



## License Condition Affidavit

Conditions placed on the following license(s):

**Business Name:** The University Club of Saint Paul

**DBA:** THE COMMODORE

**Location:** 79 WESTERN AVE N, ST PAUL, MN 55102

**License Type:** Liquor On Sale - 181-290 Seats, Liquor On Sale - Sunday, Entertainment B

**License Number:** 0043940

**Conditions are as follows:**

1. The licensee shall be responsible for compliance by all renters and users of the licensed and contiguous premises.
2. The south (Holly Avenue) door will be secured and emergency egress hardware with a sounding device installed to ensure that this door is used as an emergency exit only. This condition must be met immediately.
3. All loading and unloading will be done through the service entrance located on the north side of the building. Blocking of driveways and exits by vehicles will be prohibited and unattended vehicles will not be allowed to remain in the fire lane.
4. A qualified security guard will be on the premises before, during, and after the scheduled time of the event in order to deter excessive noise, illegal parking, nuisance behavior or violations of rules for use of the property. All security guards shall be in direct communication with staff during events. One security guard shall be on duty for events less than 100 persons and two security guards shall be on duty for events of 100 persons or more.
5. Entertainment will end at 12:00 midnight.
6. There will be full compliance with City ordinances including the noise ordinance and those regulating the consumption of alcohol outside of the building.
7. A phone line will be maintained to allow residents to contact Commodore staff directly during all events.
8. A smoking area will be designated that is agreeable to the residents association. Smoking in and around other entrances and/or exits will be prohibited.
9. The property and ground will be cleaned up by the morning following any event.
10. Signage shall be installed near all exits that state, "This is a residential area, please respect the neighborhood when leaving."
11. A listing of upcoming events will be posted in an appropriate physical location and online. The list of upcoming events shall be kept up to date.
12. Entertainment provided shall be in full compliance with an approved Department of Safety and Inspections (DSI) sound management plan. The sound management plan shall encompass all steps and actions that shall be implemented by the Licensee and employees to prevent violations of the City of Saint Paul noise ordinances. These steps and actions shall be recommended by a sound assessment conducted by a competent (DSI-approved) individual(s). The sound assessment shall include, but is not limited to, how sound from anticipated entertainment impacts adjacent outdoor spaces as well as areas within the building but outside of the licensed premises. The Licensee may appeal to the City Council for its review of DSI's review and recommendation of the sound management plan. While seeking approval of the sound management plan, the Licensee may allow entertainment provided by persons renting the licensed premises for family and similar social events up until the sound management plan is approved or August 1, 2026, whichever occurs first. Upon approval of the plan or beginning on August 1, 2026, all entertainment within the licensed premises must comply with an approved sound management plan.

I agree to the following conditions being placed on the following license(s).

Licensee

*[Signature]*  
PRESIDENT

Date

*5/11/26*