

HAMLIN MIDWAY COALITION
DISTRICT COUNCIL 11
1600 UNIVERSITY AVE W, SUITE 301
ST. PAUL MN 55104
www.hamlinemidway.org



September 29, 2025
Legislative Hearing Office
15 Kellogg Blvd. W.
310 City Hall
Saint Paul, MN 55102

RE: 1591 University Ave W (CVS site at University & Snelling) & All Known Responsible and/or Interested Parties

SCP 2005 C21 045 LLC
PO Box 2440
Spokane, WA 99210-2440

Wells Fargo Bank NA
299 S Main Street, MAC: U1228-120 – 12th Floor
Salt Lake City, UT 84111

Diane Durand, CVS Licensing Department
1 CVS Drive, Mail Drop 23062A
Woonsocket, RI 02895

University St. Paul CVS LLC (c/o CVS Corporation)
1 CVS Drive
Woonsocket, RI 02895
Email: Jonathan.Shumrak@CVSHealth.com

For more than three years, the vacant CVS at 499 Snelling Avenue has stood as a daily reminder of corporate neglect, absentee ownership, and disinvestment in the Hamline Midway neighborhood. Since its closure in March 2022, the property has generated more than 100 complaints to the City of Saint Paul, reflecting persistent problems that ultimately warranted fencing around the entire site.

The vacant CVS has been and continues to be unsafe and a threat to public health: trash and debris constantly piling up, thousands of discarded sharps and foils, vandalism, broken windows,

break-ins, graffiti, and stripped-out infrastructure including the H-Vac system. These ongoing problems have created serious safety concerns and disrupted daily life for our neighbors.

This building, in its current state, is unsafe, unsightly, and unfit for our neighborhood. It diminishes the aesthetics of the Snelling–University intersection, erodes community pride, and undermines the sense of safety and dignity neighbors deserve to feel in Hamline Midway.

The continued vacancy and deterioration have also imposed real economic harm. Residents, local businesses, and community institutions have been forced to spend time, energy, and resources cleaning up messes around the CVS themselves and attempting to counteract the blight and stigma the property produces. Nearby businesses have lost customers and revenue as a direct result of the unsightly appearance, deterring visitors as well as potential tenants and investors.

Over the past year, Hamline Midway Coalition and neighborhood residents have taken significant action:

- Coordinating with city partners to document and report ongoing problems.
- Circulating a petition with over 150 signatures calling for accountability.
- Hosting a community meeting with the head of the Department of Safety & Inspections (DSI).
- Organizing a Town Hall with more than 500 participants and five local elected officials, where Snelling and University—and the CVS site in particular—were top concerns.

Despite these efforts, the out-of-state ownership has not demonstrated good-faith responsiveness or a commitment to being a responsible steward of this highly visible property in our neighborhood. Conditions have only worsened, with no meaningful repairs, restoration, or upkeep—and no indication that the owners care about our neighborhood or the City of Saint Paul.

The people of Hamline Midway deserve the same standards applied to this building as to every homeowner, tenant, and small business in our neighborhood. The vacant CVS cannot be allowed to stand as a monument to corporate neglect—it must be addressed now.

HMC believes this building has reached the point where demolition is the only viable option.

Repair and maintenance are no longer realistic given the extent of internal and external damage, repeated vandalism and break-ins, stripped-out infrastructure, and years of neglect. The long vacancy and the consistent failure of the owners and management to abate problems in a timely manner have only made conditions worse. In addition, the design of the building itself—a single-story drive-through structure—is increasingly out of step with the current and future needs of our neighborhood and our city.

Whatever decision is made about this site, HMC will continue organizing for accountability, safety, and dignity at this corner. Regardless of the outcome, we ask the City to work more closely with the Hamline Midway Coalition, our partners at the Union Park District Council, the Midway Chamber of Commerce, and the many businesses, faith communities, universities, and stakeholders invested in this neighborhood to ensure stronger public–private partnerships and clearer communication as we move forward together in shaping the future of this space and the entire future of the Midway.

In community,

The Hamline Midway Coalition