



ATTORNEY GENERAL OF MISSOURI
CATHERINE L. HANAWAY

July 9, 2026

Anchor Point Hotel LLC
205 N. 9th Street
St. Louis, MO 63101
Attn: John T. Campo, Jr.

**RE: Notice of Conditions Creating a Public Nuisance at the Mark
Twain Hotel**

Dear Mr. Campo,

You are receiving this letter as the owner and manager of Anchor Point Hotel LLC. The conditions originating from the Mark Twain Hotel, primarily located at 205 N. 9th Street, St. Louis, MO 63101 and owned by Anchor Point Hotel LLC, constitute a public nuisance under Section 195.253 of the Missouri Revised Statutes and the common law of Missouri.

Specifically, drug dealers and drug users resort to the property for the purpose of using, distributing, and keeping controlled substances. As a result, the Mark Twain Hotel has become a significant facilitator of unlawful drug-dealing on the streets of downtown St. Louis. This endangers the health and safety of the downtown community and constitutes a public nuisance under Section 195.253 of the Missouri Revised Statutes.

In addition to its use as a drug den, the property unreasonably interferes with the health and safety of its residents and the public. The building is filled with mold, pigeon droppings, and other conditions that make the building a danger to the public's health, safety, comfort, and peace. For example, holes in the roof allow water to infiltrate the building; exterior doors or floor-to-ceiling-windows on the second-floor of the building open to the street with no railing or safety mechanism to prevent a fall or to protect passersby from falling objects; and the building is infested with bed bugs, which bite occupants and may spread to surrounding establishments.

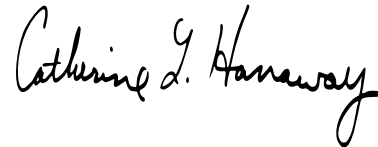
The current conditions at the Mark Twain Hotel unnecessarily endanger the health and safety of those who enter the building and of the surrounding community. These conditions must be remediated.

You have 14 days to propose a complete and comprehensive plan to curb and eliminate drug related activity in the Mark Twain Hotel, prevent future drug-related activities in the building, and ensure sanitary living conditions for your residents. If your plan involves a temporary or permanent closure, we expect you to ensure your residents can find adequate alternative housing. To wit, we also demand that you provide our office with the hotel guest register within 14 days.

If you fail to propose a satisfactory plan to abate and eliminate the conditions at the Mark Twain Hotel creating the public nuisance by July 24, 2026, the Attorney General's Office will pursue all available legal remedies, including but not limited to the filing a civil lawsuit to seek a court-ordered injunction, damages, and restitution to your residents.

Please contact Assistant Solicitor General Madeline Lansdell at madeline.lansdell@ago.mo.gov to set up a time discuss your proposed plan and progress towards abating the conditions at the Mark Twain Hotel before July 24, 2026.

Sincerely,



CATHERINE L. HANAWAY
ATTORNEY GENERAL

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