

August 28, 2018

Dear friends and neighbors,

We are writing to you because you took the time and initiative to express your support for or your concerns about our proposal to establish the Summit Center for Arts and Innovation at 1524 Summit Ave. Many of the communications expressed enthusiasm for the reuse of this magnificent structure as proposed. Others expressed concerns about potential parking problems, noise, or late hours of operation, and were opposed to the project.

In view of the feedback received, we have revised our proposal to address these concerns to the best of our ability, and we would like to share these revisions with you. We have changed the times at which events must conclude to the following:

1. Indoor events besides receptions must end by 10 PM on Friday and Saturday and by 9:30 on Monday through Thursday. Doors will be locked one hour later (or less) to allow time for clean-up.
2. Indoor reception events must conclude by 12 midnight on Fridays and Saturdays and by 10 PM on other days.
3. Outdoor events in the fenced garden area shall not include amplification and must conclude by 9 PM with the area vacated by 10 PM.

To address the concerns about parking, we have obtained permission to utilize other private parking lots in the near vicinity of the Summit Center. These include:

1. Laura Jeffrey Academy, immediately adjacent to the summit center, has approximately 30 parking spaces that we may use for all evening events.
2. The FedEx business lot on Snelling Avenue near Grand Avenue has 15 parking spaces and is available to us on Friday and Saturday evenings beginning at 7 PM.
3. The Sherwin-Williams business lot on Snelling Avenue near Grand Avenue has 20 parking spaces and is available to us on any evening at 7 PM.
4. We will have permission to use the Macalester College lot on Grand Avenue which has 22 parking spaces on some evenings when there is no conflict with Macalester events.

We believe that the availability of these additional parking spaces will help to significantly reduce parking on neighborhood streets and address this concern. We will include this parking information on all publicity materials for the Summit Center.

Regarding concerns about noise emanating from the Summit Center, there are clear guidelines in the Noise Ordinance of the City of St. Paul for acceptable levels of sound for both indoor and outdoor activities. The Summit Center for Arts and Innovation will operate within these requirements at all times. We will keep a decibel meter on the premises to ensure that this ordinance is met.

Finally, some of you expressed concern that since the Summit Center for Arts and Innovation is not a 501(c)(3) nonprofit entity, the "profit motive" would motivate the owner to book as many events and activities as possible and thereby intensify the concerns mentioned above. Please understand that the Summit Center will be registered as a Public Benefit Corporation. As such, the primary purpose of the organization is to serve the public good, not to generate profit for the shareholders. Our goal is to provide superb cultural, educational, and spiritual experiences that enhance our community and become a major asset to the neighborhood.

Moreover, it is a fallacy to assume that a nonprofit entity does not have an equal motivation to generate as much revenue as possible. Having served as Executive Director of nonprofit cultural organizations for over 30 years, I can assure you that maximizing earned revenue is essential for the survival of any nonprofit entity, and the motivation to stay in existence is also an extremely powerful motivator.

For your enjoyment, and a quick snapshot of some of the wonderful educational activities of the St. Paul Conservatory of Music, please click on the link to the video summary of some of the music camp activities of this past summer: <https://youtu.be/i9UesFgJKHs>

We send this note to you in recognition of your active participation in this discussion and ask you to give our responses careful consideration. It is our hope that ultimately you will support the creation of the Summit Center for Arts and innovation and will join us on many wonderful occasions.

Sincerely,

Harry Chalmiers
John Rupp