

From: [Joanna Zimny](#)
To: ["Niblick, Adam M."](#)
Cc: [James Hoffman](#); [Mai Vang](#)
Subject: RE: 810 Maryland Ave. E
Date: Friday, November 21, 2025 9:22:00 AM
Attachments: [image001.png](#)

Hi Adam,

That is a conversation you'll want to talk to Ms. Moermond about at the hearing next week (note, that is just a Legislative Hearing, not a Council Public Hearing). That's the time to make your ask of the Legislative Hearing officer and explain the plans for the property. I've forwarded your email to Ms. Moermond so she's aware, but it would be a conversation to have on the record with her next week. As an FYI, I also know that the lender will be attending the hearing via phone, I spoke with him earlier this week.

Thanks,
Joanna



Joanna Zimny
Legislative Hearing Executive Assistant
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Pronouns: she/her/hers
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joanna.zimny@ci.stpaul.mn.us
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From: Niblick, Adam M. <ANiblick@taftlaw.com>
Sent: Thursday, November 20, 2025 8:22 PM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Cc: James Hoffman <james.hoffman@ci.stpaul.mn.us>
Subject: RE: 810 Maryland Ave. E

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James, Joanna,

I wanted to provide you with a quick update and invite you to a phone conversation to answer any questions and address any concerns you may have ahead of next week's public hearing. As you are aware, CVS is the tenant under a commercial lease concerning the property located at 810 Maryland. CVS's landlord (the property owner) is currently negotiating a replacement lease with a new tenant. The new tenant's Real Estate Committee just approved the deal, and the parties are now simply in the process of negotiating and memorizing the final lease terms.

Once the property owner and the new tenant finalize and execute their lease, the existing structure will be razed. CVS is confident the new lease will be executed, and demolition permits applied for, within the next few months but would greatly appreciate it if the City would allow until early spring for the parties to wrap up the lease work and raze the structure. Please let me know if you have time tomorrow or Monday to discuss.

Thank you.

-Adam

From: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Sent: Wednesday, November 19, 2025 8:55 AM
To: Niblick, Adam M. <ANiblick@taftlaw.com>
Cc: James Hoffman <james.hoffman@ci.stpaul.mn.us>
Subject: RE: 810 Maryland Ave. E

Hi Adam,

Not a problem—happy to help where I can. I've copied James Hoffman here; I believe he was out of the office last week (not sure when you tried contacting him), but that may be part of the connection issue.

As you may know from the other CVS case, the requirements to get time from Council to rehab the property are:

1. **\$5,000 Performance Deposit** posted with the Department of Safety & Inspections;
2. apply for a Code Compliance inspection with the Department of Safety & Inspections;
3. **submit evidence of financing sufficient to complete the rehabilitation.** Financing could be business or personal accounts, a line of credit, or construction loan. Other types of financing will be reviewed on a case by case basis;
4. submit an affidavit indicating the finances will be dedicated to completing the **project** and not diverted until a code compliance certificate is issued;
5. **submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids which address all items in the Code Compliance Inspection Report and a **schedule** for completion of the project; and
6. **the property must be maintained.**

Commercial buildings do not have the transfer restrictions on them that residential cat 3's do (no sale w/o City approval and issuance of Code Compliance certificate/Certificate of Occupancy), so it is able to be sold. The purchaser would typically do the things outlined above then (aside from the Code Compliance Inspection Report).

The Performance Deposit form and Code Compliance Inspection application can be found online here:
<https://www.stpaul.gov/departments/safety-inspections/rent-buy-sell-property/vacant-buildings/vacant-building-program> Those go straight to Department of Safety & Inspections for processing (not through our office).

Let me know what other questions you may have, and I can answer or find the person who can,

Joanna



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From: Niblick, Adam M. <ANiblick@taftlaw.com>
Sent: Wednesday, November 19, 2025 8:47 AM
To: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Cc: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Subject: RE: 810 Maryland Ave. E

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Thanks, Marcia. Thanks, Joanna.

From: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Sent: Wednesday, November 19, 2025 8:45 AM
To: Niblick, Adam M. <ANiblick@taftlaw.com>
Cc: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Subject: Re: 810 Maryland Ave. E

Good Morning Adam,

I've asked Joanna Zimny from my team to help you get the information, forms, contacts, etc. that you're looking for. Hope things are going well.

Best, Marcia

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From: Niblick, Adam M. <ANiblick@taftlaw.com>
Sent: Tuesday, November 18, 2025 4:26:58 PM
To: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Subject: 810 Maryland Ave. E

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Hi Marcia – I've been engaged by CVS with respect to a property they lease located at 810 Maryland Ave. E. The property received an Abatement Order, and a public hearing is scheduled for next week November 25, 2025. Would you please provide me the email address for James Hoffman? I've left him a couple voicemails to discuss the property generally, and obtaining a Code Compliance Report specifically. I have not, however, received any response. If, conversely, you or someone else is able to work with me to get the process moving and discuss the long-term use of the property, please let me know. Any assistance getting connected with the appropriate City official(s) will be greatly appreciated.

Thanks.

-Adam.



Adam M. Niblick

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