protects us from our neighbors and keeps us from creating a hardship for each other. We need to be careful how we change it.”

Support for the changes has come from the Macalester-Groveland Community Council and the group Sustain Saint Paul. The Summit Hill Association has expressed support for most of the changes but has asked for amendments to make the ordinance language clearer.

What could prove to be the most controversial aspect to the zoning changes is a last-minute amendment recommended

by the Saint Paul Planning Commission to allow accessory dwelling units (ADUs) on properties that are not owner-occupied. The owner-occupancy requirement has been in place for ADUs citywide since 2018 and since 2016 when ADUs were first allowed along the light-rail Green Line. Proponents see the change as promoting more housing. Opponents contend it could be exploited by absentee landlords and lead to blighted, overcrowded neighborhoods.

City staff had suggested that the removal of the owner-occupancy requirement be considered at a later date when a second and possibly more controversial set of zoning changes will be considered. However, at a public hearing in October, 20 of the 21 letters received called for the owner-occupancy requirement to be eliminated.

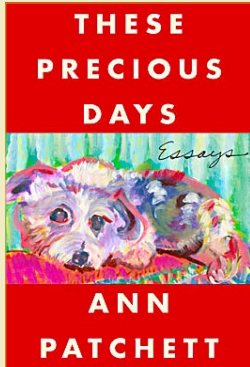
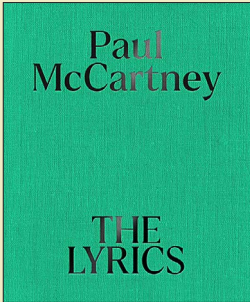
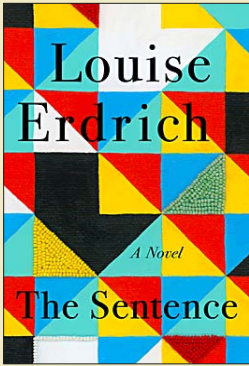
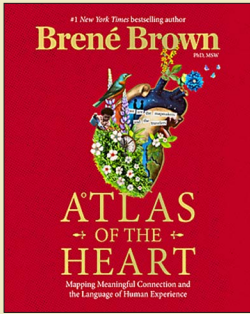
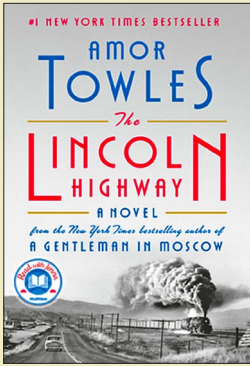
Terri Thao, a former planning commissioner from the East Side, called the owner-occupancy requirement “horribly discriminatory. I understand the original intent was to prevent bad actors from taking advantage of potential renters or providing substandard housing. However, we already have several thousand non-owner occupied units in Saint Paul, the majority of which are properly managed. It is only the bad ones that receive the attention. We should not be making public policy for these few.”

“My concern is, if we remove the language around owner-occupancy, we run the risk of having slumlords,” said planning commissioner Stephen Moore. Moore lives in Dayton’s Bluff where there are many older homes on smaller lots. He raised concerns about too much density and parking congestion in his neighborhood.

A city staff report maintained that the owner-occupancy requirement “is seen as a major barrier to ADU construction in Saint Paul. Its removal has been promoted nationally as an opportunity to gently increase neighborhood-scale housing in—as well as reverse the historic exclusivity of—single-family-only neighborhoods.”

What could prove to be the most controversial aspect is a last-minute amendment to allow accessory dwelling units on properties that are not owner-occupied.

We Recommend Books.



next chapter
BOOKSELLERS

38 Snelling Ave S, St Paul MN

651/225-8989 | www.nextchapterbooksellers.com



nextchapterbooksellers



NextChapterBooksellers



NextChapterMN

Use your Vision Benefits or
Flex Spending by 12/31/21

PEARLE
EST. 1961
VISION
THIS IS GENUINE EYE CARE™



VISIT PEARLEVISIONHIGHLAND.COM
TO SCHEDULE YOUR EYE EXAM®

Dr. Troy E. Randgaard • Dr. Aaron J. Peterson • Dr. MaiChee Moua
Highland Shopping Center 2024 Ford Parkway • 651-698-2020
Mon-Thru 9-8 • Fri 9-6 • Sat 9-5

EXCEPTIONAL FAMILY EYE CARE

Choose from over 1000 frames • Highest quality lens materials
Contact lens specialists • Most insurance plans accepted • Eye exams 6 days a week
Accept most major health and vision plans including EYEMed & VSP

LOCALLY OWNED, COMMUNITY INVOLVED, CLEARLY DIFFERENT

Come, join
OUR TEAM

Small business,
Big career move

Apply Now:
castlebri.com/workcastle/



Castle
Building & Remodeling
The best value in professional remodeling

WWW.CASTLEBRI.COM

MN BC005657

Crime Report

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

Highland Park

Theft—A male suspect reportedly stole about \$640 worth of glasses from Pearle Vision, 2024 Ford Pkwy., between 7:12-8:42 p.m. Wednesday, December 8. The suspect was located at Jimmy John's and the stolen merchandise was recovered.

—Thefts of more than \$1,000 were reported from vehicles at Crosby Farm Park on December 9 and 11.

Assault—A female was assaulted by suspects at Famous Dave's BBQ, 1930 W. Seventh St., at 2:48 p.m. Saturday, December 4.

—A felony assault with a gun was reported at the BP Station, 2005 Ford Pkwy., at 1:44 p.m. Friday, December 10.

—A male suspect punched a passenger during a road rage incident on Saint Paul Avenue and Edgumbe Road on Tuesday, December 14.

Miscellaneous—An abandoned ATM was discovered in Crosby Farm Park at 10 a.m. Friday, December 3.

—Felony damage to property was reported at the Talmud Torah of Saint Paul, 768 S. Hamline Ave., between 8 a.m.-8 p.m. Monday, December 6.

Lexington-Hamline

Robbery—A man was injured while fighting off a suspect who tried to steal his vehicle on University Avenue and Lexington Parkway at 12:57 a.m. Sunday, December 12. The suspect fled and the victim drove to the hospital with a substantial laceration sustained during the struggle.

Burglary—A 32-year-old man was arrested for felony burglary of an apartment at Skyline Tower, 1247 Saint Anthony Ave., at 11:24 p.m. Thursday, December 2. He also was cited for a felony violation involving registration as a sex offender.

Assault—An assault with a dangerous weapon was reported on the 1100 block of University Avenue at 10:08 a.m. Monday, December 6.

Weapons—Police responded to a call from Central High School after school staff recovered a BB gun and knife from a student at 12:30 p.m. Friday, December 3. Police said there were no known threats of violence from the student.

Macalester-Groveland

Burglary—Home break-ins were reported on the 300 block of South Saratoga Street and on the 1400 block of Stanford Avenue on Thursday, December 9.

Theft—A woman reported being pick-pocketed on the 400 block of South Snelling Avenue the evening of December 4-5.

—A male suspect stole a package from the front steps and drove off in a red vehicle full of boxes on the 2100 block of Palace Avenue at 2:41 p.m. Monday, December 6.

—A suspect stole a wheel and then struck the victim's vehicle as the suspect fled the scene at 12:45 p.m. Tuesday, December 7, on the 1700 block of Summit Avenue.

—A 46-year-old woman was arrested after officers responded to a call of a theft at Walgreens, 1585 Randolph Ave., at 1:06 a.m. Monday, December 13. Police located the suspect's vehicle and found multiple stolen items in the suspect's bag.

Assault—A felony assault was reported at Kowalski's Market, 1261 Grand Ave., at 10:20 a.m. Monday, December 6.

—A 28-year-old man was arrested for felony assault after he threw a woman out of a vehicle, kicked her several times and punched her in the face on the 1800 block of Saint Clair Avenue at 4:21 p.m. Monday, December 6.

Weapons—An employee found three spent shell casings outside Kowalski's Market, 1261 Grand Ave., at 5:09 p.m. Sunday, December 5.

Miscellaneous—Felony damage to property was reported on Hamline and Grand avenues at 7:35 p.m. Wednesday, December 1.

Mendota Heights

Theft—Several items were reported stolen from vehicles on the 1100 block of Medallion Drive on November 23, the 1300 block of Acacia Boulevard on November 27, the 1600 block of Lilydale Road on December 3, and the 1300 block of Northland Drive on December 7.

Miscellaneous—A female suspect was arrested for disorderly conduct after causing a disturbance that backed up traffic on the 2200 block of South Lexington Avenue at 6:04 p.m. Sunday, November 28.

—During compliance checks, employees at two stores reportedly sold alcohol to a minor on the 700 and 1300 blocks of North

Plaza Drive between 4:16-4:39 p.m. Saturday, December 4.

—An adult driver was arrested for damage to property and DWI after police investigated a vehicle on fire at Marie Avenue and Trail Road at 2:35 p.m. Wednesday, December 8.

—Police stopped a motorist for traffic violations and discovered a juvenile driving alone with only an instructional permit. The vehicle was impounded, and the driver was cited for the permit violation and released to a parent.

Merriam Park

Burglary—Burglaries were reported on the 2000 block of Dayton Avenue on December 4-5, and the 400 block of Dewey Street on December 7.

—Missouri Mouse, 1750 Selby Ave., was burglarized around 11:12 p.m. Sunday, December 5.

—A cash box was reported stolen at Wendy's, 1770 University Ave., between 8:02-8:30 a.m. Monday, December 13.

Theft—Two suspects stole a man's wallet at the Quality Inn, 1964 University Ave., at 6:45 p.m. Sunday, December 5.

Miscellaneous—Felony damage to property was reported at Bethlehem Lutheran Church, 436 N. Roy St., at 9 p.m. Saturday, December 4.

—Someone reportedly threw a sidewalk scraper through an apartment window on the 400 block of North Fairview Avenue at 8:36 p.m. Tuesday, December 14.

Summit Hill

Burglary—A home was burglarized on the 800 block of Lincoln Avenue on December 4-6.

—The former Pier One building at 733 Grand Ave. was broken into and several tools were reported stolen at 6:25 a.m. Monday, December 6.

Theft—More than \$1,000 in merchandise was reported stolen at Fjallraven, 797 Grand Ave., between 5:50-6:22 p.m. Tuesday, December 7.

Assault—A road rage incident ended with a suspect following a victim into a parking lot and physically assaulting him on the 1000 block of Grand Avenue at 9:30 a.m. Saturday, December 4.

Miscellaneous—Felony damage to property was reported at the Linwood

Community Center, 860 Saint Clair Ave., at 5 p.m. Tuesday, December 14.

Summit-University

Burglary—A 52-year-old man was arrested for breaking into La Grolla, 452 Selby Ave., at 12:30 a.m. Friday, December 10. He was caught after a short foot chase and had warrants for multiple burglaries.

—A break-in of an occupied apartment was reported on the 500 block of Selby Avenue at 3:47 p.m. Sunday, December 13.

Theft—A wallet and laptop computer were reported stolen from a vehicle on the 700 block of Selby Avenue at 8:12 a.m. Thursday, December 2.

—Three vehicles stolen in Minneapolis were recovered in a parking lot on the 700 block of Concordia Avenue at 3:56 a.m. Tuesday, December 7.

Assault—Assaults were reported on Selby Avenue and Dale Street on December 4, and on Marshall Avenue and Louis Street on December 9.

—A 14-year-old boy was arrested for felony terroristic threats after reportedly threatening his mother with a knife on the 700 block of Carroll Avenue at 4:24 p.m. Monday, December 13.

Miscellaneous—Police were called to an apartment on the 800 block of Dayton Avenue to serve an order of protection against a male suspect at 9:39 p.m. Thursday, December 9. The suspect left the scene, but later sent the female victim a video of him burning a copy of the order. Police received the video, and issued a pickup and hold order for the suspect.

—A fire was reported in an apartment on the 200 block of North Western Avenue at 9:36 p.m. Monday, December 13. The male tenant was taken to Regions Hospital in critical condition, where he later died.

West End

Burglary—A break-in was reported on the 900 block of Scheffer Avenue during the evening of December 4-5.

Theft—A suspect reportedly snatched the wallet from a victim at the Holiday Inn, 175 W. Seventh St., at 2:21 a.m. Friday, December 3.

Miscellaneous—A woman said she was yelled at and spit at by a person at the Freedom House drop-in center, 258 W. Seventh St., at 11:43 a.m. Friday, December 3.

Realtors® can make comfort & joy a reality.



Learn more at spaar.com.



BETTER AGENTS ♦ BETTER COMMUNITIES
SAINT PAUL AREA ASSOCIATION OF REALTORS®



Know Yourself. Know The World.
NOVA CLASSICAL
ACADEMY™

K-12 Public Charter School
www.novaclassical.org

APPLY BEGINNING 11/1

[WWW.NOVACLASSICAL.ORG](https://www.novaclassical.org)
1455 VICTORIA WAY
ST PAUL, MN 55102
651.209.6320



District Councils

Highland Park

highlanddistrictcouncil.org • 651-695-4005

At-large election results—Lindsay Shimizu has been elected to the Highland District Council's board of directors. There were six candidates and more than 450 people who voted to fill the at-large term on the board.

Food scraps collection—A food scraps collection site will soon be opened by Ramsey County in the Charles M. Schulz-Highland Arena parking lot, 800 S. Snelling Ave. When the site is ready, there will be signs on the enclosure and information posted at RamseyRecycles.com/FoodScraps. A list of accepted items will be posted on the signs and on the website. Free compostable bags will be available inside the enclosure.

Office hours—The HDC office will be closed from Friday, December 24, to Monday, January 3. For information, email info@highlanddistrictcouncil.org.

Upcoming meetings—board of directors and property tax information from Ramsey County, 7 p.m. Thursday, January 6; and Transportation Committee, 7 p.m. Tuesday, January 11. All HDC meetings in 2022 will be in-person at the Highland Park Community Center, 1978 Ford Pkwy., as well as online via Zoom. Links to access the meetings are posted on the HDC website.

Macalester-Groveland

macgrove.org • 651-695-4000

Holiday gift guide—Those who have last-minute holiday gifts to buy are being encouraged to consider shopping locally. Check out the Macalester-Groveland Holiday Shopping Guide for ideas on local goods and activities by visiting tinyurl.com/Mac-Grove-Gift-Guide.

Let's connect—Those who are interested in adding their interests, skills or voices to the community council's programs or events are being asked to email mgcc@macgrove.org to meet for coffee or virtually.

Invest in Mac-Grove—The community council has been working since 1975 to make Macalester-Groveland a great place to live, work, learn and play. People can support its efforts by visiting macgrove.org/donate.

Neighborhood pride—Locally designed Macalester-Groveland T-shirts still can be purchased online and delivered within days. Visit macgrove.org/tshirt.

Dates to remember—The community council offices will be closed from December 24-January 2.

Summit Hill

summithillassociation.org • 651-222-1222

Annual appeal—The Summit Hill Association is seeking tax-deductible donations to help sustain its operation. Financial support is needed more than ever as the pandemic prompted the suspension of the organization's biennial home tour. Visit SummitHillAssociation.org/donate.

Let it snow—Saint Paul residents are encouraged to prepare for snowy weather by familiarizing themselves with snow removal and winter parking rules, and signing up for snow emergency texts at StPaul.gov/snow.

Holiday light recycling—Broken holiday lights can be brought to Saint Paul Public Library branches for free recycling. For details visit tinyurl.com/2p9emhnh.

Neighborhood Plan—The SHA's Neighborhood Plan Committee opened a "visioning survey" in December to collect final data before drafting revisions to the plan. Visit SummitHillAssociation.org/survey to take the survey before it closes on January 15.

Upcoming meeting—Communications Committee, 7:30 p.m. Thursday, January 6. For Zoom participation links, visit summithillassociation.org/calendar.

Union Park

unionparkdc.org • 651-645-6887

Resource map—Union Park District Council staff are beginning preliminary work on a map of resources in the neighborhood. Those who know of an establishment that they consider foundational to the neighborhood are being asked to email jonah@unionparkdc.org.

Upcoming meetings—board of directors, 7 p.m. Wednesday, January 5; and Transportation Committee, 6:30 p.m. Monday, January 10. Click on the Zoom meeting links at unionparkdc.org/calendar.

Contact us—The public is invited to "like" the Union Park District Council on Facebook, follow it on Twitter at @UnionParkDC, and subscribe to its e-newsletter, "Neighborhood Matters," by emailing jonah@unionparkdc.org.

West Seventh

fortroadfederation.org • 651-298-5599

Wanted: West Seventh recipes—The West Seventh/Fort Road Federation is collecting recipes from local residents to be included in a cookbook to be sold as a fundraiser for the organization. Recipes may be sent for consideration to fortroadfederation.org/cookbook.

Board notes—At its December meeting, the Fort Road Federation's board of directors agreed to support the rezoning of the lot at 83 Douglas St. for four single-family homes for veterans. The board also approved a letter against a temporary restraining order that would shut down Freedom House on West Seventh Street while a lawsuit filed against it by local businesses is being decided.

Board nominations—The Fort Road Federation is seeking candidates to fill the position of first vice president on its board of directors. Those who are interested should fill out the form at tinyurl.com/yc8r2jtr before January 6.

Upcoming meetings—Transportation and Land Use Committee, 6:30 p.m. Wednesday, January 5; and board of directors, 7 p.m. Monday, January 10. For meeting links, see fortroadfederation.org/calendar.



**Design/Build
Restoration
Custom Remodeling**

CONTACT US FOR YOUR
HOME OR OFFICE REMODEL



740 Grand Ave MN LICENSE #BC005210

**WE KNOW THE
WAY HOME**

651.228.9102

authconst.com

LEITNER'S
GARDEN CENTER
& FRESH FLOWERS

**Naturally Beautiful
Flowers & Plants**

**Great Prices!
Local Delivery!**

651-291-2655

LeitnersStPaul.com
945 Randolph Ave St. Paul

EDUCATION



**Learn what's going on in our
Education Editions**

Delivered **January 12th & 26th**
Display Ad Deadline **January 6th & 20th**

MyVillager KNOW YOUR
NEIGHBORHOOD

For information, call Gary at 651-699-1462 or
email gball@myvillager.com

Lines of Credit

For your **business**
and *personal* needs

Contact Elisa
to get started



Elisa Dabruzzi
edabruzzi@gateway.bank
651-209-4807
NMLS# 1472155

GATEWAY BANK
745 Market Street - Mendota Heights | www.gateway.bank



COZY UP TO ENERGY SAVINGS

Put your utility bill on ice with solar power

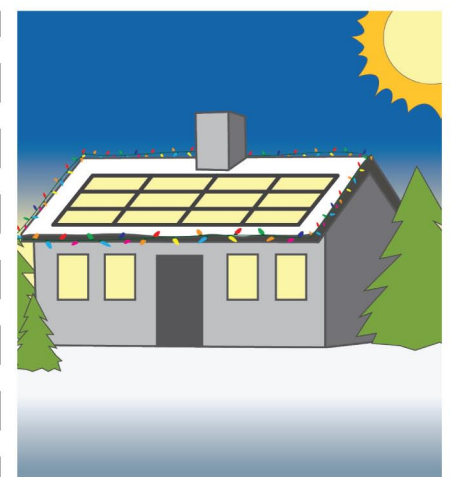
GET A FREE
SOLAR QUOTE!

\$500 OFF

WHEN YOU MENTION
THIS AD DURING YOUR
PROPERTY EVALUATION

PROMO CODE:
SNOWVILLAGE

EXPIRES 1/31/2021



AllEnergySolar.com/Villager

ALL ENERGY
| SOLAR |

651-372-3553

ON THE TOWN

Singing the Lord's praises

Joncas looks back on his career as it enters next stage

BY ANNE MURPHY

One night in the early days of the pandemic, the Reverend Michael Joncas woke up with a song in his heart. He wrote "Shelter Me" in the wee hours in March 2020 in hopes of offering comfort to people in the wake of the COVID-19 lockdown. Since then, his composition has been heard all over the world.

Joncas has been a faculty member at the University of Saint Thomas since 1991, but is preparing to retire from full time ministry on January 1. However, as he moves from university housing to a new Grand Avenue address, he does not expect his days to be any less full.

"People have been asking, 'What are you going to be doing in retirement?'" Joncas said.

"As long as I have my health, I don't think my life will change at all. I'll still be helping out in parishes. I'll still teach, online or in person. I'll still write articles and blog posts, and I hope to continue to write church music.

"The big change is going to be that my checks are going to come from the priest pension fund and Social Security rather than the University of Saint Thomas," he added with a smile.

Joncas grew up in Minneapolis and discerned early the vocation that has given direction to his life. After receiving a degree in English from Saint Thomas in 1975 and a master's degree in liturgical studies from the University of Notre Dame, he enrolled in the Saint Paul



The Reverend Michael Joncas at home and at work on a new composition. PHOTO BY BRAD STAUFFER

Seminary and was ordained a priest in 1980. He served as a parish priest for several years, worked as director of education at the University of Minnesota and then moved to Rome where he earned graduate degrees in the history and analysis of Christian worship.

"I'm actually self-taught in music and composition," Joncas said, "but I was lucky to live next to the principal hornist for the Minneapolis (now Minnesota) Orchestra. He let me haunt his library and gave me some basic guidance in music theory. I've been trying to supplement my music learning ever since."

Joncas is best known for "On Eagle's Wings," a hymn he composed in the late 1970s. A favorite at Christian funerals, it has been performed around the world in religious locales and other settings that represent a wide range of beliefs. "On Eagle's Wings" was sung in Italian at the funeral of famed opera tenor Luciano Pavarotti in 2007. The U.S. Air Force has embraced the hymn. So have Native Americans. Joe Biden has quoted the hymn, according to Joncas. The president used the lyrics to convey the message that "America will soar only if people from both sides, or wings, come

together," he said.

"Shelter Me" was a departure from most of Joncas' work as a composer. He described himself as almost the exact opposite of the artist who is "hit by a sudden inspiration. I'm basically a craft person" who may work for months or more on a composition.

"Shelter Me" was written between the hours of 3 and 10 a.m. "I woke up with the one line (from the refrain), 'The way ahead is dark and difficult to see,'" he said. "It became clear that this was a response to the crisis of the pandemic. I thought, 'Let me see what I can do with this.' I connected it to Psalm 23."

Drawing on that Biblical verse, Joncas created a first stanza that speaks to living with security and peace, a second stanza that references the threat of death, and the third stanza which reads, "I will look back in days to come/ and realize your faithfulness has led me home/ Within your house I'll find my peace/ trusting that in your mercy you have sheltered me."

Joncas made a pact with the publisher of "Shelter Me" to offer the hymn with no royalties for at least a year. "I wanted people to

"As I have looked toward retirement, I've discovered gratitude," Joncas said. "In some ways, in my early years, gratitude wasn't highly valued."

be able to use it without having to pay anything," he said. "One version I absolutely love is from our neighbors at Nativity of Our Lord Catholic Church. The Spiritu group at Nativity did a beautiful job with it."

Joncas said he also favors the version recorded at a church in Norway. "I'm thinking that as with 'On Eagle's Wings,' there is something deeper here that may be long lasting for the common good," he said.

In addition to his composing, Joncas has treasured his work as a teacher outside of the traditional at Saint Thomas. There, he has served as an artist-in-residence, a fellow at the Center for Catholic Studies and as an instructor in the Selim Center for Lifelong Learning. At Selim, he said, he is constantly inspired by the older adults who want to continue their learning, whether he is leading a class in literature, the visual arts, music or scripture.

Joncas has always been invigorated by the visual and performing arts available in the Twin Cities. "That's among the reasons why I love living here," he said. "I can tolerate the winters because we have such a longstanding devotion to the arts."

"As I have looked toward retirement, I've discovered gratitude," Joncas said. "In some ways, in my early years, gratitude wasn't highly valued. I came out of the 1960s, and so a normal response was to see everything that was wrong with world. Yes, there is much to be done, and I probably won't be around to see much of it. But I am grateful for every tiny step that we take toward a just society."

Shelter Me

by J. Michael Joncas

Shepherd and sheep, my God and I:
to fresh green fields you led my steps in days
gone by.

You gave me rest by quiet springs
and filled my soul with peace your loving
presence brings.

Refrain: O shelter me, O shelter me:
The way ahead is dark and difficult to see.
O shelter me, O shelter me:
all will be well if only you will shelter me.

Yet now I tread a diff'rent way;
death dogs my path with stealthy steps
from day to day.

I cannot find your peaceful place
but dwell in dreary darkness, longing
for your face. **(Refrain)**

I will look back in days to come
and realize your faithfulness has led me home.
Within your house I'll find my peace,
trusting that in your mercy you have sheltered me.
(Refrain)

(Copyright 2020. The Jan Michael Joncas Trust. All rights reserved.)

**Learn
German
with us!**

Jump-start your language learning!

Our Start 1-2-3 classes for beginners emphasize speaking, in a fun, casual, and supportive environment. Choose from online and in-person classes.

Winter session begins January 10
Register at gaimn.org/start



College essay writing.
ACT/SAT prep

Twin Cities Tutor

susan.triemert@gmail.com

MFA; MA; former high school
English teacher;
professional editor

651-343-0420

susantriemert.com

**20% OFF
Drycleaning**

Some exclusions, expires 1/12/22.
Your Green Cleaner!

**SKYLINE
CLEANERS**

"Behind" Highland Village
facing Hillcrest Ave.

**We're
Open!**
Mon-Fri 7am-7pm
Sat 9-4pm

651-340-2452 SkylineCleaners.net

ON THE TOWN *Briefly*

Theater

Langston Hughes' *Black Nativity*, a Penumbra Theatre holiday tradition, is playing through December 24 on the stage at 270 N. Kent St. Lou Bellamy directs. Musical direction is by Sanford Moore and the Kingdom Life Church Choir. Show times are 7:30 p.m. Tuesday through Friday. Tickets are \$15-\$40. For information and reservations, call 651-224-3180 or visit penumbraetheatre.org.

"Happy Holidayne," a swinging, singing hullabaloo of seasonal entertainment, will be presented at 7:30 p.m. Wednesday and Thursday, December 22 and 23, at the History Theatre, 30 E. 10th St. In a nod to the classic variety shows of yore, host Dane Stauffer is joined by a bevy of entertainers in a program of holiday chestnuts, lesser-known ditties, solos, harmonies, sing-alongs, sketches and stories. Tickets are \$35-\$45. Call 651-292-4323 or visit historytheatre.com.

Books

Two promising young writers will join notable authors David Mura, Michael Torres and Caitlin Bailey in a Literary Bridges reading at 2 p.m. Sunday, January 9, at Next Chapter Booksellers, 38 S. Snelling Ave. Curated by Stan Kusunoki, the program is free. Call 651-225-8989.

Music

Trans-Siberian Orchestra, on the 25th anniversary of its landmark rock opera, "Christmas Eve and Other Stories," will perform the full album at 3 and 8 p.m. Monday, December 27, at Xcel Energy Center. The musical tells of a young angel sent to earth to bring back what is best representative of humanity. A second set will feature other hits from the band's repertoire. For tickets, which start at \$39.50, visit ticketmaster.com.

The JCC Symphony Orchestra returns on Wednesday, January 12, with an all-strings concert balancing English romanticism with folkloric colors from Hungary. The free program begins at 7 p.m. at the Capp Center, 1375 Saint Paul Ave. It will feature Gustav Holst's Saint Paul's Suite, Edward Elgar's Elegy and Salut d'amour ("Love's greeting") and Béla Bartók's 10 Pieces for Children. Reservations are requested at tinyurl.com/c5zafrfv. Walk-ins are welcome, but space will be limited to ensure social distancing. Masks are required.

Cellist Amit Peled will join the Minnesota Sinfonia in free concerts at 7 p.m. Friday, January 14, at First Covenant Church, 1280 Arcade St., and at 1:45 p.m. Sunday, January 16, at the Basilica of Saint Mary in Minneapolis. Children are welcome. The program includes the world premiere of "From This Hour" by Timothy Theraldson, Concerto in A minor by Schumann and Symphony No. 2 by Louise Farrenc. Visit mnsinfonia.org.



Peace on earth. *All is Calm*, a musical about the Christmas truce of 1914, is being staged through January 2 at the Ritz Theater, 345 13th Ave. NE. in Minneapolis. A Drama Desk Award winner of 2019, the Theater Latté Da production draws on first-person accounts of the impromptu truce on the Western Front during World War I along with patriotic tunes and trench songs of the era, medieval ballads and Christmas carols of the countries of the combatants. The curtain rises at 7:30 p.m. Wednesdays through Saturdays and 2 p.m. Saturdays and Sundays. Tickets are \$35-\$51. Visit latteda.org or call 612-339-3003.

Violinist Chloe Fedor will join Lyra Baroque Orchestra in a musical tour of Leipzig, Paris, Rome and London at 3 and 5 p.m. Sunday, January 16, in Sundin Hall, 1531 Hewitt Ave. The Grand Tour program includes Overture from Céphale et Procris by Jacquet de la Guerre, Sinfonia No. 3 in D Major by Scarlatti, Concerto in A Minor by Bach and Concerto in A Major by Avison. Tickets are \$30, \$25 for seniors, \$5 for students. Visit lyrabaroque.org or call 651-321-2214.

Exhibits

Minnesota Museum of American Art is showing two new exhibits in its window galleries on Fourth and Robert streets and at its Ecolab skyway entrance through January 29. In "Sutures," artists Cheryl Mukherji, Prune Phi, Sopheak Sam and Daniella Thach reappropriate images through screen printing, projection, neon and collage. "Transformation: Art from the Inside" features works by artists at the Stillwater and Shakopee prisons. Visit mmaa.org.

"Journeys," photographs by Brad and Michelle Daniels that illustrate the natural splendor of Lake Superior, the vibrant culture of Italy, the deserts of the American Southwest and the cities of New York, Minneapolis and Saint Paul, are being displayed through January 2 in the North Gallery at Landmark Center. Admission is free. Call 651-292-3063.

The Tiny Art Expo, a multimedia show and sale of one-of-a-kind pieces that measure no more than 10 by 10 inches, is on view through January 30 in the AZ Gallery, 308 Prince St. For gallery hours, visit theazgallery.org or call 651-224-3757.

"Complexity Made Simple," the work of Pulitzer Prize-winning political cartoonist Rube Goldberg (1883-1970), is being shown through January 31 in the

Fine Art Gallery of the Minnesota JCC's Capp Center, 1375 Saint Paul Ave. The exhibit focuses on Goldberg's ability to distill a complex geopolitical landscape into a single image. Also featured are a Rube Goldberg-inspired machine created by Minnesota kinetic artist Robin Schwartzman and a documentary film about the cartoonist by Goldberg grandson, Geoffrey George of Highland Park. For gallery hours, call 651-698-0751 or visit minnesotajcc.org.

"Totally Radical, Designing the 1980s," an exhibit that captures the variety and ideosyncrasies of the styles prevalent during the 1980s, is being displayed through May 27 at the University of Minnesota's Goldstein Museum of Design, located in Gallery 241 of McNeal Hall, 1985 Buford Ave. Along with objects from the Goldstein's collection, the exhibit includes photos and print material from university archives and the Minnesota Historical Society. Admission is free. For gallery hours, visit design.umn.edu/goldstein-museum-design.

After a one-year hiatus due to COVID-19, the Art Shanty Projects return to the frozen surface of Lake Harriet from 10 a.m.- 4 p.m. Saturdays and Sundays from January 15 through February 6. Among the highlights are Winding Sheet Outfit's "Tick Tock Shanty"; Nick Knutson's "Rock Box" featuring live music and DJs; Emma Wood's "Rage Room" where visitors smash molded ice; and Adrienne Pabst and Nicole Simpkins' "Institute for Perpetual Unfolding." Artist Damien Wolf will install a field of over 600 ceramic flowers. Yoga will be conducted every Saturday afternoon by Bridges Through Yoga. Minneapolis Hoop Jams will have people grooving with hula hoops on Sunday mornings. Scheduled for the final weekend are open lacrosse games run by Twin Cities Native Lacrosse and "Fashion Disasters," a spectacle by artist

Patti Paulson on the threat of climate change. Kick sleds will be available for accessible transport. ASL interpreters and audio describers will also be available from noon-3 p.m. daily. Admission is by donation with \$10-20 suggested. Masks are strongly encouraged.

Family

The warm glow of streetlights and holiday decorations turn the Twin City Model Railroad Museum into a miniature winter wonderland from 3-7 p.m. on Saturdays, now through February 26. Admission to this special program in the museum at 668 Transfer Road is \$15, free for children age 4 and under. For reservations, visit tcmrm.org or call 651-647-9628.

"Ultimate Dinosaurs," a showcase of cutting-edge paleontology and the dinosaur fossil discoveries to which it has led, is on view through April 10 at the Science Museum of Minnesota, 65 W. Kellogg Blvd. Playing in the museum's Omnitheater through June 30 is the new movie *Dinosaurs of Antarctica*, about the quest of scientists to understand the continent's transformation and compare climate change today to that in prehistoric times. For information, call 651-221-9444 or visit smm.org.

Explore the exhibit "Extraordinary Women," about the political activists who have strived for civil rights in Minnesota, and then take part in family friendly activities during winter break. The family-friendly program will run from 11 a.m.-3 p.m. December 26, 28, 29, 30, 31 and January 1 and 2 at the Minnesota History Center, 345 W. Kellogg Pkwy. Make a banner that proclaims your favorite cause. Join a suffrage parade. Take part in a scavenger hunt and discover other extraordinary women throughout the galleries. Face masks are required. Admission is \$12, \$10 for seniors and college students, \$6 for children ages 5-17. Visit mnhs.org or call 651-259-3000.

Bina's Six Apples, a new play by Korean-American playwright Lloyd Suh about the impact of war and displacement on children and families, will be performed from January 14 through February 13 at the Children's Theatre Company, 2400 Third Ave. S. in Minneapolis. The drama was inspired by the experience of Suh's parents as children during the Korean War and by the similarities and differences seen in children today. It is recommended for audiences ages 9 and up. Tickets are \$15-\$63. Visit childrenstheatre.org or call 612-874-0400.

Travel to China without leaving Saint Paul from 1-3 p.m. Sunday, January 16. Landmark Center is collaborating with CAAM Chinese Dance Theater in a program that will immerse folks in the music, dance, crafts and cuisine of that distant land. Admission is free. Call 651-292-3063 or visit landmarkcenter.org/urban-expedition.

TUESDAY/DECEMBER 28

THE SAINT PAUL HIKING CLUB will gather for a three-mile "holiday romp" through downtown Saint Paul beginning at 11:30 a.m. in the parking lot of Joseph's Grill, 140 S. Wabasha St. New members are welcome. For information, call Sharon at 651-207-5926.

WEDNESDAY/DECEMBER 29

SURLY BREWING, 520 Malcolm Ave. SE. in Minneapolis, will host a Memorial Blood Centers blood drive from 11 a.m.-6 p.m. Blood and platelet donors may schedule an appointment by visiting mbc.org or by calling

THE KIOSK

1-888-448-3253. They will be entered in a drawing for a 55-inch TV and \$25 streaming gift cards.

SUNDAY/JANUARY 2

CAROLS FOR HANDBELLS AND HARP will be performed by the Bells of Hope during the worship service at 9:45 a.m. at House of Hope Presbyterian Church, 797 Summit Ave. Accompanying the adult handbell choir

will be harpist Rhonda Grobe.

FRIDAY/JANUARY 7

MORE THAN 1,600 DOGS in 197 breeds will compete for top honors at the Land O' Lakes Kennel Club Dog Show on January 7-9 at Saint Paul's RiverCentre. Special events include an "unleashed" dog exposition, a junior handling competition and guide dog and police K-9 unit demonstrations. The show will run from 8 a.m.-4 p.m. today, 8 a.m.-6 p.m. Saturday, and 8 a.m.-5 p.m. Sunday. Admission is \$5-\$10, \$25 for a family of four, free to children under age 5. Visit landlakeskennelclub.org.

SPORTS



The Wright Call

By Dave Wright

Brodrick is still staying in the fray

John Brodrick has been anything but the retiring type from the time he first set foot on the Scheffer Elementary School playground in the 1950s. His baritone voice and staccato delivery accompanied him through his days as a high school hockey player at Mechanic Arts. After college, he returned to his prep alma mater as a teacher and coach, leading the hockey team from 1971 until the school closed in 1976. He then moved to Washington High, which merged with Murray to form Como Park High School three years later. Brodrick spent the next 17 years teaching and coaching the Cougars.

His teams never had the most talent, but they had a lot of heart and were always the grittiest group in the Saint Paul City Conference. When it came time to leave the classroom and the ice, Brodrick found a new passion as a member of the Saint Paul School Board beginning in 2002. He became a fixture during his two decades on the board and during his last re-election bid in 2017 he drew his highest vote total ever.

Brodrick, 78, will step down from the board at the end of this month. It should come as no surprise that he has new passions to pursue. For years, he's been involved with the Friends of Saint Paul Hockey, which raises funds to help programs across the city. Among the Friends' beneficiaries are the Saint Paul Capitals as well as the Langford Park and Edgumbe youth hockey programs.

"A lot has changed since I was playing and coaching," Brodrick said. "Many of the sons and daughters of the kids I played with in Saint Paul have moved to the suburbs. We may not have the same resources available as they might find there, but the experience of playing hasn't changed. Success isn't always measured in wins and losses. It's measured in how much you enjoyed and learned from playing."

As the lone member of the School Board to toil as a teacher and coach, Brodrick was in a unique position to stand up for funding athletic programs at all levels. Though he vividly remembers the days when the City Conference was one of the premier athletic leagues in the state in several sports, Brodrick knows that time has passed. He prefers to think ahead to find ways to keep involved in sports.

"(Former Saint Paul school superintendent) Pat Harvey once told me, 'I don't know a lot about sports, but I know it's good for the kids.' That hasn't changed," Brodrick said.

In his youth, Saint Paul kids generally played football against each other. He recalled the 1954 City Conference football game between Central and Mechanic Arts. The Minutemen won 6-0 on a Bob Blakely touchdown en route to an undefeated season. Central went on to win the Twin Cities championship, defeating Washburn 27-7.

"We weren't competing against North Saint Paul, South Saint Paul, Mahtomedi, Roseville and White Bear Lake," Brodrick said. "It was tough enough to play in the City Conference."

Those days are long gone and, in fact, high school football is played differently now. Last fall, for example, Central and Highland Park played Mound Westonka and North Saint Paul. The results weren't great—neither Saint Paul team had a winning season—but Brodrick maintains that the simple joy of playing is the same.

"We have good kids," he said. "We have athletic directors and coaches who want to get the most bang for their buck. If the experience is good, it'll make them better people."

Although he'll be leaving the School Board, Brodrick said he has an ulterior motive to offer help where needed to get youths involved in athletics. "My players did better in school during the season than they did in the offseason," he said.

Boys' hoops preview

Coaches value time to prepare for shot clocks

By Bill Wagner

They'll have a couple of seasons to prepare for it, but boys' and girls' varsity basketball teams will soon have to keep a lot closer track of the time. Beginning with the 2023-24 season, their games will be governed by a 35-second shot clock as the result of a unanimous vote in early December by the Minnesota State High School League's board of directors.

The board was acting on input from member schools, 75 percent of whom favored the measure. Proponents see the shot clock as an inevitable response to changes in the game itself, though some still fret over its cost and implementation. Only 19 percent of responding schools said they already have shot clocks installed.

Local boys' basketball coaches generally favor the shot clock, which has been discussed for years. They also acknowledge that it was prudent to give them two seasons before having to implement it.

Central coach Scott Howell couldn't hide his elation. "I love it," he said. "We need to evolve, but I'm OK with (the wait). We need to get our ducks in a row."

Howell noted that game officials are difficult to recruit these days as it is, and that it's important to secure the clocks and properly train personnel to operate them. He said games will likely be much different with the clock. "You'll see more scores in the 70s and 80s than in the past," he said.

Howell added that more of a premium also will be placed on team defense to be successful. "Defense is a mind thing," he said. "You can't go hard for 10 seconds and then take five seconds off—that'll kill you."

Cretin-Derham Hall coach Jerry Kline also supports shot clocks. "It'll make for a quicker-paced game," he said. "It'll make coaching a little bit different, but 35 seconds is still a long time. I'm pleasantly surprised it got approved."

Highland Park coach Saladin Wright agreed that shot clocks will speed up the game. "I'm all in favor of it," he said, "but we have to make sure our kids are coached for it."

First-year Saint Thomas Academy coach Khalid El-Amin took a more moderated stance about the decision. "I know coaches who want it and coaches who couldn't care less about it," he said. "We'll make the necessary adjustments."

Here's how local boys' basketball teams look as they take their shots at success for the 2021-22 season:

CENTRAL

League: Saint Paul City
Last year's record: 11-3
Coach: Scott Howell

Key players: senior guard Gedeon Musabyimana, senior forward Jaylen Cardenas and senior guard Jakobi Baer-Taki.

Outlook: The Minutemen have some size this season, though they're still



Highland's Xavier May has a tough time getting his shot off as Two River's Jaden Morgan gets a hand on the ball in the Warriors' 86-57 win on December 17. PHOTO BY BRAD STAUFFER

looking to play an uptempo game. The team returns only one starter, but Howell thinks he'll see improvement as the year wears on. He picks Central, Como and Johnson in a three-horse race for the conference title.

CRETIN-DERHAM HALL

League: Suburban East
Last year's record: 18-6
Coach: Jerry Kline Jr.

Key players: senior guards Tre Holloman and Donavhan Cain, senior forward Brandon Melchoir and junior forward Adam Tauer.

Outlook: The Raiders finished second in the state Class AAAA tournament last season and are ranked among the top 10 in their class once again this year. "I think we have some really good potential," Kline said, "but we have a long way to go."

HIGHLAND PARK

League: Saint Paul City
Last year's record: 10-3
Coach: Saladin Wright

Key players: junior guard/forward Ishmael Powell, and sophomore guards Andrew Bacigalupi and Xavier May.

Outlook: The Scots were heavily hit by graduation from last year's team. "We're pretty young," Wright said. "We have a lot of sophomores who'll play a lot of minutes for us, but toward the end of the season we should be pretty good."

MINNEHAHA ACADEMY

League: Independent Metro Athletic
Last year's record: 20-1
Coach: Lance Johnson

Key players: senior forward Prince Aligbe and sophomore guard Mercy Miller.

Outlook: The Redhawks were also hit hard by graduation from last year's Class AAA state championship team. However, like most good teams, Minnehaha doesn't rebuild—it reloads. The Redhawks have several talented juniors who are looking to gain experience as the year progresses. "As usual, our schedule is loaded with top opponents, so we're going to be battle-tested come March," Johnson said.

NOVA CLASSICAL

League: Skyline
Last year's record: 1-17
Coach: John Carrier

Key players: sophomore post Silas Revenaugh, senior wing Spencer Frost and senior wing Liam Borell.

Outlook: Carrier knows that he's building a program and positive steps must be measured in small quantities. The Knights have three seniors and two juniors. "We'll still be building this year," Carrier said. "It's all about laying building blocks."

SAINT PAUL ACADEMY

League: Independent Metro Athletic
Last year's record: 9-8
Coach: Kevin Keto

Key players: senior wings Brant and Clarke Baskerville, senior post Charlie Johnson, senior post Gregory Forsberg, sophomore point guard Tim Carter and sophomore post Tysen Hayes.

Outlook: Two starters return for the Spartans and Keto thinks that a realistic goal is finishing in the top three in the conference. "We have a lot of size," he said, "but we need to reduce our turnovers and improve our man-to-man defense."

Girls' hoops preview

Players face less uncertainty this season

BY BILL WAGNER

Willie Taylor, the long-time high school girls' basketball coach whose career includes two state championships with Central and another last season with Stillwater, is back in the area this winter as the new head coach at Saint Paul Academy.

Taylor takes over a Spartans squad that won only six games last season, but said he knows they're going to get better. "We've got a lot of work to do," he said, "but we have great kids."

Taylor is stepping into his first year as coach of a private school and second of having to deal with COVID-19 safety protocols. While the pandemic is still very much a factor, he and other coaches feel the situation is more manageable now.

Taylor believes his players will be better adjusted and facing less uncertainty this season, despite the remaining presence of COVID.

Central coach Marion McCoy also believes that his team will not have many pandemic-related issues. "It's way more relaxed this year," he said. "A lot of kids are vaccinated, so I think we'll be good."

"It's a relief this year," said Highland Park coach Chris Steenberg, noting that players do not have to wear masks during games or practices.

Nova Classical Academy will look a little different than most on the floor. The school mandates that players wear masks at practices and games, but coach Jim Clarkin isn't worried. "We're kind of used to it," he said.

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

CENTRAL

League: Saint Paul City
Last year's record: 10-3
Coach: Marion McCoy

Key players: senior point guard Eleanor Cordes, junior wing Anna Rynkiewicz, senior forward Silvia Murdoch-Meyer and senior shooting guard Eva Blum.

Outlook: Central has some height this season and McCoy said his rotation will probably consist of four seniors, two juniors and two freshmen. "We have a lot of girls who started out as freshmen who are now seniors," he said. "We're not as athletic this year, so we have to play more half-court. We'll be about .500."

CRETIN-DERHAM HALL

League: Suburban East
Last year's record: 8-12
Coach: Crystal Flint

Key players: senior guard Anna Caruso, sophomore guard Lauren Bengtson, senior guard Ray'van Robinson and sophomore forward Lilly Hahs.

Outlook: Flint thinks her team's defense and outside scoring will be OK, but rebounding and other aspects of its inside game might be a problem. "We'll have some young players getting a lot of playing time," she said. "We'll be very undersized this year."

HIGHLAND PARK

League: Saint Paul City
Last year's record: 6-7
Coach: Chris Steenberg

Key players: senior forward/center Toni Williams, eighth-grade point guard Sage Gilbert and junior guard/forward Wynne Riemenschneider.

Outlook: The Scots are young this winter, with only one senior

and one junior. Steenberg isn't kidding himself about what to expect this season, but believes his team has "a lot of upside" as it gains experience. "We're mentally tough," he said, "and we're learning quickly."

MINNEHAHA ACADEMY

League: Independent Metro Athletic
Last year's record: 17-4
Coach: Matt Pryor

Key players: freshman point guard Addi Mack, sophomore guard Aliyah Al-Hameed, seventh-grade guard Ava Cupito and sophomore forward Angel Hill.

Outlook: The Redhawks have talent to burn and the motivation to build on last year's state Class AA tournament appearance. So far this year, they were 5-0 and averaging 92 points a game. "This is the most talent we've put on the floor since I've been here as the coach," Pryor said. "Our expectations are to compete for a (state) title. The only team that's going to beat us is us."

NOVA CLASSICAL

League: Skyline
Last year's record: 3-14
Coach: John Clarkin

Key players: senior point guard Genevieve Adelsman, junior forward Bella Arco, junior forward/guard Lucy Blood and eighth-grade forward Tomi Aainnusine.

Outlook: Nova will have three starters and eight returning players overall. Clarkin said his team will also have a full schedule of games after last winter's COVID-shortened season. The coach likes his guard play and also his team's height. "I think contending for the conference title is a good goal," he said.



CDH senior guard Ray'van Robinson drives to the basket in an 82-72 loss at home to the Maranatha Mustangs on November 30. PHOTO BY BRAD STAUFFER

SAINT PAUL ACADEMY

League: Independent Metro Athletic
Last year's record: 6-13
Coach: Willie Taylor

Key players: junior guard Lindsey Browne, senior guard Naomi Straub and sophomore guard Naomi Kemke.

Outlook: New coach Taylor sees success in the future for the Spartans, but not immediately. "It's going to take a couple of years," he said. Right now, SPA needs improvement on both sides of the ball. But if Taylor's track record counts for anything, the team will improve quickly.

TWO RIVERS

League: Metro East
Last year's record: 11-7
Coach: Harry Jenness Jr.

Key players: sophomore center Gabi Kirchner, senior point guard Audrey Parnell, senior

post Helina Aweke, sophomore guard Meghan Waters and senior guard/forward Michaela Schaffer.

Outlook: The Warriors will likely start three seniors and two sophomores, Jenness said. The team has some good height and a decent inside game, and he hopes they will continue to improve. "We need better shooting and our new players to play together," Jenness said. "We're working toward February and March."

VISITATION

League: Tri-Metro
Last year's record: 9-7
Coach: Faith Johnson-Patterson
Key players: NA

Outlook: Johnson-Patterson does not like to disclose details about her team or its individual members. However, she did say this about the current season: "We just want to get better. We need to be in great shape."

16◀ BOYS' HOOPS

SAINT THOMAS ACADEMY

League: Metro East
Last year's record: 3-11
Coach: Khalid El-Amin

Key players: senior forward Nathan Johnson and junior guard Michael Kirchner.

Outlook: New coach El-Amin, who won an NCAA national title before having a long professional basketball career, said the Cadets are due for some changes. "We have a lot of bad habits to break," he said. "It's going to be a bit of a process." According to El-Amin, his team "can shoot it," but he was quick to add that STA's defense will

require a lot of improvement.

TWO RIVERS

League: Metro East
Last year's record: 3-14
Coach: Doug Linton

Key players: senior guard Tre Michaels, senior forward Eric Lail, sophomore forward

Jaden Morgan and sophomore center Max Mogelson.

Outlook: The Warriors have four players who saw a lot of action last year, and Linton thinks he's looking at an improved season. "We feel we can compete in any game if we do the things we have to do and stay healthy," he said.

16◀ WRIGHT CALL

The athletic landscape has changed in other ways in the Saint Paul Public Schools over the years. Highland won the state Class A girls' cross-country title in November and the boys' team finished third. Both are expected to be among the top teams in the state as the Nordic skiing season gets under way. However, success at state in other sports is, well, scattered.

Brodrick understands that and supports the new landscape wholeheartedly. Still, he's a hockey guy at heart and he sees a glimmer of hope on the Saint Paul horizon in that sport. A decade ago, Highland returned to the ice with a boys' team. The progress has been slow, but the Scots did gain a first-ever section win in 2017.

On December 11 of this year, the Scots, who also incorporate players from Central, did something that even their most diehard supporters might not have expected. A pair of goals by senior Javier Hamlin proved to be the difference in a 3-1 road win over South Saint Paul. Granted, the Packers aren't the power they used to be in

hockey, but it was still a milestone win. It gives guys like Brodrick all the ammo they need to tell playground kids that success really is possible.

Brodrick the battler may be leaving the School Board, but he's not staying away from the fray.

UST bids farewell to two stalwarts

Change is inevitable when you move up the divisional ladder like the University of Saint Thomas did this year, jumping from Division III (non-scholarship) to Division I. Coaches and staff move on. Some are shown the door (not always gently), while others simply decide it's time to leave. The latter is the case with two men who've been extremely successful working behind the scenes at UST.

For five decades, Joe Sweeney has been a man on the run there. First, he was a top competitor in track and field and cross-country, once winning a conference title in a distance race while competing barefoot. Then he became a coach, guiding the UST women's track and cross-country squads to numerous individual and team crowns

at the conference and NCAA levels. His athletes have been successes off the field as well. Eleven of them were named to COSIDA (College Sports Information Directors of America) Academic All-America teams and four received NCAA postgraduate scholarships.

Dave Lepp is another behind-the-scenes guy at UST who will be hard to replace. None of the Tommies' home games in the past 38 years could have happened without his assistance. As the facilities manager, it fell to Lepp to ensure O'Shaughnessy Stadium, Anderson Center and the university's softball, soccer and baseball fields were ready for action. That would be enough in itself to keep a fellow busy, but Lepp also oversaw intramurals and handled such duties as making sure the concession stands were stocked and open for business. The same was true when the school hosted high school football and basketball games.

Both gentlemen are leaving the university as the calendar turns to 2022. They leave large shoes to fill.

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

CLASSIFIEDS

FOR SALE
MYVILLAGER digital and print memberships are for sale! Get your newspaper delivered via the post office. Join us today! www.MyVillager.com

FIREWOOD. FREE delivery. 90% oak, 2-year seasoned; stacked solid 4'x8'x16", \$175, unless bigger quantity. Order before the rain and snow comes. Call Mark, 320-980-1637.

VINTAGE/COLLECTIBLES
UNCOMMON GOOD BOOKS. Lightly used, low prices at Against The Current bookstore, 1658 Grand Avenue.

BIBLE/BOOK REPAIR
40 YEARS' experience, all kinds of books. Bookbinding by Steve. Highland Park area. 651-698-1477 for appointment or specialbindings.com

REAL ESTATE
All real estate or rental advertising in this newspaper is subject to the Fair Housing Act. This newspaper will not knowingly accept any advertising which is in violation of the law. Equal housing opportunity.

FOR SALE. 1686 Niles. 2 bedroom, 1 bath, Ranch. 612-709-9646.

WANTED TO BUY
DIAMONDS, fine estate and antique jewelry. We know and appreciate the value of your jewelry. R. F. Moeller Jeweler, 2065 Ford Parkway, 651-698-6321. Certified Gemologist.

BEST PAYOUT! Old furniture, advertising, beer memorabilia, old clothing and more. 651-227-2469.

OLD RECORDS, LPs/45s, Rock, Jazz, Country, Soul, more. 651-224-4947.

HOME IMPROVEMENT
PATES ROOFING. Finest in residential roofing. Local references. License #RR155317. Insured. Member BBB. Call 651-690-3956. PatesRoofing.com

KEVIN'S PAINTING/Repair. Wood frame, stucco, power washing, glazing, staining, cement work. Insured. 651-699-2832.

PAINTING. WALLPAPER. Patch. Interior. Exterior. Small jobs wanted. Jim, 612-202-5514.

PROFESSIONAL INTERIOR/EXTERIOR PAINTING, WALL-PAPER HANGING, CEILING TEXTURING. MODERATE PRICES; FREE ESTIMATES. LICENSED, BONDED, INSURED. MERRIAM PARK PAINTING. ED, 651-224-3660; "A NEIGHBOR YOU CAN TRUST." MPPAINTING.COM

REMODEL-DESIGN-CONSULT
Kitchens, doors, windows, basements. Additions, decks, fences, porches. Reasonable rates. Personal, professional, proficient. Free estimates. "Building Bricks", 651-285-3237.

ALEXANDER'S PAINTING. High quality work at affordable rates. Full service interior/exterior. Free estimates. 651-246-2869; www.painteral.com

STEVE'S PAINTING. Quality Interior/Exterior; 30+ years; good references. 651-207-2249. stevepaintsm@gmail.com

HOME IMPROVEMENT
CARPENTRY/SHEETROCK. Framing. Remodeling. Tile. Professional. Reasonable. Estimates. Frank, 651-276-7094.

BILL'S PAINTING. 38 years' experience; painting, wallpaper, staining, texturing. Plaster repairs. Fully insured. Free estimates. Attention to detail. Call Bill, 612-790-1266.

CARPENTRY/REMODELING. Kitchen, Bath specialty. 25+ years' exceptional experience. Licensed. Insured. Martin, 612-701-5394.

STAIRWAY BALUSTERS and column bases replicated plus other wood-turning and woodworking. 612-940-7591 or theturningpointwoodworks.com

BATHROOM REMODELING
Low water pressure? Sinks, toilets, tubs/surrounds, etc. Ceramic tile. 612-275-9815. Basement bath?

RUBEN'S CONCRETE. Free estimates. Steps, sidewalks, driveways. 30 years' experience. 651-500-0980.

LICENSED PLUMBER available for your old home's remodel and plumbing improvements. GC inquiries welcome. Paul, 651-263-3623. DannerPlumbing.com

BATHROOMS
YoungCastle Bathrooms specializing in bathroom design, repair, creation and remodeling. Great savings! Call for free consultation. 651-257-4706; www.youngcastlebathrooms.com

EVERYTHING DRYWALL. Sheetrock, plaster, textures, skim coating and painting. Insured. David, 612-554-3028.

MARK'S CONCRETE. Resurface basement walls and floors and replace. 763-607-3941.

HOME SERVICES
BURTON'S RAIN Gutter Service. GUTTERS CLEANED, repaired, installed. Since 1973. Insured, bonded. License #BC126373; 651-699-8900.

LIGHTHOUSE MOVING. St. Paul business since 2004. A+ rating with the Minnesota Better Business Bureau. Licensed/Insured. 651-387-2955 LighthouseMoving.com

GUTTER CLEANING & Repair. 29th year in Villager area. Fully insured for your peace of mind. Call us today. Free estimates, 651-287-0970.

ALL AMERICAN One Construction. #BC635082. Licensed/Insured. Snow and ice dam removal. Stop leaks. Roofing. Total Remodeling: Basements to Chimneys. 20% Senior Discount. BBB Listed, also Angie's List. Free estimates. Jeff, 651-285-1937.

WINDOW CLEANING. 29th year in Villager area. Fully insured for your peace of mind. Call us today. Free estimates. Call 651-287-0970.

HANDYMAN FROM A-Z. Quality work, 30 years' experience. 651-483-8581, Jerry.

RELIABLEMAINTENANCE ANDREPAIR.COM
Remodeling and Handyman Services. MN License #BC665235. 651-262-9765.

CLASSIFIED & LEGAL ADS

Phone 651-699-1462

Email WantAds@MyVillager.com

Classified Categories, ad submission & more information at MyVillager.com

Classified ads are \$1.20 per word, \$12 minimum. 5% discount for prepayment of 7 issues. 10% discount for prepayment of 13 issues. Legal notices are 60¢ per word.

All classifieds and legal notices are prepaid by cash, check or credit card. We do not accept any ads over the telephone.

Next Issue: January 12 Deadline: January 5

HOME SERVICES

CLEAN OUT accumulated, stored junk/debris. Hauling. Reasonable. Frank, 651-276-7094.

CILEK FURNITURE REPAIR
Complete chair re-glue since 1960. 651-699-4022.

FREDDIE'S JUNK Removal. Commercial. Residential. Low rates. Free estimates. 651-442-0993.

RUSS NELSON PAINTING, AFFORDABLE QUALITY. Interior specialists, 20 years' experience. Wall and trim repair, ceiling repair, wallpaper removal, basement restoration. One room or an entire interior. Local references. 651-216-8113 or twincitiespainting@hotmail.com

SNOW/LAWN/LANDSCAPE

P.H.M. INC. 651-231-7748
LOCATED DOWNTOWN St. Paul. OUTSTANDING SNOW SERVICE. Competitive rates. 30+ years. Snowplowing, shoveling, hauling, salting and deicing. Complete hardscaping/landscaping services. Free estimates. Licensed. Insured. References. pat@PHMincorporated.com or www.PHMincorporated.com

THE BEST Residential Snow Removal Services. Seasonal contracts starting as low as \$280/month. Bluhm Brothers Landscaping. 651-227-2584 or www.BluhmBrothers.com

SNOW REMOVAL. Seasonal cleanups. Gutter cleaning. Lawn service. Free estimates. Insured. 651-699-2832.

CREATIVE DESIGNS. I can help you install. Horticulture Degree, U of MN. Certified Nursery and Landscape Professional. Living Space Landscapes. Scott Solomonson, 612-868-7787; LandscapesByScott.com

CNT SNOW REMOVAL and Lawn Care. Hedge trimming. Highland resident. Chris, 651-757-6339.

TREE SERVICE. Local Tree Tech, licensed, insured, clean, efficient. Dean, 651-298-0781.

SHOVELING. Macalester area. Weekly, monthly, seasonal rates. Call/text Jim: 612-202-5514.

ROOF SNOW & ICE REMOVAL
Professional. Experienced. Protect your roof. Ryan, Pates Roofing. 651-690-3956. PatesRoofing.com

SNOW & LAWN Service. Snowplowing. Driveways. Highland, Macalester-Groveland. Mark, 651-690-5227.

SNOW/LAWN/LANDSCAPE

FREDDIE'S LAWN & Snow. Driveways, lots, alleys, salting. Commercial. Residential. Year round services. Low rates. 651-442-0993. freddieslawnandsnow.com

HIGHLAND TREE CARE, LLC.
Certified Arborist. Licensed. Insured. Free estimates. Removals, pruning, stumps. Brian, 612-735-9110.

HOUSECLEANING

EXCELLENT CLEANING, reasonable rates, reliable, experienced. Estimates available. Ann, 651-776-7834.

NICCI MAIDS. Professional House cleaning Services. Bonded and insured. References. 651-253-5561.

MB'S CLEANING SERVICE. 28 years in business. Seasonal cleaning specials. \$50 off 1st cleaning. Gift certificates. 651-225-1960. mbscleaning.com

L + A CLEAN MACHINE. Quality service. Good pricing. Residential and commercial cleaning. 770-837-1333.

QUALITY CLEANING you can depend on. 612-414-9241. 20+ years' experience.

AMY'S ON-TIME Quality House-cleaning. Honest, reliable, reasonable rates. References available. 651-491-8315.

COMPUTER/INTERNET/TV

HOME COMPUTER SERVICES: On site, free pickup, delivery, troubleshooting, upgrades, virus spyware removal, networking wired and wireless, installation. Great rates. 10 years in Highland. 651-698-7519; 651-470-3792.

HIGHLAND COMPUTERS. Full service Mac & PC repair. 474 Hamline. 651-207-8276.

OFFICE/PROOFREADING

WRITE AWAY CREATIVE. Transcription. Typing. Copy Editing. Legal, academic, memoirs. 651-690-4779.

WEB/GRAPHIC DESIGN

PROFESSIONAL WORDPRESS and WEBSITE DESIGN, development and maintenance. Graphic design of logos, flyers, invitations, newsletters, catalogs, brochures, etc. Also custom signs made to order for holiday gifts, businesses, sales, weddings, retirement, etc. Fast, reasonable and local. 25+ years' experience. For more details, text 612-860-5137 or visit VelvetElvis.com

INSURANCE

EMILY BACK. Blue Cross Blue Shield of MN Health Insurance Agent. Phone: 651-662-2216. Email: Emily.Back@Bluecrossmn.com Website: <http://www.bluecrossmn.com/BACK>

SEWING/TAILORING

HIGHLAND TAILORS. Alterations. Tailoring. Women. Men. 712 South Cleveland. 651-698-6117. HighlandTailors.com

ENTERTAINMENT

SINGER-GUITARIST. Popular songs from across the decades; weddings, private parties; listen at www.johnmischke.com. Call 651-647-0659.

MUSIC INSTRUCTION

PIANO. Ph.D. Music Indiana University. Lawrence Wilson, 651-699-0812.

GUITAR/UKULELE Lessons. Suzuki/Traditional. Classical/Popular. All Ages. Online lessons available. Gene Swanson, 651-269-6983.

PIANO TUNING/ REPAIR

GAVINPIANO.COM. Registered piano tuner/technician. See website for coupon. 651-644-3111.

TIME TO Tune? Sticky Keys? Excellent Service. Call/Text Torger, 651-230-0193.

TUNING SPECIAL \$75. Evening and weekend appointments available. Outstanding service and experience since 2005. Jim Gardner, 612 327-6698.

FOR RENT - RESIDENTIAL

All real estate or rental advertising in this newspaper is subject to the Fair Housing Act. This newspaper will not knowingly accept any advertising which is in violation of the law. Equal housing opportunity.

SPACIOUS 1 & 2 BEDROOM Apartment Homes available in the Highland Park and Crocus Hill areas. Call 651-698-6111 today for rental information on several communities professionally managed by Mid Continent Management Corp.

MERRIAM PARK. 3 bedroom duplex; 1905 Selby. \$1575 + utilities. Details on St. Thomas & Macalester off-campus housing websites. 651-644-5438.

1899 PORTLAND AVENUE, duplex lower level. Two bedroom, 1600 square feet. Available February 1st. Paul, 651-260-7981.

LARGE PARTIALLY furnished studio. Clean, quiet, friendly building. Available. 651-398-7536.

FOR RENT - ROOMS

ROOM FOR rent. Highland Park. Available now. \$600. Fred, 701-260-9969 or 651-202-3070.

UPSTAIRS ROOM rental. One bedroom and an office space. Very private. Perfect for students. Near Como and Snelling. Fully furnished including bed, microwave, fridge, cable TV, internet, desk. Must share kitchen and bathroom on first floor. \$550/month. Call Russ, 651-216-8113.

ROOMMATE WANTED

ROOMMATE WANTED. 2-bedroom, 2-bath, furnished. Washer/dryer in unit. Pool/exercise room controlled entry/bbq pits/jacuzzi/fireplace. No smoking, pet friendly. Rent \$550 per month, does not include utilities. Located: River Crossing Apartments, 1730 Graham Avenue West. Contact Joanne; 651-398-3753.

LEGAL NOTICES

STATE OF MINNESOTA CERTIFICATE OF ASSUMED NAME, Minnesota Statutes, Chapter 333. The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable consumers to be able to identify the true owner of a business. 1. List the exact assumed name under which the business is or will be conducted: **ISO-Aire 2.** List the Principal Place of Business: **200 West Plato Blvd Saint Paul MN 55107 USA** 3. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address: **Albers Mechanical Contractors, Inc.; 200 West Plato Blvd Saint Paul MN 55107 USA** 4. I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath. Date filed: **December 1, 2021** Signed by: **Ellie Albers** Mailing Address: **None Provided** Email for Official Notices: **ealbers@albersco.com**

STATE OF MINNESOTA CERTIFICATE OF ASSUMED NAME, Minnesota Statutes, Chapter 333. The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable consumers to be able to identify the true owner of a business. 1. List the exact assumed name under which the business is or will be conducted: **Stephanie Blazina MS, MIM, FSM** 2. List the Principal Place of Business: **899 West 7th Street Saint Paul MN 55102 USA** 3. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address: **Stephanie Francine Blazina; 1440 Randolph Avenue Apt 323 Saint Paul MN 55105 USA** 4. I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and



HELP WANTED

Newspaper delivery people for both employee and independent contractor positions.
Weekday and weekend routes available.
No early morning delivery.

.....
CONTACT Kyle Stone @ 651-487-1328 440 West Minnehaha Ave., St. Paul, MN 55103

Get paid to exercise

Honesty & Integrity for 50 Years

MIKE MOHS CONSTRUCTION

3 Generations of Craftsmanship ★ Since 1963
www.mikemohsconstruction.com

**Roofing – All Types • Flat Roofing – Rubber or Tin
Windows & Skylights • Decks & Porches
Siding & Exterior Wood • Gutters**

Call Scott Mohs **612-701-2209** MN Lic. BC005456

LEGAL NOTICES

that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath. Date filed: **December 15, 2021** Signed by: **Stephanie Blazina** Mailing Address: **899 West 7th Street Saint Paul MN 55102 USA** Email for Official Notices: **stephazina@yahoo.com**

Borden Window bordenwindow.com
651-338-7163
Window Restoration & Weather Stripping
We turn old drafty windows into energy efficient tilt-in windows—for less!

Rotten Wood?
HYDE AND HARMSSEN CONSTRUCTION
Window sills, casings & trim replaced, storm windows
Andy 651-698-3156
www.harmsenoberg.com

Click through the Classifieds and Service Directory @
MyVillager.com

VISIONS TREE SERVICE
24 Hour Emergency Storm Service
Expert Climbers • Professional Service
Tree Trimming & Removal • Stump Removal
Locally Owned & Operated All Major Credit Cards Accepted FREE ESTIMATES
651-464-3317

InterConnect Landscaping LLC
FAMILY OWNED
651-925-7356
No project too small.
• Lawn care • Snow removal
• All landscaping projects
• Junk removal
InterconnectLandscaping.com

LOCKSMITH
Fast Mobile Service
We cut Keys and install Deadbolt Locks
Babcock & Son
SECURITY CORPORATION
716 SO. CLEVELAND
651-690-4443

ROOFING NILLES Builders, Inc.
651-222-8701
Full Warranty MN Lic. #4690
www.nillesbuilders.com

DON'T Replace your windows
Replace Your Storm Windows
Restoration WINDOW SYSTEMS
651-222-5075

PATES ROOFING **Finest in Residential Roofing**
651-690-3956
Serving the Community and Metro area for over 25 years
PatesRoofing.com
Licensed • Bonded • Insured Lic. #RR155317

Weaver Electric
Residential and Commercial Wiring
Low Rates - Immediate Response - Troubleshooting
Office: **651-644-6551** Mobile: **612-599-7353**
Licensed Master Electrician Over 30 Years Experience

Roger's Tree Service
Schedule Your Fall & Winter Tree Trimming and Shrub Pruning.
Roger Gatz 651-699-7022
robertree.com TRIMMING • STUMP REMOVAL • REMOVALS
Your Neighborhood Certified Arborist

SPIESS PLUMBING
Repair • Remodeling
RPZ Testing & Water Heaters
Scott Spiess
651-248-3853
Lic. • Bonded • Insured Lic. # 059373-pm

www.landscapesbyscott.com
Living space LANDSCAPES
Scott Solomonson's cell:
612.868.7787

HIGHLAND PARK PAINTERS
Exterior/Interior Home Painting
651-497-9891

PETER WILSON DRYWALL & PLASTER REPAIR
95% Dust-Free Vacuum Sanding!
651-246-4758
PETERWILSONDRYWALL.COM
Since 1986

JL SERVICES
REMODEL RENOVATE RESTORE
NEW CONSTRUCTION
decks, doors, porches, restoration & more
651-276-8233

WALLS & CEILINGS
Plaster Repair • Drywall Taping
Texture Ceilings • Painting
Mud Alchemy
612-272-3697
Insured Specializing since 1992 Free Estimates

Nilles Builders, Inc.
525 Ohio St.
• Additions
• Roofing
• Siding
• Remodeling
• Concrete
• Garages
MN Lic. #4690
651-222-8701
www.nillesbuilders.com

Treating your house like a home.
Painting by Jerry Wind
FREE ESTIMATES
(651) 699-6140 or (612) 827-6140
www.PaintingByJerryWind.com
BBB ACCREDITED BUSINESS

Local, Trusted Service for 30 Years
KELLY PLUMBING & HEATING INC.
651-699-1232
1932 St. Clair Ave. Lic. #3575M8
For All Your Plumbing Needs...

GENERAL CONTRACTOR
Interior & Exterior
• Free Estimates • References
EXTERIORS BY DESIGN
Call Jesse 651-206-2454
ExteriorsByDesignLLC.com
#BC738852

Earl's Angie's list 8-Time Super Service Award Winner
www.earlsfloorsanding.com
Floor Sanding
• Sanding • Install • Refinishing
• Repair • Maintenance
612-290-1533

Steigauf Brothers
~ Since 1980 ~ COMPLETE
LANDSCAPING, LAWN & SNOW PLOWING SERVICES
Residential & Commercial
Mark Steigauf 651-698-0395

Burton's Rain Gutter Service
• Clean • Repair • Install
www.burtonsraingutter.com
Licensed • Bonded • Insured
Burton R. Johnson 651-699-8900
1864 Grand Ave. MN ID#BC126373

BUILDING THE FUTURE – RESTORING THE PAST
Fabulous Customer Reviews!
Experts specializing in...
• Patching • Window/Stucco Repairs • Stone-New & Repair
• New Stucco • Re-Stucco • Sandblasting
SMITH COLE STUCCO & STONE
612.709.4980 SMITHCOLE.COM
Aaron Cole
Lance Smith

Join the more than
7,000
people who follow
MyVillager KNOW YOUR NEIGHBORHOOD
on Facebook.
Facebook.com/MyVillager/

WE NOW ACCEPT Legal Notices!
651-699-1462
Call for details
(some restrictions apply)
MyVillager KNOW YOUR NEIGHBORHOOD



KAREN KELJIK
612-414-3245



SARAH KINNEY
MATCHMAKER
651-231-2211



MARY KNUDSEN
651-335-6619



DAVID NOYES, JR.
REAL ESTATE GROUP
651-233-0748



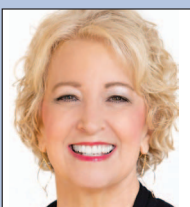
TJ PIERRET
651-755-6669



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



LOLLY MCNEELY
SALMEN
612-810-4138



DEB SOUCHERAY
651-263-0552



MICHAELA TOOHEY
651-253-6830

Highland Park 1991 Ford Pkwy.
651-698-2481

coldwellbankerhomes.com



COLDWELL BANKER
REALTY

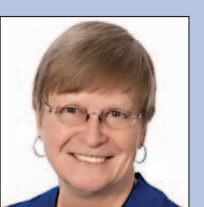
Crocus Hill 821 Grand Ave.
651-227-9144



MIKE JAMBOR
612-889-9773



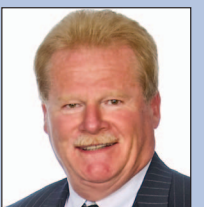
MYA HONEYWELL
THE HIVE
651-329-3619



ANITA C. HILL
651-707-6408



ROBBIE GROSSMAN
651-434-7887



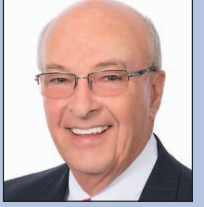
GARY FABEL
651-334-3659



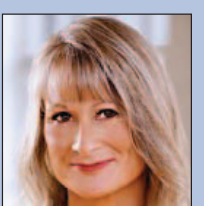
CLAIRE BISANZ DISTAD
651-307-7260



MORAGHAN DeROSIA
952-486-3697



JIM BURTON
651-690-8556



NANCY BERGER
651-236-0636



FOR RENT!
Upper Landing end unit town home. Spacious, light-filled and wonderful open feel! Spectacular downtown & river views! Miles of nature/urban trails just out your door! Easy walk to downtown! Available now! Call/text for details. 199 Sherman St. GoodCompanyRealtyGroup.com

SUE JOHNSON CRS, GRI
651-329-1264



Just SOLD!
HOME FOR THE HOLIDAYS!
Well-loved classic and spacious 1900 built home in a private setting and yet walkable to so much! Stained glass windows, original built-ins, high ceilings, charming wrap around porch! Gorgeous easy care gardens. 520 Jefferson Ave. GoodCompanyRealtyGroup.com

SUE JOHNSON CRS, GRI
651-329-1264 • \$399,900



EXQUISITE HOME. CHOICE LOCATION!
Discover this tantalizing 3-bedroom, 4-bath masterpiece, boasting gorgeous cherry flooring, elegant formal dining, 2 gas fireplaces. Dream kitchen, spacious owner's suite with luxurious bath, upper level laundry, 2-car garage. 95 Arundel Street. Call for details.



HENRY EDELSTEIN CRS
651-270-1667
\$675,000

www.teamedelstein.com



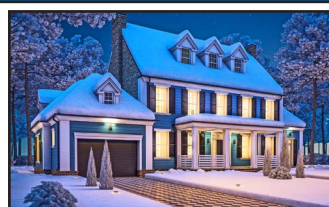
Just SOLD!
TREETOP CONDO IN CATHEDRAL HILL!
Enjoy indoor/outdoor living from the spacious balcony at this 2 BR/1 BA condo in Cathedral Hill. Tall windows, central air, hardwood floors, garage spot. Walk to everything! www.wahlbergttoohy.com

MICHAELA TOOHEY
PHILIP WAHLBERG
651-336-2410
\$260,000



SOLD IN TWO DAYS!!!!
Steps to the Mississippi River and Hidden Falls! 1955 stucco and brick ranch two bedroom/1 bath. Oversized 2 car garage. Fresh interior paint and refinished hardwood floors. 1426 Summer Street. Call TJ for info!

TJ PIERRET
651-755-6669



Put your home here...
And get results!



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

JIM BURTON
651-690-8556 • \$514,999



HAPPY HOLIDAYS

FROM YOUR FRIENDS AT COLDWELL BANKER REALTY

Crocus Hill | 821 Grand Avenue | St. Paul, MN 55105 | 651.227.9144
Highland Park | 1991 Ford Parkway | St. Paul, MN 55116 | 651.698.2481



COLDWELL BANKER REALTY

Owned by a subsidiary of Realogy Brokerage Group LLC. L3 20947K_MN_12/21



SOLD
1227 NILES - HIGHLAND PARK CHARMER!
3BR, 2BA, 2 car garage home, fully updated! 1346 tsf, fenced in backyard, glorious deck, updt kitchen, gas fireplace and wood stove. This home has been well cared for and maintained. Call Brian to schedule a showing today!

BRIAN WAGNER
651-497-4387



SOLD
1545 GOODRICH AVENUE
Traditional four square has amazing bones, w/brand new roof-house & garage. Amazing front porch, 4BR's up, 2BA's. Wood burning FP in large LR w/4-season sun room just off the formal DR with great built-ins. Walk to all that Grand Ave has to offer. Call Brian for a showing today!

BRIAN WAGNER
651-497-4387



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



SOLD
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 • \$205,000



SOLD
LOCATION, LOCATION!
Demand Kings Maple Wood neighborhood of Macalester Groveland is home to 4BR, 3BA Colonial lovingly maintained by long term owners. Four BR's on second floor along with 2BA's-main floor powder room, den, sun-room. Fabulous family space. Call Lolly Salmen for more details.

LOLLY MCNEELY SALMEN
612-810-4138



SOLD
HIGHLAND GOLF COURSE LOCATION!
Is home to New England 4 bedroom classic colonial. Extremely charming and well cared for on spectacularly landscaped lot and a half. Rare attached two car garage. One of the most sought after locations in Highland Park. Call Lolly for details!

LOLLY MCNEELY SALMEN
612-810-4138 • \$750,000



SOLD
4124 25TH AVE SO.
Sweet '30's 3 bedroom stucco bungalow with all new kitchen, remodeled full bath, gorgeous hardwood floors, granite, built-ins, porch and patio - all in mint move-in condition.

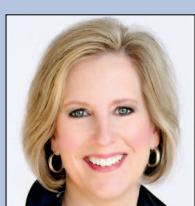
LOLLY MCNEELY SALMEN
612-810-4138 • \$304,900
MORAGHAN DeROSIA
952-486-3697 • \$304,900



PHILIP M. WAHLBERG
651-336-2410



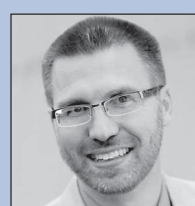
BRIAN WAGNER, M.D.
651-497-4387



KRISTA WOLTER
612-247-5106



COLIN VOERDING
651-357-3667



BRYAN BEDESSEM
612-382-8415