SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

August 8, 2025

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 Dept
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

Order to Abate Nuisance Building(s)

Dear Responsible or Interested Party:

The Vacant/Nuisance Buildings Unit, Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:

499 Snelling Avenue North

With the following Historic Preservation Information: NONE

and legally described as follows, to wit:

BRIGHTWOOD PARK LOTS 1 2 AND LOT 3 BLK 4

to comprise a nuisance condition in violation of the Saint Paul Legislative Code, Chapter 45.02, and subject to demolition under authority of Chapter 45.11.

On July 25, 2025, a Building Deficiency Inspection Report was compiled and the following conditions were observed.

This list of deficiencies is not necessarily all the deficiencies present at this time. This building(s) is subject to the restrictions of Saint Paul Ordinance Chapter 33.03 and shall not again be used for occupancy until such time as a Certificate of Code Compliance or a Certificate of Occupancy has been issued. All repairs must be in accordance with appropriate codes. Changes or additions to the electrical system, mechanical system, or the plumbing system may necessitate updating or upgrading the systems involved.

This is a one story, wood frame and brick, commercial building (CVS Store).

DEFICIENCIES

- The former CVS Store located 499 Snelling Ave in Saint Paul has become a significant nuisance property and source of ongoing concern for the surrounding community. Since its closure, the site has generated over 100 complaints submitted to the City, primarily related to property maintenance and public safety.

- City staff have completed numerous summary abatements for garbage and debris accumulation on the premises, indicating chronic neglect by the property owner. The building has experienced extensive unauthorized entry and vandalism. The interior has been stripped of valuable infrastructure, including copper piping and electrical components. While the electrical service panels remain, they are completely empty—lacking breakers, wiring, or functionality.

- The roof has also been accessed, and the rooftop HVAC units have sustained damage, further contributing to the property's unsafe condition.

- These conditions not only pose safety hazards but also create an unsightly and unsafe environment that affects nearby residents and businesses. The continued vacancy and deterioration of this property have made it a magnet for illegal dumping, trespassing, and criminal activity. The property's current condition undermines neighborhood stability and presents an ongoing drain on city resources.

- Lack of electricity.

- Lack of natural gas service

- Lack of water service.

As owner, agent, or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by August 23, 2025, the Department of Safety and Inspections, Division of Code Enforcement, will begin a substantial abatement process to demolish and remove the building(s). The costs of this action, including administrative costs and demolition costs will be assessed against the property taxes as a special assessment in accordance with law.

As first remedial action, a Code Compliance Inspection Report must be obtained from the Building Inspection and Design Section, 375 Jackson St, Suite 220, 651-266-8989. This inspection will identify specific defects, necessary repairs, and legal requirements to correct this nuisance condition. You may also be required to post a five-thousand-dollar ($5,000.00) performance

deposit with the Department of Safety and Inspections before any permits are issued, except for a demolition permit. Call the Department of Safety and Inspections of more information at 651-266-8989.

As an owner or responsible party, you are required by law to provide full and complete disclosure of this “Order to Abate” to all interested parties, all present or subsequent renters and any subsequent owners. The property shall not be sold, transferred, or conveyed in any manner until the Nuisance Conditions have been abated and the Certificate of Code Compliance or Certificate of Occupancy has been issued.

The Enforcement Officer is required by law t post a placard on this property which declares it to be a “nuisance condition,” subject to demolition and removal by the City. This placard shall not be removed without the written authority of the Department of Safety and Inspections, Division of Code Enforcement. The department is further required t file a copy of this “Order to Abate” with the City Clerk’s Office.

If corrective action is not taken with the time specified in this order, the Enforcement Officer will notify the City Council that abatement action is necessary. The City Clerk will then schedule dates for Public Hearings before the City Council at which time testimony will be heard from interested parties. After this hearing, the City Council will adopt a resolution stating what action, if any, it deems appropriate.

If the resolution calls for abatement action, the Council may either order the City to take the abatement action or fix a time whin which this nuisance must be abated in accordance with the provisions of Chapter 33 of the Saint Paul Legislative Code and provide that if corrective action is not taken within the specified time, the City shall abate this nuisance. The costs of this action, including administrative costs, will be assessed again the property as a special assessment in accordance with law.

If you have any questions or request additional information, please contact James Hoffman at 651-266-1947, or you may leave a voicemail message.

Sincerely,

James Hoffman
Vacant Buildings Enforcement Inspector