



Payne-Phalen

COMMUNITY COUNCIL

567 Payne Avenue, St. Paul MN 55130 www.paynephallen.org 651-774-5234 district5@paynephallen.org

December 3, 2025

VIA EMAIL

Marica Moermond, Legislative Hearing Officer
City of Saint Paul
15 Kellogg Blvd. West, 310 City Hall
Saint Paul, MN 55102

RE: CVS, 810 Maryland Ave, St. Paul

Dear Marcia,

I am writing to you on behalf of the Board of Directors of the Payne-Phalen Community Council. Our Board met in community in our regular monthly meeting on Tuesday, November 25, 2025. PPCC Staff updated our Board on the legislative hearing that was held last Tuesday morning. The purpose of this letter is to articulate the conversation at PPCC's November meeting and to establish in the record the Board's recommendation to the City of St. Paul for 810 Maryland Ave.

The Board of Directors of the Payne-Phalen Community Council voted to support demolition of the CVS building at 810 Maryland Avenue.

Context/Background presented to the Community Council:

The City staff report given by James Hoffman, the vacant building supervisor in the Department of Safety and Inspections at the City of St. Paul, noted that the 810 Maryland Ave. property has been deemed a nuisance building. Over the years numerous issues like graffiti and trash disposal have been left at the property, and the community has called the City of Saint Paul countless times to report it. Due to the cyberattack on the City of Saint Paul earlier this summer, this data ends in 2023. Even so, nine summary abatements and 13 work orders have been issued at the 810 Maryland Ave property and have not been addressed. The last time Mr. Hugo, the property owner, saw the building was over 2 years ago.

The people at the legislative hearing besides the City of Saint Paul staff were the ownership team, community members, and non-profit organizations. The ownership team was Dan Goldin representing the Stanford Federal Credit Union, Adam Niblick from Taft Law representing CVS, and John Huegel, the owner of the property through John J Huegel & Margaret M Huegel Trust based in California. Of non-profit organizations, there were seven staff members who testified and three staff that attended but did not speak. In addition, testimonies were given by the executive director of Face to Face Academy, a public charter school and two neighbors in the community.

Action taken by the Community Council:

The action taken by PPCC's Board at the Community Council last Tuesday evening is based off the legislative hearing update of the morning of November 25th and as community leaders who have been aware of the nuisance that the CVS building at 810 Maryland Ave has been. After the hearing, it was mentioned by an organization that the CVS had flooded one winter because the pipes burst due to the lack of heat. If the building wasn't demolished, it would require additional work because of the damage from the flooding.

Beyond the staff report, the community members and non-profit organizations stated clearly that the CVS at 810 Maryland Ave has been a nuisance for years. This nuisance impacts more than the corner it occupies; it affects the entire corridor. There are numerous schools in the area and large number of students pass by this property and it is 30 feet away from the entrance of a public charter school that serves at-risk youth. The CVS has been closed for over three years, and the community has been told that the demolition is going to happen, but it hasn't. Arcade Street has been heavily invested this past year in the reconstruction and landscaping of the commercial corridor, this has included the intersection of Arcade St and Maryland Ave. Now that the reconstruction has finished, the property of 810 Maryland Ave doesn't serve the small businesses or schools that surround it. Instead, it is an eyesore and takes up space where a plethora of potential uses could utilize that space for the good of the neighborhood.

Mr. Huegel and Mr. Niblick have stated there is a new potential leaser for this property and until that lease is signed, CVS does not feel comfortable with scheduling demolition until the lease is signed with a new renter. In this hearing a decision has not been finalized. It has been stated that a follow-up meeting will occur next week on December 9th with the ownership team on what the next steps will be. It has been unclear who will be responsible for demolition of the building between CVS, represented by Mr. Niblick, and Mr. Huegel.

PPCC supports the demolition of the CVS building at 810 Maryland Ave. with knowledge of the legislative hearing and as community leaders. This building has been an eyesore for years and has not added anything beneficial to the community. Instead, it has been a place used for trash disposal, graffiti, and more. The reconstruction of Arcade St. is another way to uplift businesses and organizations that serve the community and *this property has not and will not do so*. In the past three years, this property has been vacant and not

maintained. Although some action was taken later, like the addition of the fence along the entire property, this does not uplift businesses that are currently on the corridor, nor does it encourage others from investing in opening businesses nearby. This nuisance property extends beyond the property lines and has and continues to impact the community around it. In the testimonies from the non-profit organizations, the executive director of the public charter school, and neighbors, it was repeated how there is a large population of youth that pass by the property daily to go to school. As students pass by the vacant property, they are not welcomed to the street, especially for the students who are at Face to Face Academy whose entryway is 30 feet away from this fenced off building. Students have watched over the last three years on how the property has not been taken care of and as a space that isn't supporting the community. We recognize that this hearing does not determine the future uses for the property, but it was reiterated that there are countless better uses of this space that would enrich and benefit the community members rather than a decaying lot. It is apparent that there is lack of accountability taken by the property owner and by CVS on the maintenance and care for the building, and so far, very little has been done to address the issues seen by the community and by the City of St. Paul. The community has been promised again and again for the demolition of this vacant building, and three years have passed. More than enough time has passed, and the community has waited long enough for action to be taken.

We hope you take the position of the Payne-Phalen Community Council into full consideration as you make your decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Tran', with a stylized flourish at the end.

Vivian Tran

Community Organizer and Planner

cc: Jack Byers, Executive Director, Payne-Phalen Community Council

Rebecca Nelson, Chair, Payne-Phalen Community Council

Anne DeJoy, Interim Executive Director, East Side Neighborhood Development Company

Shateka Flowers, Executive Director, Family Values for Life

Darius Husain, Director, Face to Face Academy

Hanna Getachew-Kreusser, Chief Executive Officer, Face to Face

Meridy Kantola, Executive Assistant, Face to Face

Stephanie Reinitz, Chief Operating Officer, Face to Face

Cerresso Fort, Owner & Head Coach, SIR Boxing Club

Cassidy Edstrom, East Side Resident

Danielle Swift, East Side Resident

Patricia Enstad, East Side Resident, PPCC Board Member

Joanna Zimny, Legislative Hearing Executive Assistant, Legislative Hearing Office

Rehab and Removal Staff, City of Saint Paul