



# ChiroMed Clinic

August 23, 2025

Joanna Zimny  
Legislative Hearing Executive Assistant  
City of St. Paul  
Office of City Council  
310 City Hall  
15 West Kellogg Blvd.  
St. Paul, MN 55102-1615

Jay Y. Cherner, D.C., C.C.S.P.  
Certified Chiropractic Sports Physician

Raisa Gringauz, M.D.  
Diplomate American Board of  
Physical Medicine and Rehabilitation  
Member American Association of  
Electrodiagnostic Medicine

RE: Appeal for Property at 1603-05 University

Dear Ms. Zimny,

This is to let you know that I am not going to attend Public Hearing on Wednesday, August 27, 2025 at 3:30 PM due to my work schedule. However, I wish to contest Ms. Moermond's recommendations for a number of reasons. Here are my reasons:

1. The City of St. Paul have NOT served me with a Notice prior to issue an EMERGENCY SUMMARY ABATEMENT ORDER.
2. The time frame to comply with such order is simply unrealistic. I am requesting the deadline to be 11/1/25.
3. The Order is punishing the Property Owner, but not the Police Department. It's Police Department direct responsibility to protect properties from crime, such as vandalism, graffiti, homelessness/drug abuse, etc. During my Appeal Hearing, I explained that as a business owner I have been dealing with crime I described above for the last 4 years (since riots). My building was damaged, including broken windows, doors, signs, walls, parking. The billboard was vandalized with graffiti. I paid for the majority of repairs, including new billboard screens, windows, doors, walls, signs, parking, etc. I installed the security cameras. But the billboards got vandalized again. I paid \$2000 for the new screens and within 2 weeks it was vandalized again. Now, you are ordering me to spend another \$3,000 to \$5,000 (your estimate) to correct the billboard nuisance that I didn't create.

I have been cleaning everything (trash, syringes, shit) around my buildings on a daily basis for the last 4 years. I made over 100 phone calls to 911 to remove homeless people from the doorsteps or parking lot. I will not even start to explain to you how

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MINNEAPOLIS, MN 55419  
PHONE: 612-922-4649

□ 1603 UNIVERSITY AVENUE WEST  
ST. PAUL, MN 55104  
PHONE: 651-641-1110 FAX: 651-344-0492

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impossible it is to do business (attending patients) under these circumstances. For the last 4 years, I had a feeling that the City of St. Paul is trying to get rid of any businesses at University & Snelling for some reason. Just look at CVS pharmacy! It's not going to open up.

So, what I am trying to impress upon you is that unless you address the CAUSE OF THE PROBLEM and that is **prevention of vandalism and crime**, the issue is not going away. At the same time, I am not being naïve here and I don't expect you to give this Order to the Police Department to correct it. But at the same time, I refuse to be penalized for the problem I didn't create on the first place. Maybe, there is a legal solution to this problem, a Class Action from all business owners? I don't know. But I hope someone may have answers, City of St. Paul Mayor? State of Minnesota Governor? Media channels? I am not going to stop here until we have a solution.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Cherner" followed by a stylized flourish.

Jay Cherner,  
Property Owner

Cc: Mayor of St. Paul, Minnesota SOS and Governor, Fred Kuippers