

Central grad fills gap year riding 'round world

Cyclist Swanson is halfway to realizing dream of circling globe

By Anne Murphy

Adam Swanson is on the trip of a lifetime, one that was a lifetime in the making. Upon his graduation from Central High School in 2021, Swanson left his home in Macalester-Groveland, not for college but on a two-year journey bicycling around the world. At last report from Kyrgyzstan in Central Asia, he had logged 12,140 miles, or close to half the circumference of the Earth, and in the process has learned more than he thought possible.

"I've been cycle touring with my family since I was a baby," Swanson said. That family includes parents Matt and Renee Swanson and younger sister Clare. Growing up, Swanson also organized cycling trips with friends. Then, during high school, he started thinking about a one-year trip around the world.

"I approached my friend Henry Phillips and asked him if he would want to join me," Swanson recalled. "He said 'yes' without any thought." They soon realized, however, that going around the world may take two years. When Swanson left last summer, Phillips was with him for the first few months, but then he returned home. Now Phillips, who also hails from Macalester-Groveland, is back peddling with Swanson in Kyrgyzstan.

"Because I'd been dreaming of it for so long, it wasn't too hard for me to put off college," Swanson said. "I don't see how someone who's only 17 is expected to choose their future career. So part of this journey is to meet people and see things that'll hopefully inspire a field of study. My parents call it the first year of my education."

As they prepared for the trip, Swanson and Phillips



On his ride around the world, 2021 Central High School grad Adam Swanson bikes through the gateway to Mysore, India.

BICYCLING AROUND THE WORLD ▶3

Highland neighbors remain cool to UST's sports complex plan even without arena

By Jane McClure

The University of Saint Thomas' proposal to redevelop a 13-acre railroad yard as a baseball and softball complex has been slow to win over residents of the surrounding Highland Park neighborhood. More than 130 people reviewed the preliminary plans on August 22 at Lumen Christi Catholic Church. While many openly opposed the development or expressed skepticism, a handful of people spoke in favor of the new ballfields.

UST has been working with Highland Bridge master developer Ryan Companies on the ballfield plans. The Canadian Pacific Railway yard served the former Ford Motor Company assembly plant, and Ryan has the property under contract. Two ball fields, a practice facility and a 500-space parking ramp would occupy the 13 acres, although a formal site plan has not been completed, according to Maureen Michalski of Ryan Companies.

The city of Saint Paul's master plan for the Ford site calls for 100,000 square feet of office space and 55-units of multifamily housing to be built there. Michalski said the housing could be moved elsewhere on the 122-acre Highland Bridge site, although the office space would likely be dropped if the athletic complex is built. The uncertain market for new office space in the Twin Cities and the remote location at the southeastern corner of the Highland Bridge site

UST SPORTS COMPLEX ▶2

Preserve, repeal or amend: City debates new rent control ordinance

Supporters, opponents pack council chambers for August 24 hearing

By Jane McClure

The Saint Paul City Council has a lot to consider before its September 7 vote on proposed amendments to the city's new rent control ordinance. More than 140 people packed the council chambers for the August 24 public hearing on the amendments. About 60 of them spoke. Dozens of written comments were also received.

Tenants, landlords, developers and union leaders have battled over the implementation of rent control since it was approved by 53 percent of voters in a citywide referendum last November. This spring a 41-member task force appointed by Mayor Melvin Carter recommended a package of amendments to the ordinance that City Council members drew on to shape the proposed amendments.

The ordinance, which limits increases in the rent charged for housing to 3 percent per year, took effect in May. What is now before the council are several exemptions to the 3 percent cap and new tenant protections that would go into effect on January 1, 2023.

More than a dozen developers, the Minnesota Multi-Housing Association and the Saint Paul Area Chamber of Commerce testified against the rent control ordinance.

Chamber of Commerce president B Kyle said rent control is not going to solve Saint Paul's affordable housing shortage. More housing needs to be built before rental prices will truly stabilize, she said. The Chamber advocates the repeal of the rent control ordinance, she added, but failing that, an exemption for new construction should be adopted.

According to developers, the rent control ordinance has threatened the viability of new rental housing, prompting them to delay or cancel housing projects. "Rent

control has shut down development in Saint Paul," said Tony Barranco, president of Ryan Companies' Minnesota operations. He and the Minnesota Multi-Housing Association also called for the repeal of the ordinance.

Ryan is the master developer of the 122-acre Highland Bridge project in Highland Park. Maureen Michalski, who is heading up that project for Ryan, noted that the development agreement for Highland Bridge calls for new market-rate housing to support the development of new affordable housing, both at Highland Bridge and elsewhere in the city. "The City Council has

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make new offices there less attractive, she said.

UST and Ryan officials had hoped to see the city's review and approval process for the athletic complex underway this fall. However, the decision earlier this summer to drop a 4,500-seat hockey arena from the plans has pushed that process back.

If the new ballfields are approved, they would be near the two ball diamonds used by Highland Ball. The youth baseball and softball programs had three diamonds for many years. However, when the Ford Plant closed and the property was sold to Ryan Companies for Highland Bridge, one diamond was replaced by street right-of-way. The other two diamonds were given by Ryan to Highland Ball.

"We couldn't be more excited to have the University of Saint Thomas here," said Patrick Martin, who is active in Highland Ball and its support organization, Friends of Highland Ball.

"I think this is great," said Scott Andresen, past president of Highland Ball. The organization has about 1,000 boys and girls playing baseball and softball each summer, Andresen said, and Highland Park residents should be seeking a partnership with UST.

However, many neighbors object to the sports complex, raising concerns about noise, traffic, lighting, fan behavior, and the impact on wildlife and the city's property tax base.

UST is beginning its second year of competition in NCAA Division I sports, after being kicked out of the Division III Minnesota Intercollegiate Athletic Conference. That has necessitated upgrading UST's athletic facilities, according to Phil Esten, UST vice president and director of athletics. While some of UST's facilities will work in Division I, others need to be replaced, he said.

UST does not have its own hockey arena. It has been sharing the arena at Saint Thomas Academy in Mendota Heights, but it will need a larger facility. No location for that new arena has been announced.

The softball and soccer programs at UST currently share field space at Cretin and Goodrich avenues. The baseball team uses the field at Selby and Cretin avenues.

The two new ballfields at Highland Bridge would allow UST's soccer teams to have their own space, and the current baseball field could be converted for intramural recreation.

"Our first priority is to stay in Saint Paul" with the new facilities, Esten said.

"This is great," said Scott Andresen, past president of Highland Ball. The organization has about 1,000 boys and girls playing baseball and softball each summer, Andresen said, and Highland residents should be seeking a partnership with UST.

The new baseball stadium would have about 1,500 seats and the softball stadium about 1,000.

According to Michalski, several steps are needed before the proposed athletic complex can move forward. One is an amendment to the city's Ford site master plan. Another is a change in the Highland Bridge acreage dedicated to park land. A third is to complete an alternative urban areawide review of the impact of the project.

Many neighbors attending the August 22 hearing at Lumen Christi were skeptical of UST's proposal. "Why shouldn't the citizens of Saint Paul hold out for a development that would bring in taxes?" asked Mike Selon.

Canadian Pacific pays about \$5,500 per year in assessments on its rail yard, though it does not pay property taxes. Michalski said if UST does not build the proposed athletic complex, the rail yard likely would not be redeveloped.

Highland Park resident Marcia Avner read from a list of objections to the sports complex, including the potential for noise.

Amy McDonough, chief of staff for the UST president, said university officials have a lot of experience holding events near residential neighborhoods and monitor noise constantly.

Neighbor Carol Wolff questioned whether the proposed sports facilities would be open to the public, noting the fenced fields on the existing campus. Esten said field sharing at Highland Bridge would have to be planned around practice and game schedules.

Wolff said she experienced bad behavior by UST students when she lived near the campus. "We moved (to Highland) in part to get away from that," she said.

McDonough assured neighbors that no student housing is planned as part of the Highland Bridge project. She called talk of bad student behavior "folklore" and said UST does much work to improve relations between students and campus neighbors.

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14 BICYCLING AROUND THE WORLD

mapped out a route. “But it didn’t end up going as planned,” Swanson said. “Trying to plan out two years is not an easy task. I find it best now to decide as I go, especially if I’m dealing with country closures due to COVID.”

The first leg of their trip was from Amsterdam to Croatia across the Netherlands, Germany, Belgium, France, Italy and Slovenia. At that point, Phillips returned to the U.S. Swanson spent two more weeks riding the Adriatic coast of Croatia before flying to Thailand. “I wanted to go to Cambodia next, but the borders were closed due to COVID,” Swanson said. “After three months of waiting, I’d had enough, so I flew to India instead.”

“When I arrived in Kochi, India, my dad was waiting at the airport for a short visit. We cycled for two weeks together from Cochin to Mysore, India. From there, I continued on to Hampi, which is an amazing ancient temple city. I spent a week there just roaming around, exploring ruins and boulder fields and swimming in a river that I later found out is full of crocodiles.”

“I flew from Bangalore and made my way to Kathmandu where I started across Nepal. After Nepal I flew to Bishkek, Kyrgyzstan. My plans are to ride to Uzbekistan and Kazakhstan, cross the Caspian Sea and ride west toward the Baltics. From there, it could be South Korea and Japan or South America or Africa.”

Swanson said the best part of his trip so far has been cycling through the Himalayas. “That was one of the hardest things I’ve ever done, riding and pushing my bike up trails to a pass at 17,769 feet above sea level. I spent days just in love with the beauty of my surroundings, running up goat trails to the bases of these gigantic mountains. What made it even better is



Adam Swanson kicks back with a good book while waiting for a ferry on the island of Koh Phangan in the Gulf of Thailand.

that everyone told me it was impossible to take my fully loaded touring bike up that route. Being the underdog made the achievement that much better.”

Swanson did find it hard to ride solo after Phillips went home and his father left him in India. “I’d never done any solo travel, and it was really scary,” he said. However, he then realized he could meet people to ride with and he began to enjoy cycling alone.

Among his favorite moments outside of biking was Christmas in Thailand with 10 other travelers. “We rented a huge villa on the south side of an island,” he said. “There was one Swedish guy, four Danish people,

three Brits and two Americans. We became a little family, and I’ll never forget that.”

Swanson said he has found it interesting to be abroad with the war in Ukraine “going on in the background.” That was especially the case in Kyrgyzstan, a former Soviet nation. Most of the tourists there are Russian, he said, and most are very much against the war. “But the Kyrgyz nationals are relatively in favor of it,” he said.

The Russian government pays Kyrgyz men a generous salary to serve as soldiers, Swanson said, “so they see Putin as someone who’s trying to help them. They tell me that everything I see in the American media is propaganda. It’s similar to how

during the Cold War we only saw the negative aspects of Soviet culture through our filtered news sources and they only saw the negatives of our culture through their news sources.

“I’m not agreeing with any part of the Russians trying to take Ukraine,” Swanson said. “I’m just pointing out a similarity in how these situations are portrayed 30 years later.”

Renee Swanson is now making plans to ride with Adam later this year. “As a parent, it’s an amazing thing to see your child set a long-term goal, work toward that goal and make it happen,” she said. “During a time of such uncertainty in our world, Adam could’ve come up with plenty of reasons why this journey wasn’t possible. But he’s found ways to navigate through the various obstacles, systems and bureaucracy to make this dream of his happen.”

“I see the experiences he’s having as ones that are formulating who he is and has already become since he left Saint Paul,” said Matt Swanson. “What Adam is learning about people, cultures and the places he’s traveling through will undoubtedly make him of value to any postsecondary education program as well as allow him to make more informed decisions for himself.”

Phillips is glad to be back cycling with his friend. “It’s been a wonderful experience,” he said. “I’ve had so much fun and so much freedom, seen gorgeous places and tried many kinds of food. I’ve met so many wonderful people and learned about so many different cultures. It’s changed my world view, seeing how other people live.”

“I hope this will inspire more graduates to take time off from school and learn about the world,” Adam Swanson said. “It can be scary to go to a place so far from home alone for the first time, but in the end you’ll have so much fun and come back a new person—the person you want to be.”

14 RENT CONTROL ORDINANCE

to decide whether this affordable housing mechanism will advance or falter,” she said.

However, the supporters of rent control vastly outnumbered opponents at the August 24 hearing. Several speakers said the proposed exemptions fly in the face of what voters and the mayor’s task force wanted.

Some speakers said they will be forced to move if the rent control ordinance is weakened. They objected to the city policy that since May has allowed landlords to apply to city staff for rent increases of up to 8 percent per year if they can demonstrate the need.

Stephanie Ericsson-Hinton, who is 69 and disabled, said the recent 8 percent rent increase on her Saint Anthony Park apartment means that 75 percent of her monthly income is now going toward housing, forcing her to use food shelves and skip medical appointments. “It’s my right to have stable housing,” she said. “But I can’t afford to live here and I can’t afford to move.”

Another resident of Ward 4, Deborah Muse, said that she and her husband donate plasma twice a month to pay their rent and cover other living expenses. She asked the City Council to reconsider any amendments that favor developers over renters.

The biggest flash points in the debate were two amendments introduced by Ward 3 City Council member Chris Tolbert. One would exempt new housing construction from the 3 percent cap on rent increases. The exemption would remain in place for 20 years after the housing was constructed, and it would apply to housing that was constructed up to 20 years ago.

Tolbert’s other amendment would exempt from the 3 percent cap affordable housing that is supported by such programs as low-income housing tax credits

and Section 8 vouchers.

City Council member Mitra Jalali of Ward 4 wants to scale back the exemption for new construction to 15 years and have it apply only to housing built after December 31, 2022. Jalali would also limit the affordable housing exemption to units with rents that are based on a percentage of a household’s income.

Exempting affordable housing from rent control would hurt the people who need that protection the most, several speakers said. Others said more protections are needed.

Heidi Schallberg recently moved from Highland Park to Minneapolis after learning that her apartment of more than nine years would be demolished to make way for new development. She testified in support of an amendment that would require landlords to provide relocation assistance to tenants like her who are forced to move.

Several proposed amendments address just-cause protections for tenants, which require a landlord to provide a reason when tenants are evicted or their lease is not renewed. Another amendment addresses the notification requirement for tenants when a landlord seeks to increase rents above the 3 percent cap.

Tolbert supports an amendment for partial vacancy decontrol. That would allow landlords to defer for several years the 3 percent rent increases for longtime tenants and then use those increases in a single year when the tenant moves out. Other council members support full vacancy decontrol, which would allow landlords to raise the rent by any amount whenever a tenant moves out.

Another amendment would allow landlords who make major renovations to a property to cover their investment with rent increases above 3 percent if the increases occur over a period of time and not all at once.

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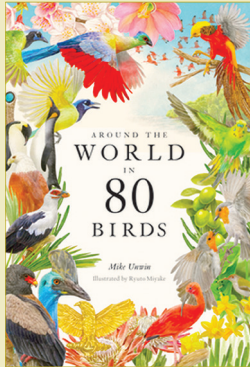
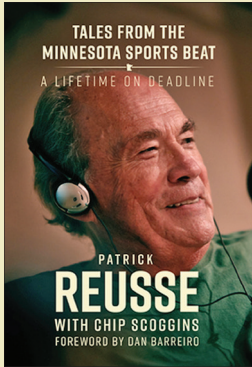
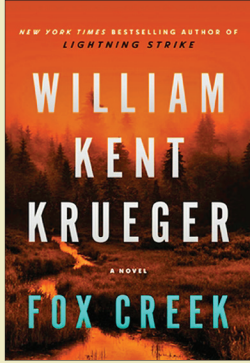
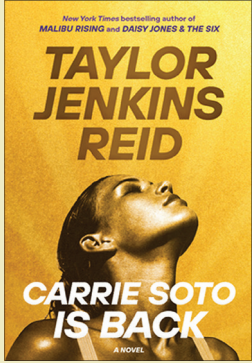
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Mayor seeks 15.34% increase in tax levy to support his 2023 city budget

By Jane McClure

Saint Paul Mayor Melvin Carter has proposed a city budget for 2023 that includes a 15.34 percent increase in the city's property tax levy. If the City Council does not trim that amount in the months ahead, the owners of a median-value \$261,800 home can expect their property taxes to increase by \$231 next year.

Under Carter's budget, the city levy would increase by \$26.9 million—from \$175.4 million to \$202.3 million. That would be the largest levy increase in Carter's five years as mayor.

Part of the tax levy increase is driven by a recent court ruling that forced the city to discontinue its 17-year practice of paying for some street maintenance expenses with an assessment on all properties, whether or not they are tax-exempt. The shift of those expenses from assessments to the general fund accounts for about half of the levy increase. According to Carter, the remaining 7.6 percent increase is due to rising cost of city operations.

Property taxes make up 49 percent of the city's general operating budget. Local Government Aid from the state, various fees and charges and other revenue sources make up the rest.

Carter's 2023 city budget totals \$781.5 million—up 5.4 percent or \$40.2 million from the \$741.3 million city budget in 2022. That includes \$362.5 million for the general fund, \$369.9 million for special funds and \$49.2 million for debt service.

In his August 18 budget address, Carter said, "this budget centers on the basics of municipal government, improving public safety outcomes, repairing city streets and city-owned buildings, and addressing permitting backlogs so that residents and businesses can efficiently and effectively reinvest in our community."

The budget includes several new initiatives. One is an "inheritance fund" for the descendants of families in Saint Paul's old Rondo neighborhood who were displaced by the construction of I-94 in the 1950s and '60s. The fund would create a home-buying and home-improvement program offering up to \$100,000 in loans to families who meet income qualifications. For those who remain in their home for at least another 15 years, the loan would be forgiven.

The money for the inheritance fund would come from the city's Housing Trust Fund and the Minnesota Housing Finance Agency with the support of federal Com-

munity Development Block Grants. It would tie into the city's existing down payment assistance and home rehabilitation programs.

The budget includes \$4 million for mill and overlay work on city streets. Carter would like this to be an annual program, but how it would be funded in future years is still being explored. One idea is to charge abutting property owners based on the benefit their property receives from the street work.

The budget has \$2.9 million in additional new spending, including \$389,000 to hire staff to help address backlogs in building inspections, \$404,000 to hire six new basic life support or emergency medical technicians, \$176,000 for library community service staff, and \$100,000 for the Homeless Action Response Team, which works with county and nonprofit social service agencies to respond to the needs of homeless people living in encampments.

Another \$710,000 would go to the city's Office of Neighborhood Safety's Project Peace. The allocation includes \$500,000 for gun violence survivor support services and \$25,000 for a youth and family trauma program, as well as money for operating support and the hiring of two city outreach staff.

Carter said his budget would save \$706,000 by cutting positions in various departments and shortening the park permit season. However, overall his budget provides for a 1.8 percent increase in the number of full-time equivalent (FTE) employees of the city.

The city has 3,036 FTE employees in 2022. The 2023 budget provides for 3,089 FTE employees. Among the city departments getting more employees is Parks and Recreation for maintenance work and the Fire Department for two additional arson investigators and six additional basic life support cadets.

The Police Department would also add staff, including 15 cadets in the Law Enforcement Career Path Academy and four civilian support jobs. The number of sworn officers in the Police Department would remain at 619.

The City Council will continue its review of the mayor's budget through the fall. It plans to set the city's maximum property tax levy for 2023 on September 15 in accordance with state truth-in-taxation laws. A final budget and levy will be approved by the council before the end of the year.

Carter eyes expansion in library services

By Jane McClure

Mayor Melvin Carter has a proposed a \$1.77 million or 8.7 percent increase in the Saint Paul Public Library's budget for 2023. According to him, the proposed \$22.1 million budget reflects the ongoing transformation in the services provided by the public libraries.

The city's public library system reduced staffing and services in 2021 in response to the COVID-19 pandemic and the resulting reduction in hours. Those cuts were restored in 2022 with money from the federal American Rescue Plan. The public library's 2022 budget also drew on federal Community Development Block Grants and CARES Act funds to support the Career Labs program. The Career Labs were added in 2020 to help library patrons access employment-related resources. In 2023 the city's general fund will pick up the costs of that program.

"Our libraries are not just a warehouse

for books," Carter said in his library budget address. Libraries also offer career assistance services, homework centers for elementary and secondary students, internet resources and programs for very young children, he said.

The city's public libraries also provide a refuge for people who have no other place to go during the day, including homeless people. This growing need has prompted the public libraries to hire social work staff.

The mayor's proposed budget for 2023 would increase the number of full-time equivalent employees in the library system from 168.75 to 183.

Carter has also earmarked \$1.5 million to perform a safety assessment for the city's public library system. Library staff have had to deal with a growing number of people in crisis or engaging in illicit behavior. Security staff were added this summer at the Latimer Library in downtown.

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Goodman's Read in Color library opens new chapter in race relations

By Anne Murphy

The story behind Bruce Goodman's new Read in Color Little Free Library began in a Minneapolis skyway in February 2021 when he was mugged by a stranger and suffered a shoulder injury. A brighter chapter will unfold from 2-4 p.m. Sunday, September 11, when the new library will be dedicated in a ceremony at Jewish Family Service, 1633 W. Seventh St.

A board member for Jewish Family Service, Goodman discussed the mugging last year with JFS CEO Ruth Hampton Olkon. She suggested that he talk with JFS community support therapist Tara Burns.

"The Community Support Program at JFS offers three free 20-minute sessions," Goodman said. "In them, Tara asked what empathy meant to me. The question helped me reframe the incident and move forward. I asked myself who I wanted to be as a person."

When Goodman related the story of his mugging to others, "I realized they were focusing on the color of my assailant," he said. "That isn't the story I wanted to tell. I went back to Ruth and JFS community engagement manager Jodi Saltzman. I told them JFS had helped me heal emotionally, now I wanted to make a financial donation to address racial and social injustice. They suggested a Read in Color program."

The Read in Color Little Free Library is part of JFS's Diversity, Equity and Inclusion initiative.



Bruce Goodman, Jodi Saltzman and Anne Myers of the Jewish Family Service stock the new Read in Color Little Free Library that will be posted outside of the agency at 1633 W. Seventh St. following its dedication on September 11. PHOTO BY BRAD STAUFFER

Goodman, who grew up in Highland Park and graduated from Saint Paul Academy in 1969, now lives in Minnetonka. "But I've always considered Saint Paul my home," he said. "I joined the JFS board to reconnect to my Saint Paul roots and give back to the community I was raised in."

Goodman said his deeper understanding of empathy has made him a more compassionate leader and motivated him to fund the Read in Color Little Free Library. "Through Diversity, Equity and Inclusion training, I realized that I've been culturally insensitive and need to own my past mistakes," he said. "I realized I'm a privileged white male and treated better than many African Americans and indigenous

people. I understand why complicity can feel like complicity to marginalized groups who have experienced past aggressions."

Read in Color is a program of the Saint Paul-based Little Free Library organization, which supports book sharing through small library boxes across the city. Read in Color provides books that offer perspectives on racism and social justice and celebrate marginalized voices.

The new Goodman library reflects the mission of JFS, according to its community program coordinator Anne Myers. "We want our programs to reflect our community and our clients," she said. "So far this year, 76 percent of our clients identified as other than Jewish and nearly 50 per-

cent identified as people of color. We hope this library will allow members of our community to see themselves reflected in books and learn about others."

Myers discussed the aims of Read in Color with a Black staff member at another West End agency. "The staff member said, 'I wish this had been around when I was a child,' Myers said. "I told her I felt the same way about never seeing Jewish characters in the books that I read as a child. According to Read in Color, only 25 percent of children's books feature characters who are not white."

For the Goodman library, Myers said, "we chose a design from the Little Free Library site, but we modified it by adding picture

frames on the sides of the box. This will allow us to feature art and photos created by and for marginalized communities. Mary and Mike Link of Highland Park volunteered to build the box for us. Wendy Shragg donated a print from her Playground Kids series to be featured on it."

The box will be posted outside of JFS. Staff there chose books from a list recommended by Read in Color. The collection for early, young adult and adult readers was drawn from nine subject areas—African American, Asian American and Pacific Islander, Indigenous, Jewish, Latino, Muslim, antiracism, LGBT and disability and neurodiversity.

During the dedication of the new library, representatives of the More Than a Single Story organization will read from the book *We Are Meant to Rise*. More Than a Single Story was founded in 2015 by Saint Paul author Carolyn Holbrook to encourage conversations with writers of color about issues of importance to them. Holbrook, who will be on hand for the September 11 dedication, will be joined by Hmong American artist Kevin Yang and Tess Montgomery, a former communications coordinator for More Than a Single Story.

"My hope is that this program and the sharing of my story and personal stories by BIPOC authors will inspire others to speak up if they feel individuals and groups aren't being treated fairly," Goodman said. "We must work together to create equal opportunities for all people."

4 PUBLIC LIBRARY BUDGET

Safety concerns have led to the closing of the back stack areas and the third-floor magazine room at the Latimer Library.

Other public library safety improvements could be rolled out in the months ahead. They may include the hiring of a safety director, relocating shelves and installing mirrors in the stacks. Earlier this summer, the Fire Department began sending injured firefighters on light-duty status to provide help as needed at the Latimer Library. The help of firefighters between calls could also be tapped.

The mayor's budget would add two cultural liaisons to the public library system for Karen, Latino and Somali immigrants. He would also add \$100,000 for the library's collections.

The City Council is reviewing the mayor's 2023 library budget. A final budget will be approved before the end of this year.

Public-private partnerships offer new pathways out of homelessness

By Jane McClure

An increase in the number of homeless encampments in Saint Paul has city, county and local nonprofit social service agencies looking at ways to move people into shelters and access programs to serve their many unmet needs. The City Council on August 17 received a report on the work of Heading Home Ramsey and the Homeless Assistance Response Team (HART), two public-private partnerships involving the city and Ramsey County.

Saint Paul has seen between 50 and 55 homeless encampments spring up over the summer with a total of about 120 residents. That is still well below the peak of 380 people who were living outdoors in late 2020.

Changes have recently been made in how people living in encampments are treated. Instead of just clearing out the encamp-

ments, teams of city, county and nonprofit agency staff have been helping people get into homeless shelters and addressing their other needs.

"We're focusing on creative solutions," said HART program coordinator Andrea Hinderaker. The intent is to find solutions to an array of issues ranging from medical care to replacing personal documents. Some people need help finding storage for their belongings. Others, because they have been homeless for a decade or more, may lack access to food assistance or a needed housing assessment to get into programs. Few have cell phones.

Hinderaker described her agency's mission as creating a pathway out of homelessness. However, she noted, not every homeless person wants help. Some people simply move on when a homeless encampment is dismantled.

One ongoing challenge is the lack of affordable housing. Another is the shortage of shelter space since the federal funding that was available during the pandemic dried up. "We don't have the (single-room occupancies) anymore," Hinderaker said. "We don't know if we'll have those kinds of resources again."

The federal funds that provided shelter for homeless people in hotels and other downtown facilities has run out. The city has tried to fill some of the gap, funding Interfaith Action's Project Home shelter on Randolph Avenue in Highland Park into 2023.

Heading Home Ramsey was granted \$6 million from the state for its efforts to help people find housing. The coalition has put out a request for proposals. It has already earmarked \$4.5 million of that, and those awards will be announced soon.

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Issues aired over 4-story river road project

By Jane McClure

Paster Properties' plan to construct a 91-unit, four-story apartment building at the northeast corner of Mississippi River Boulevard and Highland Parkway is being opposed by many neighbors who want to see less height and density. More than 30 people attended an August 16 meeting of the Highland District Council (HDC) Community Development Committee to review the project.



The Highland River Parkway Apartments proposed for 706 S. Mississippi River Blvd.

Mike Sturdivant of Paster said the intent is to start construction in early 2023 and have the building ready for occupancy in 2024. Paster plans to tear down a two-story, 16-unit apartment building it owns at 706 S. Mississippi River Blvd. and a closed, single-story First Church of Christ-Scientist building just to the south that Paster has under contract.

or if there will be another neighborhood meeting. The properties are already zoned for multifamily housing and no variances are being requested. The project is now undergoing city staff site plan review.

Most of the comments on August 16 centered on the proposed building's height. However, Sturdivant said a smaller building would not be financially feasible. "That's not an area where we can compromise," he said.

Neighbors concerned about building height, heating and cooling system noise, lighting, traffic and spillover parking were joined on August 16 by residents of 706 S. Mississippi River Blvd. who read on social media that their building would be torn down.

One potential sticking point is that the development site is in the Mississippi River Corridor Critical Area, which sets height limits for buildings. The new building would be almost 50 feet tall, which meets current height limits. However, the city's proposed river corridor regulations would limit building heights to 35 feet.

Another point of debate was where balconies would be located. Neighbors do not want them on the east and north sides of the building, overlooking single-family homes.

"I'm just wondering why you haven't contacted those of us who live there," said resident Jim Velk. "I've never missed my rent. Fifteen years and I'm being kicked to the curb."

The city's amended regulations are still undergoing review and will likely not be in place until at least next year. Neighbors want to see the updated regulations applied to the Paster project and pointed out that they have already been voluntarily incorporated into the Highland Bridge development two blocks away.

The U-shaped apartment building would have 6,000 square feet of space for residents' amenities adjacent to an outdoor deck and pool. There would be two levels of underground parking with about 138 spaces.

Sturdivant said notices will be up to the building's management company once more is known about timelines for the project.

Some changes to Paster's project have already been made at the neighbors' request. A planned dog run would be moved from the east to the west side of the new building. Lighting would be changed and additional landscaping is being considered.

Another issue that neighbors cited is the high water table in that area, where bedrock is 10 to 12 feet below ground level. Several neighbors said homes have had basements waterproofed and sump pumps installed. Neighbor Tom Romens said there are worries the project could divert water runoff onto neighboring properties.

Other issues that the developer must address is that part of the site was once occupied by a gas station and a large sewer line beneath the properties must be rerouted.

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Crime Report

The following criminal incidents were compiled from Saint Paul and Mendota Heights police reports. For vehicle and catalytic converter thefts, and other crime reports not mentioned in this print edition, go to MyVillager.com.

Highland Park

Burglary—Residential burglaries were reported on the 1400 block of South Mississippi River Boulevard on August 11, and the 400 block of South Snelling Avenue on August 15-22.

—Suspects stole two cash registers after driving into the front of Speedway, 1580 Ford Pkwy., on August 12.

—Cash was reported stolen from the register during a break-in of the Original Mattress Factory, 2098 Ford Pkwy., on August 16.

—iWash, 2575 W. Seventh St., was broken into on August 13.

Theft—A \$5,000 bicycle was reported stolen on the 2200 block of Ford Parkway on August 15.

—Police tracked a stolen vehicle to the 1400 block of Alaska Avenue on August 17. Though the male and female suspects fled, they were tracked down with the help of a State Patrol helicopter and a K9 unit.

Lexington-Hamline

Assault—A woman was assaulted in the parking lot at Aldi, 1134 University Ave., on August 12.

—A 26-year-old man was arrested for felony assault after police received a report of two people fighting in the street on Lexington Parkway and University Avenue on August 18.

Macalester-Groveland

Robbery—A woman was robbed on the 1900 block of Juliet Avenue on August 18.

Burglary—Break-ins were reported on the 2000 block of Lincoln Avenue on August 10, and at Myriel restaurant at 470 S. Cleveland Ave. on August 13-14.

Mendota Heights

Fatal accident—A passenger was killed during a crash on Highway 62 and Dodd Road on August 5. The vehicle drove into a ditch and ended up on its roof. The driver was taken to the hospital with minor injuries.

Assault—Officers assisted West Saint Paul Police in a vehicle pursuit on August 18. The suspect struck a pedestrian on the 2000 block of Christensen Avenue, then fled through Mendota Heights. The vehicle was stopped on the ramp from Highway 62 to southbound Highway 5. The suspect ran on foot, but was captured.

Merriam Park

Robbery—Four males ranging in age from 14-20 were arrested for robbery on Marshall Avenue and Dewey Street on August 23.

Burglary—Break-ins of occupied apartments were reported on the 400 block of North Roy Street and the 2100 block of Dayton Avenue on August 10.

Theft—A gun was reported stolen from a vehicle on Cretin Avenue and Riverwood Place on August 17.

—A 14-year-old girl was arrested for auto theft and fleeing police on August 20 on the 1700 block of University Avenue.

Miscellaneous—A pedestrian was struck by a vehicle near the University of Saint Thomas on August 22. She was taken to the hospital for injuries that were not life-threatening.

Snelling-Hamline

Miscellaneous—A 35-year-old man was arrested for smashing windows in the Midway Cub Foods on August 22.

Summit Hill

Theft—Around \$4,000 in electronics were reported stolen from a vehicle on the 1000 block of Osceola Avenue on August 21.

—Three males were suspected of stealing wallets out of two work trucks being unloaded in an alley on the 700 block of Goodrich Avenue on August 23.

Summit-University

Assault—A 32-year-old man was arrested for felony assault, possession of a firearm and ammunition by an ineligible person, fleeing police, receiving stolen property and outstanding warrants on August 19 on Iglehart Avenue and Avon Street. Officers tried to stop his vehicle, when he struck their squad and another car, sped off, crashed into a tree and tried to run.

Miscellaneous—A pedestrian was struck by a vehicle on the 600 block of Dayton Avenue at 10 p.m. Tuesday, August 23. He was taken to the hospital for injuries that were not life-threatening.

West End

Burglary—A suspect broke into Saint Paul Automotive, 910 Randolph Ave., took keys from a lock box and stole a vehicle on August 11.

Theft—A portable generator was reported stolen from a construction site on Victoria Street and Randolph Avenue on August 17.

—A drone was reported stolen from a vehicle on the 900 block of Randolph Avenue on August 19-20.

Assault—A man was the victim of a gunshot wound near the 300 block of North Smith Avenue on August 7. His injuries were not life-threatening.

—A man was taken to the hospital after being knocked unconscious during an assault on the 1100 block of West Seventh Street on August 20. Four males were seen fleeing the area.

—A man said he was assaulted by a group of juveniles when he confronted them about being at the Grand 7 Saloon, 315 W. Seventh St., on August 23. He was taken to the hospital for his injuries.

District Councils

Highland Park

highlanddistrictcouncil.org • 651-695-4005

In case you missed them—A presentation on the Highland Park Transportation Fair that was held earlier this month can be viewed at bit.ly/transportationfair. A presentation on the University of Saint Thomas' proposed athletic complex at Highland Bridge is available at highlanddistrictcouncil.org/ford-site/.

Stop for Me events—The Saint Paul Police Department is hosting Stop for Me pedestrian safety events on Tuesday, September 13, on Saint Paul and Bohland avenues from 3-4:15 p.m., Saint Paul and Montreal avenues from 4:30-5:30 p.m., and Mississippi River Boulevard and Ford Parkway from 6-7 p.m.

Macalester-Groveland

macgrove.org • 651-695-4000

Mac-Grove Fest—Mac-Grove Fest will be held from 11 a.m.-3 p.m. Saturday, September 10, at the Edgcombe Recreation Center, 320 S. Griggs St. There will be live music, food trucks, craft fair, art activities, games, inflatables and a business marketplace. Visit macgrove.org/macgrovefest.

Join the board—The Macalester-Groveland Community Council's board of directors has openings for Grid 4, Grid 3 and at-large faith institution representatives. For information, visit macgrove.org/about/board.

Summit Hill

summithillassociation.org • 651-222-1222

Fall Plant Sale—Items can be purchased through 10 p.m. Thursday, September 1, as part of the SHA's Fall Plant Sale. Orders can be placed online using store #191 at gertensfundraising.com. Orders will be available for pick-

Citywide drop-off at Fairgrounds

A citywide drop-off event will be held from 8 a.m.-1 p.m. Saturday, September 17, at the northeast corner of the State Fairgrounds. Visit the city's website at tinyurl.com/496krere for a list of accepted items and fees. Highland and Macalester-Groveland seniors can have their items picked up for free. Sign up at info@highlanddistrictcouncil.org or mgcc@macgrove.org.

up from 1-4 p.m. Saturday, September 17, at the Linwood Recreation Center.

SHA Fall Festival—The SHA will host its Fall Festival from 1-4 p.m. Saturday, September 17, in Linwood Park. Contact info@SummitHillAssociation.org for details and opportunities to volunteer.

Union Park

unionparkdc.org • 651-645-6887

Ice Cream Peanut Butter & Jam—The ninth annual Ice Cream, Peanut Butter & Jam will be held from noon-4 p.m. Saturday, September 17, at the Merriam Park Recreation Center. There will be ice cream, arts and crafts, chalk painting, live bands, dance performances, food trucks, a bouncy house and more.

West Seventh

fortroadfederation.org • 651-298-5599

Upcoming meetings—Transportation and Land Use Committee, 6:30 p.m. Thursday, September 7; and Community Engagement and Outreach Committee, 6:30 p.m. Thursday, September 15. Meetings are held via Zoom. For log-in information, visit fortroadfederation.org/calendar.

MyVillager

KNOW YOUR

NEIGHBORHOOD

Volume 70, Number 13

Maurice F. Mischke, 1920-1991

241 Cleveland Ave. S., Suite V, Saint Paul, MN 55105-1208
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MyVillager is published every two weeks by Villager Communications Inc. We have a press run of around 35,000 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 memberships may be purchased for \$39.88-\$59.88 by visiting MyVillager.com or sending a check to MyVillager, 241 Cleveland Ave. S., Suite V, Saint Paul, MN 55105-1208.

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VIEWPOINT

Don't blame politicians for flaws of rent control

By Lori Raduenz

Marri Renne writes about why rent control is a bad idea (*MyVillager* Inbox, August 3). She gives a detailed account of the effects of Saint Paul's new rent control ordinance on her ability as a landlord to improve her property and offer amenities like laundry, trash and water services. I appreciated reading of her personal experience, but her closing sentence gave me pause: "Politicians should stay out of the rental market."

The fact is, politicians cannot be blamed for enacting the rent control ordinance. The only politician who bears any responsibility is Mayor Melvin Carter, who publicly endorsed the measure three weeks before the November 2 election. This rent control ordinance, the strictest in the nation, was put on the ballot by an advocacy group called Housing Equity Now. HEN collected 9,100 signatures to get the referendum on the ballot. Saint Paul has more than 196,000 registered voters. A total of 58,546 of them voted on the measure, with nearly 53 percent in favor. Saint Paul citizens are responsible for the city's rent control policy.

The policy has many downsides, most notable the immediate cancellation of several housing construction projects at Highland Bridge and elsewhere in Saint Paul. Mayor Carter understood the severity of the problem and immediately tasked the City Council to fix it. He could have expressed his hesitation about the policy prior to the election and encouraged a more measured approach, but that was not how he decided to handle it. The City Council, which did not write the policy and received no guidance or communication from the mayor's office, was tasked to possibly amend the ordinance to be more workable for renters, developers and landlords.

Saint Paul almost had another issue placed on the ballot this fall in the same manner as the rent control ordinance. A group called SPARK collected signatures on a petition aimed at putting universal preschool on the ballot.

I interacted on a couple of occasions with people on the street who asked me to sign the SPARK petition. I asked questions regarding the cost of the program and how it would be paid for that were met with very vague answers. (The program was to be paid for by raising property taxes.) I observed others who signed the petition without asking any questions at all. SPARK submitted a petition with nearly 20,000 signatures, but Ramsey County officials could only verify about 8,500 of them. Thankfully, that fell short of the number required by state law.

This letter is a cautionary tale of how complicated issues can turn into law without the careful and informed consideration of the electorate. I have friends who voted in favor of the rent control ordinance. They admitted they didn't have a good understanding and hadn't read much about it, but voted in favor because "it seemed like a good thing to do." Even City Council member Rebecca Noecker, chair of the SPARK campaign, acknowledged that universal preschool is a big idea and that "big ideas need careful consideration."

The City Council had the power to put the universal preschool measure on the ballot after the petition failed, but decided instead to form an advisory committee to evaluate the need for the universal preschool program and determine how it would work and be funded. This is an example of our elected officials working to avoid having another complicated policy adopted in the same manner and with the same problems as the rent control policy, and I applaud their decision.

I encourage citizens to think carefully when presented with these issues, to understand what they are being asked to sign, to use all available resources to inform themselves (including this excellent publication) and to show up and exercise their right to vote on issues that concern our city. We can't blame politicians if we don't do at least that much.

Lori Raduenz is a resident of Macalester-Groveland.

Women With Walkers stand up against guns

By the Reverend John Forliti

July 28, was a beautiful day, not only for the sun and occasional clouds, but for the 90-plus voices gathered on the boulevard along Fairview Avenue. Of the 90 who were there, 34 were Women With Walkers who invited any and all to join them in calling for a total ban on military-style firearms. They sang, listened to speakers, waved at passing cars, and held up signs to go public with their demand for action. A second rally, expected to be larger, was scheduled for August 28.

Making her voice heard at that first rally was Mary Ann Hanley, 99. "Those weapons were designed for war; no reason a citizen needs one," she said. Mary Kranz, 87, wondered aloud why anyone would want to come to the United States with guns everywhere. Sadly, there are more guns in our nation than there are people. As for the assault type, we have an estimated 5-10 million of these weapons in our homes, businesses and communities.

The school shooting in Uvalde, Texas, shocked the nation and proved too much for Mary Kruser, a resident of Carondelet Village. She gathered people like herself and many more to voice their demand to rid our nation of at least one part of our overgrown gun culture. The unbelievable capacity of the AR-15 to destroy must be eliminated. It was the testimony of Uvalde's sole pediatrician, Dr. Roy Guerrero, that solidified Kruser and her cohorts' determination to do something: Bodies "pulverized and decapitated...flesh so ripped apart" was what he saw that terrifying day.

We have grown the largest gun culture in the world. Apparently gone are the days when guns were for hunting and target practice. Before the turn of the century, the gun industry's ads appealed to hunters. Not so today when a mere 10 percent do so. The *New York Times* reported on June 18 that gun sellers have two goals—more guns and freer access to them. And they are getting their way. In the U.S., firearms sales have skyrocketed. In 1990, there were 74,000 military-style weapons manufactured. In 2013, there were 2.3 million.

Fear of crime and fear of mass shootings are prime motivators. In other words, if you sense you are in danger, get yourself a firearm. Gun industry research reveals what else sells: lack of trust in others, fear of losing control, and the need to prop up one's self-esteem. The message to young men: Be a man, get a gun!

INBOX

Federal act is reducing inflation

Reading T.J. Sexton's letter, "No antidote for inflation" (*MyVillager* Inbox, August 17), I was reminded of what my high school economics teacher told us: Those who lecture their opponents as people who "don't understand economics" can fail to understand it themselves.

Controlling inflation is primarily the job of the Federal Reserve, which is currently operating in a global economy where supply and demand have been thrown off balance by major crises. But Congress can provide support to help the Fed do its job in the longer term. There is a reason why 126 top-tier economists, including Nobel Prize winners Joe Stiglitz and Robert Solow, wrote to Congress to support the Inflation Reduction Act (IRA).

Part of the problem is there is too much demand relative to supply. By taxing those with means who have avoided paying their fair share and reducing the amount we spend on prescription drugs, the IRA pulls excess money out of the economy. The IRA also increases supply in important areas such as the energy sector by increasing drilling and fast-track permitting and pipelines to lower gas prices in the short term. It also wisely provides incentives to reduce dependence on fossil fuels in the long term.

Even measures that are not inherently disinflationary, such as extending health care subsidies under the Affordable Care Act, still shift the cost of inflation from Americans who are struggling to those who have the means but have avoided the responsibility. This allows working



Women With Walkers and their supporters push for a ban on assault rifles in a demonstration on July 28 along Fairview Avenue in Highland Park.

Women With Walkers may have tapped into a growing conviction that no one outside of the military should possess an assault firearm. No age is the right age to possess an AR-15. Moving the legal age from 18 to 21 is an empty solution. The part of the human brain that makes wise decisions and is capable of seeing future consequences from present actions is not fully developed until the mid-20s.

Recent passage by Congress of laws that will make our nation safer are to be applauded. Strengthening mental health access, safer gun storage, improved background checks and other measures will help. What is missing is a renewal of a federal ban on assault weapons. It was the law of the land from 1994 to 2004, and gun deaths decreased during that period. But the federal ban was allowed to expire. So for the past 18 years, millions more of these weapons have been produced and sold.

It is a sad day when some lawmakers consider guns more precious than children, warned Jane Hurley, 95.

Making our nation safer is in large part in the hands of our lawmakers. They have the authority to ban assault weapons. Such a ban, if it applies only to future sales and possession, however, fails to promise a safer community. Women with Walkers and their friends are calling for a ban on the sale and possession of assault weapons as well as a buy-back of such weapons. Rounding them up and giving them back to our military is the only sensible solution.

Banning such weapons can happen at the county and state levels, but banning is not enough. Mandatory buy-back programs enforced by severe penalties will remove these firearms from our homes and neighborhoods. Will ban and buy-back efforts stop mass killings? Nothing is guaranteed, but these measures will send the message that the gun industry is no longer in control.

Americans to weather the storm better than we otherwise would.

Sexton is right to say the middle class bears the burden of inflation. But the problem is an unsustainable system that places power in corporations and the wealthy, not measures giving working families security. We need more measures like the IRA and less austerity.

Chris Russert
Lexington-Hamline

A treasure, not a traffic problem

The city of Saint Paul has proposed that Summit Avenue be remodeled to be more multi-modal, essentially accommodating more bikes. Saint Paul is about to experiment with one of its unique features and conform it to the traffic standards of suburban America. Yet none of the buildings along Summit conform to regional or national standards. They are old buildings, and that is their glory.

Why is Summit Avenue approached as a traffic problem? Are the traffic committees of the district councils really the correct place for this discussion? Discussion should begin with protecting a national treasure rather than how can we adapt the "national standards" to fit this treasure.

I don't live on Summit Avenue, but if this experiment results in people leaving and home values falling, it will be a blow to the entire city.

Donn Waage
Macalester-Groveland

City unveils design for new River Learning Center in Crosby

By Jane McClure

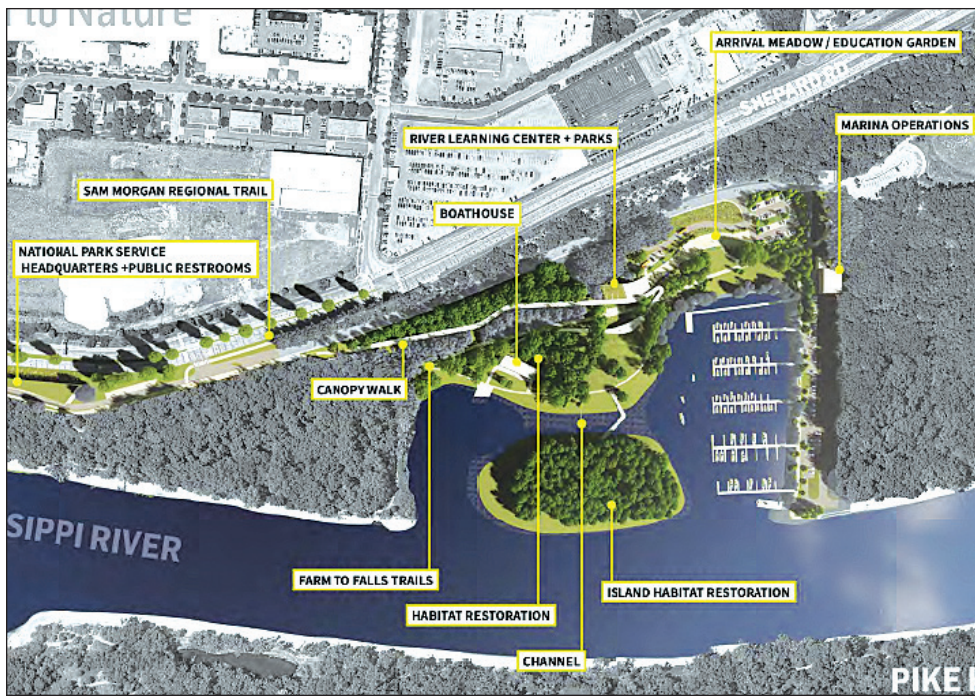
A new design for the city of Saint Paul's proposed River Learning Center in Crosby Farm and Hidden Falls regional parks drew a mostly favorable response from 70 people who took part in a virtual presentation on August 11.

The design takes the best aspects of three concepts that were presented in April, according to Anne Gardner, project manager in the city's Parks and Recreation Department. The design could change based on comments received on August 11, Gardner said. Any revised design will be presented during an October 6 public celebration.

Many people liked what they saw in the design, although a tree canopy walkway drew a mixed response. The walkway is intended to be a more accessible means for people to get from the bluff to the Mississippi River. Some people liked it, while others said it could block views. Concerns were also raised about the potential impact on the floodplain and the appearance of the marina's outdoor boat storage.

One big change in the new design is the size of the proposed facilities. The design included about 35,300 square feet of indoor space, down from 54,900 square feet, according to Barbara Wilke of W Architecture & Landscape Architecture. The New York firm is leading the River Learning Center design work with several local partners, including Saint Paul-based 4RM+ULA.

Wilderness Inquiry will not be moving its operations to the River Learning Center,



A drawing of how the River Learning Center might transform 25 acres of the area above and below the bluff near the existing Watergate Marina in Crosby Farm Park.

and that was given as one reason for the size reduction. However, the nonprofit organization will still be providing outdoor programming there.

The River Learning Center will still house the offices of the National Park Service, Mississippi River Connect and the Great River Passage Conservancy. The latter organization heads up private fundraising and advocacy for the 17 miles of Saint Paul's Mississippi Riverfront.

Another partner in the Learning Center

is Your Boat Club, which operates Watergate Marina. One focus of the project is to reconfigure the aging marina facilities to allow more public access to the river while protecting the privacy of those who rent marina slips.

The central focus for the River Learning Center is to bring the Mississippi "back to the center of our public life," said Mary deLaitre, executive director of the Great River Passage Conservancy. The project is also intended to better connect Hidden Falls

and Crosby Farm parks.

Architect James Garrett Jr. of 4RM+ULA outlined the plan, which calls for a more prominent and attractive park entrance atop the bluff. A 15,000-square-foot building there would house offices, restrooms and a trailhead for bicyclists and pedestrians.

A 10,400-square-foot activity center would be located near the base of the bluff. The marina would get new boat storage and operations facilities. Public gathering spaces, river overlooks, a place to launch canoes and kayaks, hiking and biking trails, and picnic and play areas are also planned.

Another proposed feature is a place where members of the Dakota tribe can continue to hold sacred ceremonies near the river.

A 3,000-square-foot boat storage facility and 6,300-square-foot operations building are planned for the marina. The harbor would also be revamped. The current peninsula would be turned into an island, and the steep riverbanks would be modified for safer access.

Improvements are also planned along Shepard Road with safer crosswalks and landscaping to soften the road's appearance and make it less like a freeway.

More detailed design work and fundraising are planned for 2023. If construction begins in 2024, the River Learning Center could be open in 2026.

To view the latest presentation on the plan, visit greatriverpassage.org/projects/river-learning-center.

HRA approves \$14.75M for rehab of Dale Street Place apartments

By Jane McClure

Dale Street Place, which provides 150 units of supportive housing for disabled and elderly adults at 313 N. Dale St., will receive up to \$14.75 million in further assistance as a result of action taken on August 24 by the Saint Paul Housing and Redevelopment Authority board.

The HRA approved a \$1 million Community Development Block Grant loan for building owner Trellis Company. It also approved the issuance of up to \$13.75 million in conduit revenue bonds that will be paid back by Trellis.

No one appeared at an HRA hearing and

Trellis did not return calls for comment.

Dale Street Place was built in 1964 as the Redeemer Arms nursing home near the southwest corner of Dale Street and Concordia Avenue. Lutheran Church of the Redeemer, 285 N. Dale St., has been involved in the facility since it opened, first as a developer and later with the involvement of its congregation.

The four-story facility was later converted to affordable housing for elderly residents and people with disabilities. It has 109 efficiency units and 41 one-bedroom units, as well as a community room, common laundry facilities, a manager's office and 41 parking stalls.

The building got \$12.5 million in renovations a decade ago. The property was purchased in 2011 by the Community Housing Development Corporation. That company, which has provided housing in the Twin Cities since 1991, recently became Trellis.

The newly approved HRA funding will be used to further renovate the building and continue to operate the property as supportive housing.

Trellis also received nearly \$4.6 million in Preservation Affordable Rental Investment Funds from the Minnesota Housing Finance Agency and will assume an existing federal Housing and Urban Development loan. With all the funding sources,

the project has a total cost of \$28.3 million.

Rehabilitation work will address several critical physical needs, according to an HRA staff report. They include repairs to the plumbing stacks, roof and windows, as well as bathroom updates, new kitchen appliances, new flooring and lighting. A fire sprinkler system will also be installed, and the alarm system will be upgraded.

Rents for 130 of the units serve low-income households earning 30 percent of the Area Median Income (AMI), which is \$24,650 for a single person. All 150 units are affordable at or below the 50 percent AMI, or \$41,100 for a single person, and therefore are eligible for tax credits.

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ON THE TOWN

40 years after

Musical revue recalls the two hits that helped launch History Theatre

By Frank Jossi

Lance Belville, one of the founders of Saint Paul's History Theatre, had a knack for writing clever songs, musicals and plays in a decades-long career that ended when he died in his wife's arms in their Sausalito, California, boathouse in 2020.

Lynn Lohr, Belville's wife for 42 years and co-founder of the History Theatre, will perform scenes from his two most beloved plays, *Plain Hearts* and *Down To Earth*, in a musical program to be presented on September 15-18 at the Gremlin Theatre, 550 N. Vandalia St. The show, *Eric Peltoniemi and Friends Sing Plain Hearts and More*, will also showcase the talents of singers Ruth MacKenzie, Jill Whitney-Birk, Carole Jean Anderson and Sally Reynolds.

A guitarist and vocalist, Eric Peltoniemi began his long collaboration with Belville in 1982 after the playwright saw him perform at a Minneapolis coffeehouse and asked if he would like to put on a play. That play was the History Theatre musical *Plain Hearts*, and it transformed Peltoniemi's career.

"It turned out to be a huge hit," said Peltoniemi, who lives in Merriam Park, "and there have been plenty of revivals. The net result was that I ended up in the theater for pretty much the rest of my life. So I owe (Belville and Lohr) a great thank-you for the entrée into that world."

Peltoniemi wrote the lyrics and music for at least 11 shows over his career, including playwright Steven Dietz's *Ten November* and Steve Glazer's *Heart*

of Spain. He also performed the songs in Belville's play *The Cowboy and the Widow*, a 2022 Minnesota Fringe Festival production for which Lohr directed and acted. With *Plain Hearts* marking its 40th anniversary this year, Peltoniemi figured it was time to pay tribute to Belville.

Plain Hearts is about the members of an all-woman band who tell stories about their mothers' and grandmothers' lives on the prairie. As the play progresses, the band members assume the roles of their forebears and act out various scenes in

their lives. One of the play's most popular songs, "Tree of Life," has been covered by many artists and it will be included in the upcoming production.

Down To Earth, the second part of the program, opens a window into how families in the Midwest survived the Great Depression through

stories and songs, according to coproducer and production manager Tom Berger.

Down To Earth "is not heavy or turgid," Lohr added. "It's a universal story and includes the comic song 'Lutheran Eyes' about a mixed marriage between a Lutheran and a Catholic in Minnesota."

Peltoniemi, Lohr and Berger decided to present just parts of each play. They may add songs from other plays that Lohr and Peltoniemi collaborated on, such as the recent Fringe show and Belville's *Cowgirls*. "We're presenting scenes, not the plays themselves," Peltoniemi said. "So it's a musical revue of highlights from both of those shows and other plays."

The performers will also "stitch" together backstage stories from the

Belville served as playwright in residence for History Theatre from 1978-95 while Lohr was its artistic director. Before leaving History Theatre, the couple saw it grow to become a 587-seat equity house.



Former stalwarts of the Twin Cities theater scene, Eric Peltoniemi, Lynn Lohr and Tom Berger have reunited for the production of a musical tribute to the late playwright Lance Belville on the 40th anniversary of his beloved drama, *Plain Hearts*. PHOTO BY BRAD STAUFFER

original productions and explain how the musicals were created from the oral histories of people who grew up in the Midwest, Lohr added.

The four featured vocalists are very familiar with the songs. Several of them have had long professional relationships with Peltoniemi, Lohr and Belville. Anderson performed in the original productions of *Plain Hearts* and *Down To Earth* as well as *Cowgirls*. Whitney-Birk performed in *The Cowboy and the Widow*. Reynolds toured in several History Theatre productions, and MacKenzie performs with Peltoniemi in the band Trova.

Belville, who was 84 when he died, worked as a foreign correspondent in Berlin and Brazil before becoming a theater producer and playwright. He served as playwright in residence for the History Theatre from 1978-95 while Lohr was its artistic director. Before leaving History Theatre, the couple saw it grow to become a 587-seat equity house. The downtown institution has produced more than 100 original works over its first four

decades.

Lohr and Belville moved to the San Francisco Bay Area in the 1990s where she held several management positions with philanthropic and environmental organizations while working in theater. Belville continued writing and producing plays. He penned more than 50 plays in his career, including such Minnesota Fringe Festival favorites as *Qaddafi's Cook* and *Atlanta Burning, Sherman's Shadows*.

Peltoniemi, while continuing to compose for musical theater, worked for three decades for Red House Records and served as president of the Saint Paul label for 10 years before retiring in 2016. Berger, who toured nationally with the shows that are highlighted in the upcoming revue, now operates a courier service in Saint Cloud.

Eric Peltoniemi and Friends Sing Plain Hearts and More will be performed at 7:30 p.m. Thursday through Sunday and at 3 p.m. Saturday and Sunday, September 15-18. Tickets are \$25 and available at Ericandfriends.eventbrite.com.

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ON THE TOWN *Briefly*

Books

SubText Books, 6 W. Fifth St., will host free readings and discussions with author Kathryn Savage and *Groundglass*, her book about toxic pollution and environmental justice, at 7 p.m. Thursday, September 1; William Kent Krueger and his Cork O'Connor mystery *Fox Creek*, 7 p.m. Wednesday, September 7; and Gretchen Anthony and her novel, *The Book Haters' Book Club*, at 7 p.m. Thursday, September 15. Visit subtextbooks.com.

Next Chapter Booksellers, 38 S. Snelling Ave., will host a Literary Bridges reading with local poets and essayists Richard Terrill, Mary Jo Pehl, Tim Nolan, Michael Kiesow Moore, River Maria Urke, Julie Martin, Rick Hilber, Frances James and Diego Vasquez Jr. at 2 p.m. Sunday, September 11; and a reading with Antonia Angress and her novel, *Sirens & Muses*, at 6 p.m. Thursday, September 15. For ticket information, call 651-225-8989 or visit nextchapterbooksellers.com.

Theater

Dark & Stormy Productions has launched its 10th anniversary season with playwright Yasmina Reza's *God of Carnage*. The drama opens with a fight between two 11-year-old boys. Their parents meet to make things right. Is the battle that began on the playground over, or has it just begun? Luverne Seifert, Mo Perry, Peter Christian Hansen and Sara Marsh star. Show times are 7:30 p.m. Wednesdays through Saturdays and 4 p.m. Sundays through September 11 at the Gremlin Theatre, 550 N. Vandalia St. Visit darkstormy.org.

Music

Alternative rock pioneers the FIXX will promote their new album, "Every Five Seconds," in concert at 8 p.m. Wednesday, September 7, at the Parkway Theater, 4818 Chicago Ave. S. in Minneapolis. Opening the show will be singer-songwriter Jill Sobule. Tickets are \$55-\$75. Visit theparkwaytheater.com.

Pete Whitman and his jazz quintet Mississippi will perform from 4-7 p.m.



Sultry singer Erica West and her band will be among the performers at this year's Selby Ave Jazz Fest. The annual street party gets underway at 11 a.m. Saturday, September 10, at and around the intersection of Selby Avenue and Milton Street.

Selby Ave Jazz Fest returns Sept. 10

Several blocks of Selby Avenue will give way to live jazz, blues and R&B when the annual Selby Ave Jazz Fest returns from 11 a.m.-7:30 p.m. Saturday, September 10, in and around the intersection of Selby and Milton Street. Food vendors, family activities and artist demonstrations will be featured along with a wide selection of music, from traditional to progressive jazz, reggae to big band, Caribbean to New Orleans-style.

Free and open to all, the festival is headlined this year by the International Reggae All-Stars led by Jamaica-born Lynval Jackson, a veteran of the vibrant Caribbean scene in the Twin Cities.

Sultry and powerful singer Erica West

will front her versatile six-piece band whose repertoire reaches into R&B, jazz, pop, blues and neosoul.

The World Jazz Collegium will take the stage with guitarist Pavel Jany for a performance of Jany's eclectic original compositions along with covers of such giants of modern jazz as Pat Metheny, Billy Cobham, Chick Corea, Miles Davis and Jaco Pastorius.

Also appearing will be the Minnesota State Band, the Walker West Music Academy All-Stars and the Selby Avenue Brass Band, who will once again kickoff the festival with a traditional New Orleans procession. For more information, visit selby-avejazzfest.com.

Thursday, September 8, in Rice Park. Admission is free. Visit landmarkcenter.org.

Saint Paul harpist Hannah Flowers will release her new album, "Hall-Gate House," in concert at 8 p.m. Friday, September 16, on the outdoor stage at Celtic Junction, 836 N. Prior Ave. The album is an extension of Flower's master's degree program in traditional Irish music performance at Ireland's Maynooth University. Tickets are \$20 in advance, \$25 at the door, free for those age 18 and under. In case of rain, the concert will be moved indoors. Visit celticjunction.org.

The Landmark Live series will open with singer-songwriter Ray Bonneville and his bluesy Americana on September 16 in Weyerhaeuser Auditorium at Landmark Center. The shows are scheduled at 8 p.m. on the third Friday of each month. Each will be preceded at 7 p.m. with a cocktail hour and cash bar. Also performing will be blues and roots musician Annie Mack on October 21; Turn Turn Turn featuring Adam Levy, Savannah Smith and Barb Brynstad on November 18; and jaw-dropping instrumentalists the Barley Jacks on December 16. Tickets are \$20 in advance, \$25 at the door and

\$70 for the season of four concerts. Visit landmarkcenter.org.

The Isles Ensemble will open its season with a performance of Schubert's String Quartet in D Minor (Death and the Maiden) and Shostakovich's Piano Quintet in G Minor at 4 p.m. Sunday, September 18, at Lake of the Isles Lutheran Church, 2020 Lake of the Isles Pkwy. in Minneapolis. Taking the stage will be violinists Stephanie Arado and Leslie Shank, violist Kenneth Freed, cellist Tom Rosenberg and pianist Ivan Konev. Tickets are \$25 or whatever you can pay, free for students. Visit islesensemble.org.

Exhibits

The Catherine G. Murphy Galleries at Saint Catherine University will open two new shows on September 10: "Shaping a Creative Life" featuring art by SCU faculty and staff Jennifer Adam, Lys Akerman-Frank, Carol Lee Chase, Todd Deutsch, Amy Hamlin, Bethany Rahn and Monica Rudquist; and "Containment Strategies," an immersive installation by Saint Paul artist Sarah Kusa. Both shows will run through October 23. The artists will be present at the opening reception from 5-7 p.m. Saturday, September 10. Admission is free. Visit gallery.stkate.edu.

The League of Longfellow Artists will present its 12th annual LoLa Art Crawl on September 17 and 18. The work of 92 artists will be displayed for show and sale from 10 a.m.-4 p.m. on Saturday and Sunday in artists' homes, art galleries and other businesses throughout the Longfellow area of Minneapolis. For more information and a map of the 44 art crawl sites, visit lolaart.org.

Et cetera

Family fun, games, live music by the local Irish band Paddy Wagon, food trucks, soft drinks and craft beer will be featured when the Sisters of Saint Joseph Ministries Foundation presents Septemberfest from 5-8 p.m. Thursday, September 8, on the lawn in front of 1884 Randolph Ave. Admission is free. Visit csjministriesfoundation.org/septemberfest.

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SPORTS



The Wright Call

By Dave Wright

Different strokes for local sports folks

For Steve Walsh at Cretin-Derham Hall, it's a getting-to-know-you process. For Sean Jensen at Minnehaha Academy, it's introducing a new offensive attack. For Brad Moening at Highland Park, it's getting the troops used to competing against each other.

However, for all three high school coaches there's also a common thread. The first week of fall practice, which started for all prep athletes on August 15, is a breaking-in period. The hard work commences in the second week, since the start of their seasons is rapidly closing in.

Walsh is the new kid on the block. Forty years ago, he was one of the boys gunning for the quarterback position on a talented CDH football team. After great high school, college and professional careers under center, he turned to coaching a high school team in Florida and later coaching a pro team in the Canadian Football League. Now he's back home at his prep alma mater, looking to revive the Raider's gridiron fortunes. Asked about his first week with his new team, Walsh said, "It's an ongoing process. It's been an unusual three years for our seniors. Part of what we're doing here is establishing a culture."

College and pro teams have a month to get ready before they play a regular-season game. High school football teams have three weeks. You can fit a scrimmage into that narrow window, but for guys like Walsh it starts with getting to know a new cast of characters. In addition to learning what his players can do on the field, he feels it's necessary to remind them what they do off the field is important as well.

"Social media has changed coaching," Walsh said. "It creates a selfish attitude. I tell the kids to take three deep breaths (before communicating something off the field they may regret later). The reality is that six years or so down the road, a potential employer will be able to check everything they ever did on social media."

Numbers have never been a problem at CDH. Between the school's three football teams, Walsh has roughly 100 players in the system. There was plenty of film to watch and some summer workouts to evaluate talent, but there's nothing like being on the field to give a football

WRIGHT CALL ▶13

Prep football preview

Local teams ready for official start of season

By Bill Wagner

One of the biggest issues facing local high school football coaches this season is the shortage of referees. While coaches are stopping short of saying the situation is critical, they're stressing the need to get more young people to officiate prep games.

Saint Thomas Academy coach Dan O'Brien believes the problem started with the COVID-19 pandemic when many refs, who tend to be older, didn't return when play resumed. "We're in better shape now than with COVID," O'Brien said, though he added games have to be scheduled differently now to accommodate officials' schedules.

Central coach Scott Howell said his team will play four games on Saturdays this season to accommodate officials' schedules. According to him, spectators may also be seeing more Thursday games. He said the ref shortage has not resulted in any lower-caliber officiating, at least not at this point. Still, he said, "At some point, they'll have to make (the pay) more attractive."

Here's a look at the local teams as the season officially kicks off on September 1-2:

CENTRAL

League: Twin City Gold
Previous record: 4-5
Coach: Scott Howell

Key players: senior quarterback/defensive back Cole Fee, senior linebacker Esli Jalloh, senior center/middle linebacker Max Mills.

Outlook: Howell likes what he's seen of his team, which has a good senior group and is strong at the skill positions. He believes the Minutemen have a shot at the top spot in the conference "if we stay healthy."



Junior running back Melvin Mensah, pictured doing drills during practice, is expected to be one of the key players for Highland Park this fall.
PHOTO BY BRAD STAUFFER

CRETIN-DERHAM HALL
League: Suburban Maroon
Previous record: 3-7
Coach: Steve Walsh

Key players: senior tight end Sam Koopmeiners, senior guard/tackle Michael Bougie, junior quarterback Miles Bollinger, senior quarterback Ryan Warford, junior wide receiver/defensive back Jaylen Gayles, senior outside linebacker Nolan Harris, sophomore running back Theto Hatley.

Outlook: First-year CDH coach Walsh lends a well-known name to the Raiders sideline with his pedigree as a former University of Miami and NFL quarterback. Walsh is said to have a good freshman class, but he acknowledged that success might not come immediately. "It's been a great summer. Our kids have been work-

ing hard," he said. Walsh said it could take some time for everyone to get on the same page with a new coach and system.

HIGHLAND PARK

League: Twin City Gold
Previous record: 3-7
Coach: Jonathan Brown

Key players: senior wide receiver/quarterback Shea Landa, junior running back/receiver/kick returner Melvin Mensah, senior quarterback Monaire Vaughn, junior middle linebacker Benny Waud.

Outlook: Brown thinks his once-young players are ready to blossom this year. "We'll be competitive," he said. "We'll have a shot in every game. This is the heaviest on seniors our team has been since I've been here."

FOOTBALL PREVIEW ▶13

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12-1 FOOTBALL PREVIEW

SAINT THOMAS ACADEMY

League: Suburban Maroon
Previous record: 10-1
Coach: Dan O'Brien

Key players: senior running back Love Adebayo, junior running back Savion Hart, senior running back Maclean Lauber, senior inside linebacker Jackson Cercioğlu.

Outlook: O'Brien said he lost some key players on both the offensive and defensive lines, but has returnees in the skill positions. The running backs are deep and talented, but O'Brien also cautioned that his squad could use improvement on the offensive line. "I'm hopeful," he said about the season. The Cadets generally find a way to win whether they're rebuilding or not.

SMB WOLFPACK
(SPA/Minnehaha/Blake)

League: Twin City Green
Previous record: 6-4
Coach: Chris Goodwin

Key players: junior quarterback Merrick Woods, junior running back Landon Dil-

lon, junior defensive tackle Trent Page, senior inside linebacker Joey Stolpestad.

Outlook: Assistant coach Joe Protzmann said the Wolfpack will be "competitive again." He likes his defensive front seven, but said the defensive backfield is a challenge. SMB has 12 starters back eager to show their experience will pay dividends. "If we're not playing Holy Angels in the section final, it'll be a disappointment," Protzmann said.

TWO RIVERS

League: Suburban Maroon
Previous record: 0-9
Coach: Tom Orth

Key players: junior running back/defensive end Riley Pearce, junior defensive lineman/tight end Max Mogelson, senior linebacker/running back Gabe Goldenman.

Outlook: The Warriors have a good mix of junior and senior players, Orth said, but he knows improvement must come in increments. "Each week our goal is to be 1-0," Orth said. "We have some nice individual players, but depth as a team is always a concern."

2022 high school football schedules

Central

- Sept. 2 at Washburn
- Sept. 10 vs. Richfield
- Sept. 17 at Como Park
- Sept. 24 vs. Highland Park at Bakken
- Oct. 1 vs. Johnson
- Oct. 7 at North
- Oct. 14 vs. Mound Westonka
- Oct. 19 at Mpls. North

Cretin-Derham Hall

- Sept. 1 at Spring Lake Park
- Sept. 9 vs. Mahtomedi.....
- Sept. 16 at STA
- Sept. 23 vs. Apple Valley.....
- Sept. 30 vs. Chaska
- Oct. 7 at Irondale
- Oct. 14 at Two Rivers
- Oct. 19 vs. Hastings

Highland Park

- Sept. 1 at Southwest.....
- Sept. 9 vs. Bloomington Kennedy
- Sept. 16 vs. Johnson
- Sept. 24 vs. Central at Bakken
- Oct. 1 at Como Park
- Oct. 7 at Mound Westonka
- Oct. 15 vs. North Saint Paul
- Oct. 19 vs. Saint Croix Lutheran

Saint Thomas Academy

- Sept. 1 vs. South Saint Paul
- Sept. 9 at Two Rivers
- Sept. 16 vs. CDH
- Sept. 23 at Hastings
- Sept. 30 vs. Irondale
- Oct. 7 at Mahtomedi.....
- Oct. 13 vs. Apple Valley
- Oct. 19 at Tartan

SMB Wolfpack

- Sept. 2 vs. Fridley
- Sept. 9 at North Saint Paul
- Sept. 16 vs. DeLaSalle
- Sept. 23 vs. Minneapolis North.....
- Sept. 30 at Park Center
- Oct. 7 vs. Richfield
- Oct. 14 at Bloomington Kennedy.....
- Oct. 19 at Providence Academy.....

Two Rivers

- Sept. 2 at Tartan
- Sept. 9 vs. STA
- Sept. 16 at Saint Louis Park
- Sept. 23 vs. Hill-Murray
- Oct. 1 vs. Apple Valley
- Oct. 7 at Hastings
- Oct. 14 vs. CDH
- Oct. 19 at Simley

12-1 WRIGHT CALL

coach a chance to see what he has to work with. "We have to learn a lot about how to make them better players," Walsh said. "That's the challenge." An encouraging sign has been players going hard at 6:30 a.m. weight sessions and morning workouts. He'll find out how that translates to the field when the Raiders open the season on September 1 at Spring Lake Park. Jensen faces a different situation at Minnehaha. This is his first year as the head boys' soccer coach, but he has served as a coach of younger Redhawk teams on the pitch and as a varsity assistant. "The first week is tough," Jensen said. "The kids played soccer together during the summer, but we started with some hard conditioning." There was also a "placement" practice designed to help Jensen make some critical decisions. In addition to the varsity, Minnehaha has a pair of JV soccer squads. One is the traditional team where players could get called up to the varsity, while the other is along the lines of a freshman squad for players new to the sport and those who still have a lot to learn. "We don't cut anybody," Jensen said. "We'll place them all on a team. You want them to grow. We're not that big of a school. There may be an opportunity for an eighth-grader to move up." At the end of the first week, Jensen had arranged scrimmages for his team against Totino-Grace and Simley and a later against Johnson. "At a school like ours, it's

important to schedule the right teams," Jensen said. "I want to challenge our guys." The Redhawks went 8-7-1 last year. Sawyer Boehm, the IMAC Player of the Year in 2021, is now at Gustavus. Still, Jensen felt there was enough talent returning to schedule nonconference games at DeLaSalle, which went 16-1 last year, and Saint Croix Prep, which went to the section championship game. Jensen is installing a new formation he hoped would be ready to be rolled out when the season opened at Breck on August 30. "We have the personnel to execute the new formation," he said. "We have a good nucleus returning." On the flip side, there was a mere week to get everything in place for the opener. Moening has been coaching Highland Park cross-country runners for two decades. Accordingly, he knows every season is different. This fall presents some unique challenges for Moening and the Scots. The girls are the defending Class AA state champions and have won the last 10 straight Saint Paul City Conference championships. The boys finished second in the state and have won three of the last four City Conference crowns. Both were ranked among the best teams in the state as the new season unfolds. All of that means nothing now. On the girls' side, Moening's daughter Molly, a runner extraordinaire, has gone off to college in Vermont. However, there are several strong legs returning. Ellie Moore, Sam Palm and Ziva Westrich, who were all among the top 41 state finishers last year, are back for another run.

On the boys' side, Davis Isom, Ben Martin and Gavin Roberts finished in the top 27 at last year's state meet and are seniors this year. Moening is a creature of habit. So on the first day of official practice, the roughly 100 strong Scots dutifully took to the Highland golf course for a 1.5-mile run to work the kinks out. Moening then broke his charges into groups of eight or so, matching runners with others of similar ability. "We have some very dedicated kids," he said. "Some of them ran 500 miles this summer." Unlike football and soccer, cross-country doesn't have scrimmages. Instead, there are several scoring meets that lead up to a series of climaxes. The first is the City Conference meet on October 17, followed by the section meet and, if all goes well, a return to state on November 5. The last meet is already circled on the team's calendar. Accordingly, Moening will build slowly, placing runners in different meets with the goal of having the best group available when the championship season starts in mid-October. "It's a process," he said. "The goal is to get them used to the pace and build their way up." Walsh and Jensen use scrimmages to set their lineups for their season openers. Moening uses the five meets on his regular-season schedule to prep for the big three runs at the end of the season. "The kids want to go as fast as they can right now," he said. It's an understandable itch, but Moening knows they need to scratch it at the end of the year, not in September. Dave Wright can be reached at dwright53@msn.com.

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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: 8/08/2022. Signed by: Stacey Mietus. Mailing Address: 428 Minnesota St., Suite 500, St. Paul MN 55101 US. Email for Official Notices: stmietus@gmail.com.

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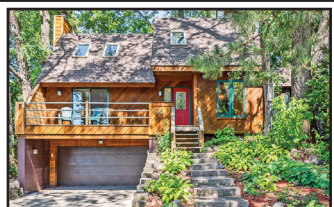
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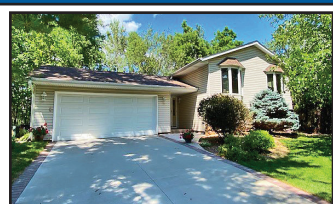
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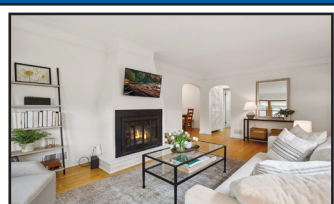
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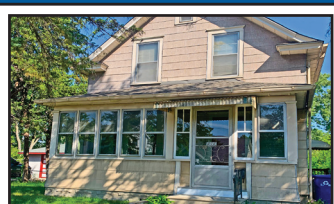
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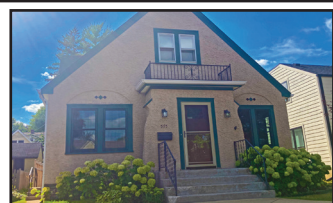
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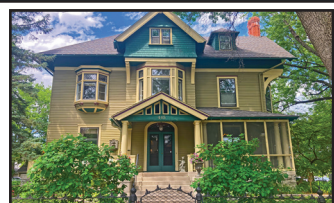
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651-808-1065



575 SARATOGA...
A four BR, 3BA home is waiting for you to walk in and call it home! Gas fireplace, central air, an amazing owner's suite on the second floor, two BRs on the main, w/delightful patio awaiting your fall firepit plans. Call Brian Wagner for more information.
BRIAN WAGNER
651-497-4387
SARAH KINNEY
MATCHMAKER



370 MARSHALL - UNIT 109
A 1BR+ den main floor corner unit w/gleaming hardwood floors. Updated kitchen appliances & island make this open floor plan unit a delight. An expansive patio provides a second living room during three seasons of the year. Call Jean McCahey for a tour today!
JEAN MCCAHEY
651-270-6409
SARAH KINNEY
MATCHMAKER



445 LAUREL #1 - CASS GILBERT!
A Cass Gilbert 2 bed/2 bath Condo w/2 parking spaces, 2200 tsf of delightful detail make this home an oasis of living w/ updated kitchen, 3 fireplaces, two porches, amazing stained glass. Grand staircase!
BRIAN WAGNER
651-497-4387



79 WESTERN UNIT 602
Spectacular top-floor SW facing condo in the Historic Commodore Hotel. Features include elevators, private outdoor shared patio space, w/underground parking & FP. Open & airy, sunny & bright, w/impressive views, you'll love the short walk to Frosts, University Club, Summit Ave & the shops & restaurants on Grand/Selby! Call today!
BRIAN WAGNER
651-497-4387
SARAH KINNEY
MATCHMAKER



JIM BURTON
651-690-8556



**Put your home here . . .
And get results!**



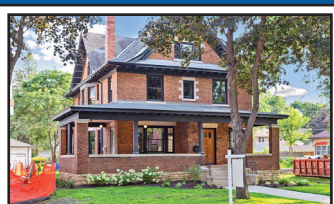
MORAGHAN DeROSIA
952-486-3697



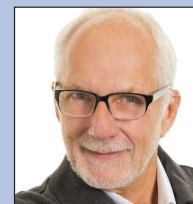
Just Listed!
1151 EDMUND
Beautiful 3BR, 2BA in Hamline Midway. The home features an updated kitchen, 2 updated baths, a huge 2+ car garage, new mini split air conditioning system and updated windows. The home is loaded with charm and is truly turn key.
TOM DISTAD
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SOLD IN 2 DAYS • \$33,000 OVER LIST!
Today's market requires thoughtful and knowledgeable pricing to get the most out of your home sale. Call me for a personal and thoughtful review to get your home ready for market. 1013 Como Place. Call TJ for details.
TJ@cbrealty.com
TJ PIERRET
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GORGEOUS REMODEL - 1528 LINCOLN
Elegant brick home exquisitely remodeled from top to bottom while retaining original character. 5BR/5BA, over 5,000 sq ft. Open house this weekend, call/text for time and date.
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\$1,575,000



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New Price!
TRADITIONAL BRICK TWO STORY!
You'll love the gourmet kitchen w/high-end appliances, expansive granite counters, large informal DR and sun-room that walks out to the backyard. Owners' suite with custom designed walk-in closet, wet bar & lavish bath. Located in the Mounds View School Dist. & close to Pleasant Lk.
www.NorthOaksDream.com
KRISTA WOLTER
612-247-5106 • \$1,650,000

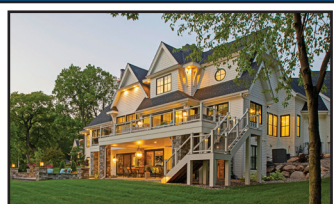


New Price!
PLEASANT LAKE ESTATE!
This all brick home has panoramic and sunset views from several rooms and an open, spacious floor plan. Gourmet kitchen has high end appliances with Wolf induction cook-top & wall oven, SubZero refrigerator, along with custom cabinetry, & granite counters. The owners' suite features a private balcony, large private bath and walk-in closet with private laundry.
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1000' OF LAKESHORE ON CEDAR LAKE.
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