

# The *TIMES* of... SKINKER DEBALIVIERE

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FREE

The oldest neighborhood newspaper in St. Louis

Independent and all volunteer-run since 1970

## Housing Corporation Plans Condominium Conversion at Rosedale Apartments

By Tim Schoemehl



Photo by King Schoenfeld

The Skinker-DeBaliviere Community Housing Corporation has issued a Request for Proposals (RFP) seeking a developer to convert the Rosedale Square Apartments into condominiums or townhouses. The housing corporation has owned the 68 unit complex (located at Rosedale and Washington) since 1988. The RFP was issued in October, and responses were due on December 15th. *The Times* has learned that at least 4 developers responded with proposals by the deadline. The housing corporation is reviewing the proposals and has requested additional information from several of the prospective developers. The housing corporation's timeline calls for the board to interview finalists through February 11th and make a decision about a sale after that date.

Gary Boehnke, Executive Director of the housing corporation said that over the last several years, the organization has borrowed against the property to make major needed improvements on some buildings (new roofs, new fencing, new sidewalks, repairs to back decks, etc.) and to rehabilitate or refurbish many of the units. The rental market has been weak the last few years, and increases in rents have not covered the cost of the improvements to the property. Many units are in need of rehab and therefore not ready to rent, leading to a high overall vacancy rate at the property. The housing corporation does not have the cash reserves to make the necessary improvements to these units, and continuing to borrow would not be sustainable for the long-range stability of the property, Boehnke said.

With these issues in mind, the housing corporation appointed a committee during the summer of 2004 to consider the future of the property. The committee recommended a sale of the buildings for redevelopment as town-

houses or condominiums. The committee felt this would best fulfill the mission of the housing corporation and contribute to the stability of the neighborhood by reducing density and encouraging home ownership. The committee also felt that condominiums might provide a more affordable opportunity for home ownership in the neighborhood in light of rapidly increasing home prices.

Some neighborhood residents are opposed to the idea of converting the property to condominiums or town homes. Mark Gorman, a lifelong neighborhood resident, attended the housing corporation's board meeting in December and spoke against the proposal. Gorman called the apartments "the largest grouping of generally available rental housing remaining in the neighborhood" and believes the loss of these rental units will take away from the affordability and diversity of the neighborhood. "There's been too much focus on property values and not enough about the diversity that makes this neighborhood unique and special," Gorman said.

Gorman, who grew up in the 5900 block of Pershing and now lives in Parkview, owns approximately 125 rental units in the neighborhood. He has 13 employees who work on his apartments, 10 of whom live in the neighborhood. With effective on-site management, Gorman believes the buildings could work as apartments, contributing to the stability and diversity of the neighborhood. Gorman said he had previously purchased a building at 6036 Washington from the Housing Corporation and did a historic gut renovation. He said he would be willing to do the same thing at Rosedale, if proposals for continued use as apartments were being considered.

The sale of Rosedale Square raises a number of important

(Continued on page 5)

**Rosedale Square**

### Letter from SDCHC

Dear Residents:

As many of you may be aware of by now, in October of 2004, the Skinker DeBaliviere Community Housing Corporation released a Request for Proposals (RFP) for the sale and redevelopment of Rosedale Square Apartments. It has received several proposals to redevelop the units into condominiums or townhouses. I would like to take this opportunity to share with you more insight and background into the decision to sell this particular property.

The Housing Corporation has owned the property since 1988 and has made major improvements to the buildings. These efforts have helped to stabilize the 6000 and 6100 blocks of Washington and to enhance our neighborhood. While the Housing Corporation has worked endlessly to maintain the property and create an asset for the community, it realized that major needed improvements and economic issues would undoubtedly impact the future of Rosedale Square.

In early 2004, the Board of Directors established a committee to study Rosedale Square and make recommendations on its future. The Board's goal has always been to do what is in the best interest of the Skinker DeBaliviere neighborhood. Upon reviewing various options, the Board accepted the recommendation that the property be sold and developed into condominiums or townhouses. Thereby assuring the community that the buildings would receive the necessary attention they require and elevate home ownership in our neighborhood.

The Board's mission is to be the buyer/developer of necessity; empowering strong development and home ownership, with the goal of improving the character, heritage and quality of the Skinker-DeBaliviere neighborhood and community. Over the past several years our neighborhood has become very attractive to developers, creating less of a need for the Housing Corporation to intervene.

The Board is certain that the decision to sell and convert Rosedale Square Apartments into condominiums or townhouses will not only create and promote more home ownership, but also will guarantee its positive existence for a long time to come, and help to decrease density in this part of our neighborhood.

Skinker-DeBaliviere is a unique neighborhood with a diverse cultural and economic make-up. This Board recognizes and understands that these are key reasons many people choose to live here. It is also the reason that our neighborhood has become so popular for developers in recent years. While this Board is committed to helping maintain the diversity of this community, it also must protect the quality of its assets, which indirectly affect our entire neighborhood.

At this time no sales agreement has been secured between the Housing Corporation and any developer. The Board will continue to update the neighborhood on the sale and redevelopment of Rosedale Square as it progresses. The Board also remains committed to its mission and will continue to put its efforts and resources into projects that benefit the well being of the entire neighborhood.

- Richard M. Wilkes, President, SDCHC

**Pedestrian lighting has finally been installed on the 6000 and 6100 blocks of Delmar. Now lighted, this will mark the completion of the Delmar Streetscape Improvements. Later this year, lighting will start on the 6200 block, and hopefully go west into University City in the not-too-distant future.**



**Wanted: "THE PAPER," precursor to THE TIMES OF SKINKER-DEBALIVIERE, especially from the 70's. Call Art Santen at 863-6798 for pick-up.**

**Editor's Note:** Art is currently trying to make complete sets from 1970-2004 for both UMSL and the Missouri History Museum.

# Editor's Notebook

By Lana Stein

In my last missive, I mentioned the changing character of our neighborhood. A higher percentage of residents than before have not lived here during the more difficult days of the 1970s and early 80s nor have participated in activities designed to revivify the neighborhood. Our celebration of our diversity and the achievement of stability amidst that diversity was once a quite unique achievement. Things never stay the same but it is hoped, at least by this writer, that some of our values and concerns will remain paramount. That requires vigilance and involvement. Residents need to know about developments that affect them and have a chance to react. We won't always agree but, hopefully, we will come together to protect the very special living space we share.

As you may remember, Alderman Krewson worked with some of us to mitigate the effects of Metro construction along the Forest Park Parkway on the neighborhood. We do have fewer dirthauling trucks traversing our neighborhood and the trucks aren't passing by schools or along the most narrow thoroughfares. That doesn't mean things are perfect. The dust has been overwhelming. Some trucks still go by uncovered and adherence to the judge's directive is not 100%. And someday the noise is penetrating. The good news is that this all should be over at some time this year and we can get our parkway back as well. Let's hope this time passes quickly and without incident.

## The TIMES of... SKINKER DEBALIVIERE

Co-Editors: Lana Stein and JoAnn Vatcha  
Business Manager: Lois Schoemehl

Contributors: Norbert Hart  
Maggie Peters  
Laure Porterfield  
Tom Hoerr  
Andy Cross  
King Schoenfeld  
Nicole Blumner  
Rachelle L'Ecuyer

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### Guidelines for Submitting Copy

*The Times* welcomes unsolicited articles and letters. Because of the small size and volunteer nature of the writing staff, the quality and range of the Times has always depended in large part on submissions from non-staff area residents. Calendar listings should be phoned in to the editor at 721-7532, or mailed to 5953 Pershing Ave., 63112.

The writer is responsible for the accuracy of the data, including times, dates, location, and particularly the spelling of names. The editor retains the right to omit or alter any material.

**Deadline for April-May issue: March 15, 2005.**  
**Please send copy by e-mail to [jvatcha@peoplepc.com](mailto:jvatcha@peoplepc.com)**  
**or by disc to 6008 Kingsbury, St. Louis, MO 63112.**  
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# Calendar

## Upcoming Events Calendar

- February 2:** Skinker DeBaliviere Community Housing Corporation, 6:00 p.m., 6008 Kingsbury  
**February 3:** Skinker DeBaliviere Community Council, Executive Committee, 7:30 a.m., 6008 Kingsbury  
**February 10:** Dr. Martin Luther King Jr. Committee Wrap-up meeting, 7:00 p.m., 6008 Kingsbury  
**February 15:** Skinker DeBaliviere Community Council Board Meeting, 7:00 p.m., 6008 Kingsbury  
**February 16:** Skinker DeBaliviere Community Housing Corporation Meeting, 6:00 p.m., 6008 Kingsbury  
**February 23:** Party for Skinker DeBalivierites at Mirasol on Delmar. For \$25 (\$30 at the event), neighbors receive a drink ticket, a great buffet, and the joy of being be from 6:30pm to 8:30pm. The party is targeting new neighbors as well as old standbys in a neighborhood that is changing and growing. For more information, please contact Sole Van Emden at 862-6962 or Jennifer Olmstead at 863-6899.  
**March 14:** SDCC Board Meeting, 7:00 p.m., 6008 Kingsbury  
**April 2:** Operation Brightside "Blitz" weekend in our region of the City. Call SDCC at 862-5122 for more information about group activities in our neighborhood.

## Other Events of Interest:

**Currently at RAC:** Fortune: Then & Now, An Artist Reunion of Fortune Bank. Building Design & Equipment At The Gallery at the Regional Arts Commission. A collection of work by the artists who were party of Fortune, a unique division of the former Mark Twain Bancshares, Inc., 1974-89. Curated by Rick Barcheck. Artists featured include Rick Barcheck, John Bjerklie, Fabian Buten\*, John Donoghue, Dale Dufer, Renee Flanders, John Foster, Drayton Hamilton, Bill Hawk, Bill Kreplin, Joan Levinson, Patty Linderer, Pat Schuchard, Henry Stites, Jeff Vaughn, Kevin Welby, John Paul Wolf\*. (\*in memory)

**Through February:** Art work of Joy Wade and Sandra Abrams at University City Public Library, 6701 Delmar

**Feb 6:** Captive Passage: The Transatlantic Slave Trade and the Making of the Americas, Missouri History Museum

**February 10:** Divas of Jazz Series: Jeanne Trevor. At Brandt's Market & Cafe: A St. Louis Jazz Legend. Come for an evening of truly spectacular jazz! Trevor combines the phrasing and delivery of Billie Holiday and Ella Fitzgerald. She has the verve, brightness, and range that characterized Fitzgerald, but also calls upon the phrasing, ornamentation, and melodic variation that was so uniquely Holiday's. She is comfortable with all types of tunes and at ease in any tempo. For information call (314) 727-3663 or visit [www.brandtscafe.com/entertain.html](http://www.brandtscafe.com/entertain.html).

**February 12:** Cellist Maya Beiser at the Edison, Washington University

**February 14:** "Love in the Loop:" Romantic Dining, shopping, movies in the Loop. Enjoy a special dinner for two and get a red rose delivered to your table with a dinner reservation at participating restaurants in the Loop. Visit participating shops for a 10% discount on select items, or discounts on tickets to the Tivoli Theatre with dinner. [www.VisitTheLoop.com](http://www.VisitTheLoop.com) for more information.

**March 3 - May 30:** Hero, Hawk, and Open Hand: American Indian Art of the Ancient Midwest and South at the Saint Louis Art Museum.

## Friends of the Times

A number of readers responded to the envelopes contained in our last issue and helped to make our paper possible in the new year. So far, we have raised \$1,621. *TIMES* business manager Lois Schoemehl is still accepting donations! Send your check to the Times, 6168 Westminster, 63112. Thanks to everyone for your support.

### 2004 Holiday Donors to the Times

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## Cecilia Nadal: When Avocation and Vocation Meet

by Lana Stein

For the past 12 years, Cecilia Nadal has made her home on 61xx Westminster. She is an optimistic and buoyant woman who has used her social work training to create companies that held those in need and bring other cultures to St. Louis.



Photos by King Schoenfeld

Nadal created Productive Futures, a forprofit company, to train the unemployed and to place them in jobs in private companies. The forprofit element demonstrates that this is a serious business and those it works with must be serious as well. It says to business customers that this is another business; we know what you need. Nadal founded this business 20 years ago. It is rated number 1 in the St. Louis area. The program has been touted in the St. Louis PostDispatch and the St. Louis American. In addition, visitors from Germany, Australia, and Taiwan have come to observe what Productive Futures does and why it is successful.

Eighty percent of Productive Futures clients are walkin. The company has been located for 12 years at 5225 Delmar. In its 20 years of existence, Productive Futures has served 8,500 people. The company works with 3,000 companies. There is no charge to the unemployed who seek services. There are 14 staff, mostly with a human resources background. There are two trainers. Each client receives 80 hours of intensive training. One group served is youthcentered, aged 1921, and primarily high school dropouts.

Her other vocation has slightly different roots. Nadal came to St. Louis in 1968 to attend St. Louis University. Her mother was AfricanAmerican, her father AfricanPuerto Rican. He had been in the military so she grew up in a variety of locales. After coming to St. Louis, she noted that arts audiences were pre-

dominantly segregated. What was missing was the art that could draw diverse audiences. She went to see "Strands" at the Black Rep and met Danny Clark from University City. He was a dancer and in conversation after the show they agreed about the lack of audience diversity here. They decided to work together to change this aspect of St. Louis life. Their first major production was Faces of Love at Westport in 1997. The show featured dances from India and the appearance of Ossie Davis and Ruby Dee. Clark fell victim to cancer and Nadal began to work with Vivian Watt as the artistic linchpin. They brought the Chinese National Orchestra here and achieved greater diversity among patrons.

Nadal works with local ethnic communities in structuring the performances she sponsors. The company name is Gitana Productions. She also visits the home countries to arrange the programs. In 2006, she is planning a gypsy festival and is working with Bosnian gypsies now resident in the area. This production will focus on the gypsy experience in Europe, often a very painful one. Nadal also worked with the Chinese community on the film "The Dance with the Dragon."

Nadal resides with two special dogs. She is watching the progress of her daughter with great joy. The daughter, Maria Chapelle Nadal, was elected to the Missouri House of Representatives from a University City district in 2004. A number of neighbors remember her warm personality. Nadal is very happy living in Skinker DeBaliviere. She calls it a wonderful community. She loves being close to the park. She also likes the diversity of our community and noted that you have to fight for that. Our diversity brought her here.

## News of Neighbors

We're so excited for Kingsbury neighbor, former TIMES editor and novelist **Margaret (Peggy) Hermes**, who is part of a grand anthology of authors from this area who have recently done readings and book signings. The anthology is titled **Under the Arch, St. Louis Stories**, twenty-three stories offering glimpses of life in the Gateway City, of what can happen in the shadow of the shining arch of Eero Saarinen. Some of the pieces are fiction wherein much truth is found. Some are non-fiction in which fact doesn't get in the way of a fine story. Others involved are Post-Dispatch journalist Harry Jackson; novelist Charles Wartts Jr.; Washington University professor Robert Earleywine; and Edmund de Chasca, senior editor of Boulevard. Cover artist Jennifer Roussin displayed some of her work at the Schlafly Branch Library as part of the event on February 3. The foreword is written by Mayor Francis G. Slay. For more information, e-mail: antarespress@yahoo.com. Hermes' other work includes a novel **The Phoenix Nest**, and book and lyrics for an adaptation of an Oscar Wilde fable **The Birthday of the Infanta**, staged by Metro Theatre Company, which premiered at the Edison Theatre in St. Louis. A story of hers has been selected for the upcoming anthology, **20 Over 40**, a collection of fiction by 20 writers, published by the University of Mississippi Press. Congratulations to Peggy, our friend and neighbor!

Congratulations to **Jennifer and Ken Kozak** of the 5800 block of Nina Place, who had a baby daughter, Katherine Grace, on November 5. In other baby news, **Jennifer Olmstead and Brady Baybeck** of the 6100 block of Washington are expecting a second child to join beautiful baby Sarah. And **Georgie Fox** reports that her son Alex and

daughter-in-law Maria welcomed their second child December 2.

Some new neighbors are really not new. January brought a housing 'swap' for **Rachelle L'Ecuyer** from the 6100 block of Kingsbury and **Joe and Beth Hogan** from the 6100 block of Washington. I guess this means the Hogans saw Rachelle's sunflowers in our last issue and just had to have them! Best wishes to both families on their new homes in our great neighborhood.

There are new owners of the former **Bodewes** home on Westminster near Skinker. The Golchin family currently live in Ames, Iowa, where **Dr. Golchin** is a researcher in Energy and Environmental Research at Iowa State University. The Golchins plan to move here with their son and daughter, who both attend Washington University and already live in a condo in the area.

We've learned that **Gil Williams** will be moving his business, **MacroSun International**, downtown. Gil has been an important part of the renaissance of Delmar and a faithful attendee of the Delmar Commercial Committee meetings, as well as a great gadfly in dealings with Metro. Best of luck to Gil! Don't miss his moving sale.

All the photos in this issue were taken by our long-time faithful photog **King Schoenfeld**, who lives on the 6100 block of Westminster. Especially great quality this month! If you have photo skills and would like to help supply photographs for **THE TIMES**, let us know. Thanks, King, for all your beautiful work, part of every issue.

We hate to miss any good gossip! If you know of 'news of neighbors', be sure to let us know, too. Send your items to [jvatcha@peoplepc.com](mailto:jvatcha@peoplepc.com).

## Remembering Bill Kohn

by Lana Stein

In late 2004, we lost a significant artist, friend of the neighborhood, and unforgettable personality. I did not know Bill Kohn well although I wrote about him and his work several times. But, he left a very strong impression on me and I am glad I was able to meet him.

I became acquainted with Bill Kohn at Duff's. The stunning landscape that graces the wall in one dining room catches the eye of everyone who enters as it did mine. I knew the artist lived in Skinker DeBaliviere and had a studio at Four Corners but that is all I knew. That situation changed when neighbor and Regionals Arts Commission director Jill McGuire suggested I do a story on Kohn's exhibit on Inca country in Peru, then at the Elliot Smith gallery. I made an appointment to meet him there and was taken aback by the scope and breadth of his paintings and by his vibrancy. He was clearly a man who loved what he did and loved life. His work displayed tremendous presence and terrific use of color.

He and his wife Pat had been quite active in the neighborhood in the 1970s and his studio at Four Corners was a very important anchor to that part of the neighborhood. A friend who lived on 59xx Kingsbury once passed the studio on a walk with her two year old daughter. The door was open and she thought it was available for viewing. Kohn greeted her warmly and showed her the work in progress. She wanted to see more of his paintings.

The last time I saw Bill Kohn I was crossing Des Peres and confronted with a group of men riding bicycles. One was Bill.

He won a governor's award for work in the arts and enjoyed considerable success. I keep small representations of the Duomo in Florence and Macchu Picchu in my study. Like many of us, I enjoyed the art—but—even more I enjoyed the person. We'll all miss him.





Photo by King Schoenfeld

**Joe Edwards has recently completed beautifully planned and lighted parking lots behind the old funeral home and Pin-Up Bowl. This may not be all the parking we need, but it goes a long way in supplying the needs of the retailers and restaurants on nearby Delmar. And all 168 parking spaces are FREE!**

# New on Delmar

By Norbert Hart

Shortly after the Pageant building went up, this long standing tenant of Euclid Avenue moved West. **Sole Survivor** is owned by Steve Rye and his wife Kay, and they have just completed a renovation of their store in September, 2004. The current specialty is belts and buckles (including customized) along with t-shirts. However, they will soon carry a line of deer-skin articles, including clothing such as skirts, tops, wraps, jackets, and shorts, along with hand bags. Also in the offering will be leather purses, handbags, and



briefcases.

To complement the popular customized belts & buckles, Sole Survivor also offers personalized shirts and bracelets. The owners have another store in Belleville and will soon operate mall carts in selected area locations. Sole Survivor has done numerous jobs for performers at the Pageant, both for themselves and for those on the performer's gift list. They also carry "screen saver" buckles which can show up to 6 different messages.

Sole Survivor is located at 6161

## Washington University Plans North Campus

By Jo Ann Vatcha

Washington University officials Richard Ruloff and Steven Hoffner brought big news to the Delmar Commercial Committee's January 26th meeting, laying out the results of recent planning for the university's property north of Delmar. Washington University now owns Angelica, the old Radiant Products on Skinker, and most of the old industrial triangle north of Delmar, some 17 acres of space. Angelica previously had sold their building to Wash U with 15 year options to lease the space back, but have sold outright after four years. They recently engaged a planning consultant to help devise a plan for the area to be called "north campus."

Phase one will start immediately upon approval of an ordinance vacating Rosedale at Enright. Enright will be widened, and there would be a new stoplight at Enright and Skinker. The old Radiant Products building will be demolished and a Wash U "image corner" created. The new stoplight and entrance to their campus will also serve to facilitate turns into the new parking lot recently created by Joe Edwards behind Pin-Up Bowl and the Pageant, as well as leading much more clearly to the Metro Parking lot.

Then, and perhaps most surprisingly, the university plans to build graduate student housing

along Skinker. Eventually as many as 500 residents will make their homes in this new campus housing. Landscaping and pedestrian paths will be incorporated along the former Rosedale through the area. Steve Hoffner, who has just been named manager for Quadrangle Housing, will soon have his office in the Angelica building as the construction project begins.

The entire transformation will take 10-15 years and may eventually include a fitness/recreation field facility and improved street access to the west side of Skinker by rethinking Olive Blvd. Members of the Delmar Commercial Committee suggested thinking about Hodiamont as well, to improve the ways in which traffic seeking to go west of Skinker as well as north on Skinker can be accommodated more smoothly. Our committee endorsed the plan and encouraged further working together to plan for the future, including Metro, the Trolley, and the Great Rivers Greenway planning. Call Jo Ann Vatcha at 726-6974, other members of the committee, Alderman Lyda Krewson at 367-9765, or Assistant Vice Chancellor Steven Hoffner at 935-4316, if you have questions or comments.

## The ABCs of TIFs

By Nicole Blummer

Many people have heard of Tax Increment Financing, or "TIF," a form of public financing for real estate projects. As they have become more prevalent in St. Louis, TIFs have sparked controversy, with some claiming that they misuse public funds and should be restricted. But done right, TIFs can be effective tools for revitalization. What is a TIF and how does it work?

The basic idea of TIF is simple – within a defined area, taxes are "frozen" at a base amount for a number of years. During this time, any new taxes generated by development activity (also known as "tax increment") are collected in an account and used to support the cost of the development. In Missouri, TIFs can run for up to 23 years and collect both the property tax increment as well as 50% of the activity tax increment (activity taxes include sales, restaurant, payroll and income taxes). The remaining 50% of activity taxes go back to the taxing districts.

TIFs were created to assist projects that would be infeasible but for the value of the TIF. Since projects can capture up to 23 years of tax revenue, TIF is generally worth more than traditional 10-year tax abatement, thus is attractive for larger projects where there is a financing gap that must be closed to make the project work. Another important aspect of TIF is that it can be used for financing. In other words, the developer can take a loan against the project's projected tax revenues. A bank

finances the loan, backed by the guarantee of a TIF note. As the completed project generates tax revenues, they are collected to pay back the loan (with interest, of course).

Due to the costs associated with setting up a TIF, they generally make sense for projects with budgets of several million dollars or more. A developer, public or private, who wishes to apply for a TIF must go through the City's TIF Commission, which then makes a recommendation to the Board of Aldermen for authorization.

TIFs in St. Louis are not without controversy. In the early 1990s the City backed a TIF loan for a shopping center with a pledge of general revenues. If the center doesn't generate the taxes it projected, the City is must pay back the loan. Fortunately, the City no longer backs TIFs with its own funds – only the developer is on the hook for the loan repayment. TIFs have also generated controversy for their use in the outer suburbs of St. Louis. According to state law, TIFs can only be used in "blighted" areas, but blight has been broadly interpreted to include almost any under-developed property, even farms. In contrast, City TIFs have helped spur reinvestment and revitalization of the region's core. Currently there are over 50 TIFs in place in St. Louis, worth nearly \$250,000,000. These TIFs have leveraged over \$1.4 Billion in private investment. That's nearly \$6 leveraged for every \$1 of TIF investment.

The Delmar Commercial Committee has been researching and exploring the possibility of a TIF District to develop much-needed parking in the area from the City Limits east to DeBaliviere. If a TIF is worked out, it could also support larger and more difficult private development projects and sites, as well as district-wide improvement projects like parking. Look for more news to come as the research continues. If you have any questions, you may contact Jo Ann Vatcha at

(Continued from page 1)

**Rosedale Apartments**

issues for the neighborhood. One issue is the decline in generally available rental property in the neighborhood. According to statistics available on the City of St. Louis website, there were 1,519 rental units in the Skinker DeBaliviere at the time of the 1990 Census. By the year 2000, the number of rental units had dropped to 1,232.

During this time, Washington University has been purchasing apartment buildings in the neighborhood. The University's policy has been to allow non University-affiliated residents to remain in the buildings. However, when residents leave, the units are then made available only to Washington University students, faculty or staff. According to statistics the University provided, they now own a total of 47 apartment buildings with 341 rental units in the Skinker-DeBaliviere neighborhood. Currently, about 92% of residents are affiliated with the University. Combining the overall loss of rental units during the 1990's and the units the University now owns, the number of generally available rental units seems to have declined from 1,519 units in 1990 to 891 in 2005. This suggests that the neighborhood has lost 628 rental units, or 41% of its generally available rental housing stock over the past 15 years. Conversion of the Rosedale Square apartments to townhouses or condominiums would continue this trend.

Another issue is the future mission of the housing corporation and the use of sale proceeds from the sale of the building. The housing corporation owns a few other properties in the neighborhood, including the Alanson Building on Delmar and the building at 6008-10 Kingsbury where the Skinker DeBaliviere Community Council office is located. However, with the sale of the Rosedale Apartments the housing corporation would divest itself of about

95% of its assets in the neighborhood. It is unclear what impact this would have on the future role of the organization in the neighborhood. Richard Wilkes, the President of the housing corporation board, said that the board



Photo by King Schoemehl

“remains committed to its mission and will continue to put its efforts and resources into projects that benefit the well being of the entire neighborhood.”

A related question is how the housing corporation would use the proceeds from the sale of the buildings. The request for proposals indicated that the minimum bid should be \$2,500,000. The housing corporation has debt on the property that would need to be repaid, but it is likely that net sale proceeds would still be considerable. Although the housing corporation has received several proposals, Wilkes said that “at this point there is no offer on the table. It would be premature to speculate on what the Housing Corp would do with funds it does not yet have.”

The housing corporation's board meetings are open to the public. The next meeting is scheduled for February 2nd at 6PM at the SDCC office. Neighborhood residents who have questions or comments about the proposed redevelopment of Rosedale Square may wish to attend.

**Tim Schoemehl has been a resident of the Skinker-DeBaliviere neighborhood since 1977 and of the Rosedale Square Apartments since 2001.**

**Planning for St. Vincent Greenway Kicked Off**

The Great Rivers Greenway District invited residents and business owners from Bel-Nor, Bellerive Acres, Berkeley, Greendale, Normandy, Pagedale, Skinker-DeBaliviere, Skinker-Page-Union-Delmar, Wellston to learn about the planning process for St. Vincent Greenway, to ensure community vision is reflected in plan, and to learn about The Great Rivers Greenway District, its mission, as well as greenways and their benefits to communities.

Display boards at Crossroads School showed the path of what is being called the St. Vincent Greenway, more than six miles long and extend from Ramona Lake Park in Berkeley to Forest Park, following Engelholm Creek where possible. It is envisioned to connect to each other the University of Missouri - St. Louis campus, St. Vincent County Park, the Rock Road and Wellston MetroLink stations, and Forest Park, and serve as a connector to the Centennial, Chouteau, Dr. King, Maline Creek, and River Des Peres greenways. “The River Ring” is a regional, interconnected system of greenways, parks and trails being developed by The Great Rivers Greenway District. The River Ring follows large and small regional waterways with

public green space, bike and walking trails and access to parks and transportation venues.

Public involvement is key to the district's work. Those interested in volunteer opportunities, including the Citizen Advisory Committee for St. Vincent Greenway may contact Joe Ebeling at 314.436.9333, ext. 22 or jhebeling@patrickdavis.com.

The Great Rivers Greenway District was established in November, 2000, by the successful passage of the Clean Water, Safe parks and Community Trails Initiative (Proposition C) in St. Louis City, St. Louis County and St. Charles County, Missouri, which funded a 1/10th of 1 cent sales tax for creation of an interconnected system of greenways, parks and trails.

Neighborhood residents and leaders are being asked to join the planning effort, which could include Lucier Park or Ruth Porter Mall at DeBaliviere. Because of the trolley planning for Delmar and DeBaliviere, as well as an upcoming planning committee being formed for DeBaliviere itself, it is hoped that residents will volunteer to serve on these important committees.

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Skinker DeBaliviere Community Housing Corporation

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Founded in 1989, the housing corporation recently sold five lots on the 5700 block of McPherson to Kingsbury Square's Martin Jaffee; other property owned by the housing corporation include the 'green' area on the east side of Des Peres, the southwest corner of Washington/Des Peres, the community garden lot on the 5900 block of McPherson, 5900-5914 Delmar, previously Mills Properties, on Delmar, and buildings at 5998 Delmar and 6008-10 Kingsbury.

The housing corporation's next scheduled meeting is: Wednesday, February 16, 2005, at 6:00 p.m. at SDCC, 6008 Kingsbury. For more information, contact staff director Gary Boehnke at the SDCC office 862-5122.

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## Make Your New Year's Resolution for the Environment

# Curbside Recycling Offered at Special Rate for Neighborhood Residents

By Nicole Blummer

New Year's resolutions are notoriously hard to keep, but here's one idea that's easy to stick with: Recycling. Thanks to a special program offered by the City of St. Louis, residents of the 63112 zip code can receive weekly curbside recycling pickup at a nominal cost.

The program is run by the City's Refuse Division, with funding from the Jefferson-St. Louis Solid Waste Management District. The City contracts with a private company, Earth Circle Recycling to provide the hauling service. Paper, glass, plastic and cardboard can all be recycled. To enroll, send a \$37.50 check (covers 10 months of recycling) payable to Earth Circle Recycling, P.O. Box 3505, St. Louis, MO 63143. Enrollment is limited, so call or email the Refuse Division first to make sure that slots are still available in the program: 353-7176 or [hamiltonj@stlouiscity.com](mailto:hamiltonj@stlouiscity.com). Enrollment deadlines are the 15th of each month for service to begin the following month. Once your payment is accepted, Earth Circle will bring you a blue collection bin

and notify you of your first pickup day.

Recycling can also be dropped off free of charge at area collection sites. In the Central West End, there is a collection site at the former Lashly Branch of the St. Louis Public Library at 4537 West Pine Boulevard, just west of Taylor Avenue.

In recent years St. Louisans have recycled an annual average of 8,000,000 pounds of material, of which 2,904,000 pounds were newspaper. By making new paper products out of this much newspaper, we saved:

- the energy equivalent of 667,920 gallons of oil
- approximately 24,684 trees
- 11,616 cubic feet of landfill space
- and we eliminated 87,120 pounds of air pollutants.

As good as this is, we can do better in 2005. So make your New Year's resolution for the environment and start recycling today!

## New Soccer Goals Impact Lucier Park

The US Soccer Foundation and its official national partner for goals, nets, field equipment and mobile seating, "Kwik Goal," have awarded funding to the City of St. Louis for new soccer goals for Lucier Park. Dan Skillman, Director of Parks, Recreation and forestry, said, "These new goal posts will greatly reduce our installation time and present a professional look to the existing field at Lucier Park."

For the past two years, soccer teams from St. Roch's have used the park as their practice field. Third grade coach Joe Gudiswitz, whose team practices at the park, "playing a team sport not only develops athletic skills, but also imparts character-building quali-

ties like team work, camaraderie and a positive attitude – we feel these are important values to teach to young people – regardless of whether they attend the school."

Neighborhood resident and parent Ligaya Figueras, one of the primary supporters involved in obtaining this grant, was quoted in the foundation's feature story in their newsletter, "– people are helping on landscaping plans, figuring tree, shrub and flower plantings, re-sizing the soccer field, redoing the baseball diamond and fixing up the baseball benches. None of these developments would be happening without the Foundation."

## Wintermarkt 2004

By Andy Cross

Carriage rides, roasted chestnuts and gluhwin, along with a wide assortment of vendors, were just part of the festivities at this year's Wintermarkt. Washington University sponsored three talented a capella student singing groups: the Greenleaves, the Mosaic Whispers, and the Pikers. The St. Roch Bell Chimers hushed the crowd with a beautiful performance under the direction of Regina Morris.

Thank you to the many

neighbors who donated to the bake sale. Also thank you to the many volunteers who helped work in the food booth, set-up, and worked other tasks in this big event. Thanks to the West End Word for their involvement. Thank you to Officer Rick Metz and the 7th District, as always, for their presence. The Saint Louis GastHaus donated their popular German family recipe for ham and bean soup. The Gast Haus is a newly opened restaurant located at 18th and Chouteau. Other culinary sponsors included Parker's Table, 8137 Maryland, and Kayak's Coffee at Skinker and Forest Park.

We are happy to provide a venue for many of our neighbors who sell their crafts, along with other vendors from near and far. We are grateful for their participation. We are also grateful to the students from St. Roch and area high schools who choose to ful-



fill their required service hours at the Wintermarkt.

Wintermarkt is organized annually by the West End Arts Council, with a grant from the Regional Arts Commission. Funds raised by the Wintermarkt help produce this and other neighborhood events in Skinker-DeBaliviere. The Wintermarkt organizers include Katrina Stierholtz, Andy Cross, Shelly Goeble Parker, Michelle Pike, Rachel Boxdorfer, Ute Levi, and Laure Porterfield of the Skinker-DeBaliviere Community Council.

Photos by King Schoenfeld



VOICE MAIL 721-5600 x115  
[karleenhoerr@aol.com](mailto:karleenhoerr@aol.com)  
 Fax 721-3678

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# Dr. Martin Luther King, Jr. Celebration



This year's celebration of Dr. Martin Luther King, Jr.'s birthday took place at Grace and Peace Church. Chaired by Liz Johnston, the event featured speaker Pastor Mikki Merritt of New Cote Brillante Church of God, located at Skinker and Washington. Grace and Peace's Reverend Kurt Lutjens led the service, which featured school children from nearby schools, who made presentations on the theme of diversity. Chairman Liz Johnston is a member of the council and the daughter of Jack Wright, one of the founders of this neighborhood tradition.

Photos by King Schoenfeld



Skinker DeBaliviere Community Council Board of Directors Meeting, Nov. 8, 2004  
**WELCOME & INTRODUCTIONS** - President Keaveny opened meeting at 7:05 pm  
**MINUTES:** Motion was made and seconded to approve with corrections the minutes for October 11, 2004. Motion passed.  
**FINANCE REPORT:** Peggy Droege reported that there was a \$300 adjustment to the September financial statement. October financials show that both revenue and expenditures are under budget, currently working on next year's budget.  
 A motion was made and seconded to accept the Treasurer's Report. Motion passed.  
**SECURITY REPORT:** Officer Butler gave update. Home burglaries are increasing mostly due to doors left unlocked and poor lighting. It was reported that in a burglary attempt, a car window was broken on St. Roch's parking lot on October 31st during the 11:00 a.m. mass. Despite new speed signs on Waterman, traffic is still going too fast; this continues to be a concern because of the number of kids on street. Discussion followed about possible controls and we were reminded that speed bumps are illegal in the City of St. Louis. A question was raised as to whether parking meters were exempt on Veteran's Day in an answer was not immediately available and the Officer will get back to the Council.  
**Aldermanic Report:** Alderwoman Krewson reported that the Delmar sidewalk repairs are complete but still need to be sealed. Three alleys were repaved.  
 Discussed letter from Gregg Bynum (in packet) - motion made and seconded to submit letter of support to Zoning for an art studio & gallery use at 6010 Kingsbury. Motion passed.  
**Executive Director's Report:** The Executive Director reported that SDCC had been assigned a new CDA staff person. Sign-up sheets were circulated for volunteers and bakers to assist with the Wintermart. Carriage rides will once again be offered at the Wintermart at a cost of \$5 per person. Mrs. Ruth Johnston will continue to chair the Police and Firefighters Appreciation Open House scheduled for December 6th. Laure reminded us that the Dr. MLK planning committee meeting is this Thursday; the event is January 16, 2005.  
 Discussion followed on the DeBaliviere development plan committee start-up.  
 Lyda informed us that the majority of the Talayna's sign are down except for 1. Mills is beginning the process of hiring a planner to do a master plan for DeBaliviere Place.  
 A question was raised as to when the Delmar Bridge would be replaced. The response was that it is to be done in a couple of years.

Skinker DeBaliviere Community Housing Corporation: Minutes of the SDCHC meeting were provided in the Board packet. Mr. Gorman questioned the decision to turn the apartments into condos; he would be willing to manage the apartments if poor management is the issue. Discussion followed and Mr. Gorman was referred to the Housing Corp.  
**COMMITTEE/NEIGHBORHOOD REPORTS**  
**Food Drive:** Social Service Committee Chairman Shirley Polk reported that the food drive was held on November 6 and proved to be quite a success. Hamilton School should be sent a thank-you letter for their donations to the Food Drive and a special thanks to all the volunteers.  
**Beautification Committee:** Andy Cross reported on the upcoming Wintermart. They have several new sponsors including the St. Louis Gast Haus, West End Word and Kayaks. He reminded us that one of the reasons for the Wintermart is to earn funds to provide a match for the Arts grants. He asked if anyone had kerosene heaters that could be borrowed for the Wintermart. Washington University a capella groups and the St. Roch handbells will provide entertainment. A woodworker will be one of the featured artists.  
**Rosedale Neighbors Halloween Party:** Over 100 children attended the Halloween party at St. Roch gym. Thanks to Art Santen and others who worked to make this a success.  
**Police & Firefighters Appreciation Open House** is December 16th.  
**OTHER BUSINESS:** Avis May advised that the Hamilton School service area has extended. During November, an informational meeting will be held. A copy of a letter sent to various persons concerning the meeting was distributed.  
 Dan Schesch reported on St. Vincent Greenway and asked for the names of persons interested in working on the committee. Project will deal with the maintaining green space, bike and walking trails and other amenities in a connected plan for the metropolitan area.  
**Nominating Committee:** Steve Givens was appointed chair of the Nominating Committee and will seek interested person to run for office on the Board.  
**ADJOURNMENT:** A motion was made and seconded to adjourn. The motion passed and the meeting was adjourned at 8:25 pm.

## TAX PREPARATION SERVICE

The St. Louis Tax Assistance Program offers free electronic income tax return preparation and tax information for individuals and families with income under \$35,000 who do not itemize. Many people are eligible for the 'Earned Income Tax Credit' without knowing it, even if no taxes have been withheld, and refunds may be substantial.

This service is offered every Saturday from January 29 through March 5 at Ranken Technical College, 4431 Finney; at Catholic Family Services, 2647 Ohio; at St. Patrick Partnership Center, 800 North Tucker. Taxpayers should bring all W2's and 1099's, a copy of their 2003 tax return, a copy of a check for direct deposit of refund, value picture id, proof of child care expenses, social security cards or individual tax id numbers for all family members. If a joint return, both spouses must attend to sign the tax return.

A special feature of this year's program is that if clients want to have direct deposit for their returns, U.S. Bank will have staff on hand to set up instant checking accounts with no deposits. That way refunds can be sent directly to the your account safely and conveniently plus you now have an bank account. This is designed to avoid those costly tax refund loans. You can still use your own account and, if you don't qualify for a bank account, you may have the refund mailed directly to you. For more information, call 621-1996.

## Police Appreciation Luncheon

On Thursday, December 16, the Skinker DeBaliviere Community Council once again hosted a Police and Firefighters Appreciation Luncheon at 6008 Kingsbury. Under the leadership of recruitment chair Ruth Johnson, contributions of food, supplies and funds were provided from over 65 households. Neighborhood businesses and Washington University also assisted in continuing this ten-year tradition.

Neighbors helped to set up the buffet and to serve the officers. The open house began at 11:00 and wrapped up around 4:30. Each officer also received a hand-made card from neighborhood artist Greg Bynum. Many officers stopped back in the office the week before Christmas for extra copies of the line art for their children.

As always, the spirit of camaraderie engendered by this event will carry into the new year. For many, this opportunity to interact with the men and women who work so hard to keep our community safe is the only occasion when they meet face to face.

Congratulations and thank you to all who helped make the event a success.



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# IN YOUR EAR

by Hawkeye Z. Hoerr

Holidays play a tremendous role in helping us mark our lives. We use them to buy countless presents that need to be exchanged and to attend parties to see people we'd otherwise happily miss. Fortunately for late-minute shoppers like my gift-Mecca. You'd be amazed at the range of presents you can get there at 10:30 p.m. on Christmas Eve. My favorite is a mechanized Elvis dressed up like Santa. He not only sings, his jolly body rocks back and forth as Rudolph exits and enters a nearby chimney, his nose flashing a bright red. Isn't technology wonderful? (If you close your eyes and have a few glasses of wine, it's almost as if you're transported to Vegas!) We know that holidays are good for merchants and travel agents; the cynical among us would say that this is why we have holidays. No one doesn't like no holidays. (How's that for a triple-negative?)

But over time, alas, many things, including holidays, have become too routinized. Leaves fall and it's Thanksgiving. Then, just as we've finished the left-over turkey, it's time for Christmas, Kwanza, or Chanukah. Depending upon your heritage, political

allegiance, and religious persuasion, the list goes on and on: Boxing Day, World Wrestling Day, Easter, Wester, St. Patrick's Day, Opening Day, Groundhog Day, the 4th of July, Bastille Day, Halloween, and soon-to-be President Hillary Clinton's birthday.

Yep, we've fallen into a routine when it comes to holidays. Sure these traditional holidays work - gift cards and freshly stacked shelves in the stores evidence their success - but they're old. I mean, it's pretty hard to get excited about Presidents Day when I think of the actual presidents. Likewise, how exciting can Thanksgiving be for the turkeys? Some things have to be predictable, I know, but why holidays?

I propose, dear reader, that we create a new series of holidays. These holidays would celebrate the rich diversity of our country and respect and reflect our different faiths, hair styles, and tax brackets. Wiser - or at least more hirsute - heads than mine should make the actual decisions about these new holidays. I envision a public debate, perhaps held at university campuses around the nation and televised over PBS. Can't you envision the debate between those favoring a holiday that honors chocolate and those who prefer caramel instead?

Or how about the people wanting a holiday to observe the creation of the shopping mall versus those who think the day should recognize on-line purchases?

Here are my candidates for the holidays that we need and deserve. Now mind you, I'm not suggesting that this is the complete list; rather, I'm simply trying, in my humble and understated way, to begin the dialogue with a few nominations.

Stogie Day, held on November 30, Winston Churchill's birthday. This holiday doesn't deal with his role in WWII or his writings. Rather, it commemorates his quote, "Democracy is the worst form of government except for all the rest." Think 2000 and 2004. Need I say more? Light up your Macanudo.

Bad Prognostication Day, held on April 1, the anniversary of St. Louis' City-County Separation in 1876. This day recognizes that fateful day when the City separated itself from the County. The City fathers, wise men (no women) that they were, did this because

they viewed the County as poor and a drain on their resources. Hellooooo? Was anyone looking past the end of their white, male noses in 1876? It doesn't seem so. You know, come to think about it, just maybe the fact that no women were involved caused the IQ level of the group to dip below room temperature.

Warmed-up Coffee Day, January 24. This day celebrates the 1950 invention and patent of the super quick, handy-dandy microwave. This simple machine has revolutionized how we cook and eat. At my house, if it's warm and eaten, it is either delivered or comes steaming hot from the microwave. The microwave has allowed for a more efficient use of kitchen space as well. I display some of my clock collection on the top of the stove; the oven is where important papers are kept. In honor of the microwave, the day lasts just 10 minutes. (If you set the day on Power Level 4, though, it lasts an hour.)

Mediocre Day, held on George W. Bush's birthday, July 6. This day celebrates the fact that just about anyone can become president of the U.S. You don't need to be smart, work very hard, surround yourself with competent people, or, even, get the most votes. I mean, is this inspirational or what? You, too, could be president! For that matter, you three could become president. Come to think about it, we all could become president. (Hint: If you want to be president it does help to choose the right parents.)

Porcine Day, held on February 30. This date commemorates all those pounds that are shed after the holidays and never regained. Yep, that's why this date was chosen.

Metro Completion Day, held on May 6, 2013. This date is when Metro construction in Skinker-De Baliviere will end. Rumor has it that the very next day the Danforth Foundation will begin a feasibility study to plan a second link between BJC and WashU down the southern end of Forest Park, on Oakland, where it belongs. The first route, after all, only picks up three community icons: BJC, Kayak's, and WashU. The new, southern, route will pick up BJC, St. Louis University High, the Science Center, Forest Park Community College, the Highlands Office Park, Tenet Hospital, and then head north under Skinker to WashU. (Gosh, do you suppose the folks who made the decision about where this line should run are the descendants of the people who decided

that the City should break away from the County in 1876?)

Now be honest, doesn't it sound like much more fun to celebrate Mediocre Day than Thanksgiving? And wouldn't you prefer Warmed Up Coffee Day to Valentine's Day? The merchants would like these changes too, because there would be a market for new greeting cards and rituals. You better believe that the folks a Walgreen's are already all over creating new toys to commemorate these days.

Hey, if not before, I'll see you on National Imagine Day, October 9, John Lennon's birthday.

**[From my last column:** Thanks to those of you who have asked to be considered for Vice-President. You may remember that I'm advocating replacing our national election with a national lottery: the holder of the winning ticket becomes president. Now this idea isn't as radical as it may seem. First, how much worse could random chance serve us than the actual results of our elections? Second, this process would offer a far more likely chance of a president being a female or person of color. Not bad, eh? But, again, this process makes the VP all the more important. In recognition of my erudition and even-handed approach to life - plus the fact that I'm the one writing this column - it's been determined that I, Hawkeye, get to pick the VP. I've already heard from many interested candidates, but the lines are still open. If you'd like to be considered for Vice President of the USA, zap me an email at [trhoerr@AOL.com](mailto:trhoerr@AOL.com).]

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