

From: [Timothy A. Sullivan](#)
To: [*CI-StPaul_LH-Licensing](#); ward1@city.stpaul.mn.us
Cc: [Robert Nardi](#)
Subject: License Number 0043940/ University Club Request to Remove Conditions for Entertainment at The Commodore Bar and Restaurant
Date: Monday, July 28, 2025 12:15:46 PM

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To the Members of the Saint Paul City Council and City Staff: As an affected property owner, I received a License Application Notification. I write to oppose the Request. Without further explanation, conditions and clarity, any Request must be denied. Before anything happens, property taxes on the facilities must be brought current. Further, leases, operating and/or similar agreements between the applicant, The University Club of Saint Paul doing business as the Commodore Bar and Restaurant, and the property owner, 79 Western, LLC, should be produced and made available for review. 79 Western, LLC, the property owner, should be made to be equally responsible and liable as the Operator. I note that The University Club of Saint Paul is listed in the Minnesota Secretary of State's records as a MN Stat 317A Nonprofit Corporation. The envisioned activities appear to be features of a profit-making enterprise away from the University Club clubhouse. Care should be taken that all taxes and fees are properly assessed and paid. I also note that the Liquor license identified in the Application, 0043940, shows up in City records as being held by "The Commodore", not sure who the real party in interest is. City records show that the University Club holds License number 0014348 for a facility at 420 Summit Avenue. The Commodore Condominium Homeowners Association ("HOA") owns adjacent parking. I propose that an agreement with the HOA regarding parking be established before proceeding further. In this regard, I am copying the President of the HOA with this email. Finally, as a condition, appropriate performance and other surety bonds and a Standby Letter of Credit should be required to ensure compliance with all conditions and draw provisions be made clear so that should approval ever be granted, non-compliance would have sure and swift consequences. Likewise, any fines for the University Club must also subject the 79 Western, LLC property to all remedies in the Commodore Condominium Declaration. Please contact me if City Staff or Council Members have questions. Thank you. Respectfully submitted. Tim Sullivan Owner of Commodore Condominium Number 90 Unit #303