THE ST MARGARET CONDO ASSOCIATION

RECEIVED
SEP 17 2025
CITY CLERK

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

Re: Licensing application for Aubergine Hospitality, LLC, 525 Selby Avenue

To Whom It May Concern,

I am writing on behalf of the owners of the St Margaret Condo Association, a residential building located at 535 Selby Avenue. Our property is effectively immediately adjacent to 525 Selby as the intervening property is an uncovered parking lot.

We want to emphasize that we have no objection to the fundamentals of Aubergine's application and we warmly welcome them to the neighborhood. The purpose of this letter is to highlight a few recurring issues that arose with the prior occupant of the space (Revival), in the hope that similar issues can be avoided going forward.

Music and Patio Use

The previous occupant played amplified music on the patio well beyond the closure time specified in their license – at times music was played for several hours after the business itself had closed for the evening. This resulted in unnecessary late-night noise that disrupted nearby residents. Consistent adherence to the licensed patio hours would ensure this issue does not recur.

Additionally a 10:00 PM patio closure is overly burdensome considering the close proximity of multiple residences. We request the application be amended to a 9:00 PM patio closure Sunday through Thursday or, at a minimum, prohibit the use of amplified music after 9:00 PM. Patron noise was rarely a concern, but amplified music easily travels through windows and walls in older structures such as ours.

Late-Night Maintenance

There were frequent instances of noisy maintenance being performed during overnight hours, including the use of gas-powered pressure-washing equipment on the roof after midnight. Such activities created *significant* disturbances and could reasonably be scheduled during the daytime or on days when the establishment is closed.

After-Hours Contact

When problems did arise, there was no practical way to reach the business after hours. The only option available was to call the St Paul police non-emergency line, which was neither efficient nor appropriate for routine concerns. Establishing a direct method of contact – such as an after-hours phone number or designated representative available by phone/text – would make it much easier to resolve issues promptly and amicably.

Again, we do not seek to punish a new business for the sins of an unrelated enterprise. Indeed we hope that Aubergine will be a welcome addition to the neighborhood, further cementing Selby-Dale's status as St Paul's eat-street. We only ask for assurances that they'll be better, more considerate neighbors than Revival.

Sincerely,

Nathan Teske, Treasurer
The St Margaret Condo Association
535 Selby Avenue, St Paul, MN 55102
952.221.7957