

From: [Joanna Zimny](#)
To: "Keg House"; [Robert Humphrey](#)
Cc: [James Hoffman](#); jonathan.shumrak@cvshealth.com; sethburn@gmail.com; [Mai Vang](#)
Subject: RE: FW: 499 N Snelling Ave (CO 25-33)Meeting Request + OTA & Inspection Records
Date: Friday, October 10, 2025 9:30:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good morning,

You need to speak to the owners of the property, this isn't something the City coordinates. Yes, the items below would be submitted with the City, but any purchase agreement in conjunction with them is solely with the owners of the building. The City has no part in it. I have copied the owner / CVS asset disposition contact here, as that is public record. This is the only extent that the City can play any role with the purchase of the building, and note it is **not an endorsement** on any part on behalf of owner or purchaser. You must consult your own legal / real estate advice to protect your own interests. The City's only goal is to have the nuisance condition abated, whether that's through rehab or demo.

No hearing will be scheduled with City staff prior to the October 28, Legislative Hearing. Everything will be on the record (including this email). I would encourage you to work with the owner and show up at that hearing with a purchase agreement, and at MINIMUM having already posted the Performance Deposit (which is refundable should the building be demolished or you choose not to pursue rehab), and apply for the Code Compliance Inspection. This is on a very short leash with Council given its history and neighborhood involvement and concern. Showing up at the table ready to move forward is the best and only advice I can give you, while also noting I am NOT guaranteeing anything. I am not the Legislative Hearing officer, nor do I speak o/b/o of the City Council who ultimately makes the decision on whether its removed or time to rehab is given.

Thanks,
Joanna



Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
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joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov



Please consider the environment before printing this email

From: Keg House <keghouse1607@gmail.com>
Sent: Friday, October 10, 2025 8:44 AM
To: Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>
Cc: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; James Hoffman <james.hoffman@ci.stpaul.mn.us>; *CI-StPaul_DSI-InformationAndComplaints <DSI-InformationAndComplaints@ci.stpaul.mn.us>
Subject: Re: FW: 499 N Snelling Ave (CO 25-33)Meeting Request + OTA & Inspection Records

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Think Before You Click: This email originated **outside** our organization.

Dear Ms. Zimny,

On behalf of **The Keghouse 1607 Team**, we appreciate the City's ongoing efforts to address nuisance properties while supporting community-driven revitalization.

Following the September 30 hearing, we've reviewed case **RLH RR 25-30 (CO 25-33)** and wish to formally submit our intent to pursue a **rehabilitation and adaptive reuse plan** for the former CVS property at **499 Snelling Ave N**.

Our proposal — *Keghouse 1607* — envisions transforming the vacant structure into a multi-level community venue that combines local entertainment, job training, and small business partnerships. We understand that to be considered prior to demolition action, our submission must include:

- A **\$5,000 Performance Deposit**,
- A **Team Inspection** with relevant DSI trades,
- A **Work Plan** outlining scope, cost, and funding, and
- A **Property Access Authorization** from the owner.

We are coordinating with DSI and the property management contacts to fulfill these requirements, and we respectfully request a **brief meeting or check-in before October 28** to present our abatement and community safety strategy.

Thank you for your time and support. We are eager to work collaboratively with your office to ensure this vital corner of Snelling and University becomes an active, safe, and community-serving asset again.

Warm regards,

The Keghouse 1607 Team

Isaac Alie | Anthony Tucker | Daniel Eshetu

keghouse1607@gmail.com

612-261-8757

On Thu, Oct 9, 2025 at 3:29 PM Robert Humphrey <robert.humphrey@ci.stpaul.mn.us> wrote:

Good Afternoon,

I appreciate your interest in this property; however, our vacant building team is on the enforcement and demolition end of the spectrum and not the redevelopment end especially once they hit a Category III level. I am copying Joanna Zimny in the Legislative Hearing Officer's office regarding your concern.

Have a great day,

-Robert

Robert Humphrey

Vacant Building Project Facilitator

Department of Safety and Inspections



375 Jackson St, Suite 220
Saint Paul, MN 55101
P: 651-266-9123
F: 651-266-1919

robert.humphrey@ci.stpaul.mn.us
www.StPaul.gov

From: *CI-StPaul_DSI-InformationAndComplaints <DSI-InformationAndComplaints@ci.stpaul.mn.us>
Sent: Thursday, October 9, 2025 3:04 PM
To: Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>
Subject: FW: 499 N Snelling Ave (CO 25-33)Meeting Request + OTA & Inspection Records

Hi Robert,

Can you assist them with their question or help them get connected with someone who can help.

Thanks,

Joseph A.

Customer Service Rep

Department of Safety & Inspections

375 Jackson Street

Suite 220

Saint Paul, MN 55101

P: (651) 266 -8989

www.StPaul.gov



Announcing PAULIE: Services You Can Build On

PAULIE is Saint Paul's new, secure one-stop online platform for permits, licenses, inspections, and more launching on Sept. 17. Learn more and follow updates at stpaul.gov/paulie.

From: Keg House <keghouse1607@gmail.com>

Sent: Thursday, October 9, 2025 2:52 PM

To: *CI-StPaul_DSI-InformationAndComplaints <DSI-InformationAndComplaints@ci.stpaul.mn.us>

Subject: Re: 499 N Snelling Ave (CO 25-33) Meeting Request + OTA & Inspection Records

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Hi Joseph,

Thank you for the quick response and for forwarding our message to the Vacant Building Team — we really appreciate your help.

Our group, **The Keghouse 1607 Team**, is deeply interested in revitalizing 499 N Snelling Ave into a safe, community-centered business that would bring new life to the University/Snelling intersection. We completely understand the need for safety and compliance, and we'd like to stay informed as the process moves forward — especially regarding demolition scheduling or any opportunity to discuss redevelopment alternatives.

Would it be possible to connect directly with someone on the Vacant Building Team to talk about next steps or any path for collaboration?

Thanks again for your time and guidance.

Best regards,

The Keghouse 1607 Team

Isaac Alie | Anthony Tucker | Daniel Eshetu

keghouse1607@gmail.com

612-261-8757

Hamline-Midway | Saint Paul

On Tue, Oct 7, 2025 at 3:30 PM *CI-StPaul_DSI-InformationAndComplaints <DSI-InformationAndComplaints@ci.stpaul.mn.us> wrote:

Good Afternoon,

Thank you for contacting the City of Saint Paul. The. Due to a cyber security incident historic records are not available at this time. The accelerated launch did not include the historic records but we hope to have them available soon. Feel free to visit www.stpaul.gov/paulie for updates and the civic access page when records are available. You can also file a data practices request at www.stpaul.gov/datarequest and when records are available they will process them in the order of which they are received. I have also passed on your email to the vacant building team to see if they can help with the requested information.

Regards,

Joseph A.

Customer Service Rep

Department of Safety & Inspections

375 Jackson Street

Suite 220

Saint Paul, MN 55101

P: (651) 266 -8989

www.StPaul.gov



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From: Keg House <keghouse1607@gmail.com>

Sent: Tuesday, October 7, 2025 3:13 PM

To: *CI-StPaul_DSI-InformationAndComplaints <DSI-InformationAndComplaints@ci.stpaul.mn.us>

Subject: 499 N Snelling Ave (CO 25-33)Meeting Request + OTA & Inspection Records

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Dear DSI Code Compliance Team,

We're writing on behalf of **The Keghouse 1607 Team** regarding the vacant property at **499 N.**

Snelling Ave (CO 25-33). We're exploring an adaptive-reuse plan that could address current nuisance conditions and deliver tangible community benefits.

To align our concept with the City's expectations, we respectfully request:

1. **Order to Abate (OTA) dated 8-8-25** (full PDF with any exhibits)
2. **All inspection reports** and violation/abatement notices for 499 N. Snelling Ave
3. **Photographic documentation** referenced in the nuisance case file
4. **Current enforcement status & next steps** (any scheduled hearings or deadlines)
5. **Required corrective actions** to cure the nuisance (minimum standards/checklist)
6. **Point of contact** for coordination and any procedures for limited **site access** (for architectural/contractor walkthroughs under City guidelines)

We would also appreciate **15–30 minutes** for a brief call or meeting to review the file status and discuss how our plan could meet City compliance and community goals. We're flexible and can meet at your convenience this week or next.

Thank you for your time and service to Saint Paul.

Warm regards,

The Keghouse 1607 Team

Isaac Alie · Anthony Tucker · Daniel Eshetu
keghouse1607@gmail.com · 612-261-8757

Keghouse 1607 | Saint Paul, MN