



INSPECTION REPORT – LICENSING

Inspector's Names: Eric Hudak and Tom Ferrara – Department of Safety and Inspections

Inspection Date and Time: 11/5/2025 @ 2:00 p.m.

Business/DBA Name: The Commodore

Business Address: 79 Western Avenue North, Saint Paul, MN 55012

Business Representative Present: John Rupp

Reason for Inspection: Referral from Legislative Hearing Office

Inspection Summary: Establishment found in violation of sum total of 3 of 5 license conditions

Action Taken: TBD

INSPECTION DETAILS:

This inspection was conducted in response to a Legislative Hearing Office referral to DSI for investigation of possible non-compliance with specific licensing conditions previously imposed upon the business licenses issued to The University Club of St. Paul for the operation of The Commodore at 79 Western Avenue North. The conditions investigated from the referral were noted as numbers 2, 3, 4, 9 and 10. This inspection was completed on November 5, 2025. Owner John Rupp provided full, unfettered access to the establishment and was present throughout the inspection.

Condition #2:

“Install storm windows to reduce noise penetration on windows facing Holly Avenue, and install locking mechanisms to ensure these windows cannot be opened during events with music or entertainment, within six months.”

Inspection Result: Non-Complaint and Compliant

Inspector Observations: Only primary windows were installed – no secondary “storm windows” existed. The windows appeared to be relatively new, in good condition and were equipped with locking mechanisms that prohibit opening without a key. This condition was imposed more than six months ago.

Summary of Mr. Rupp's comments: Locks have been installed, storm windows not needed based upon previous professional noise testing results.



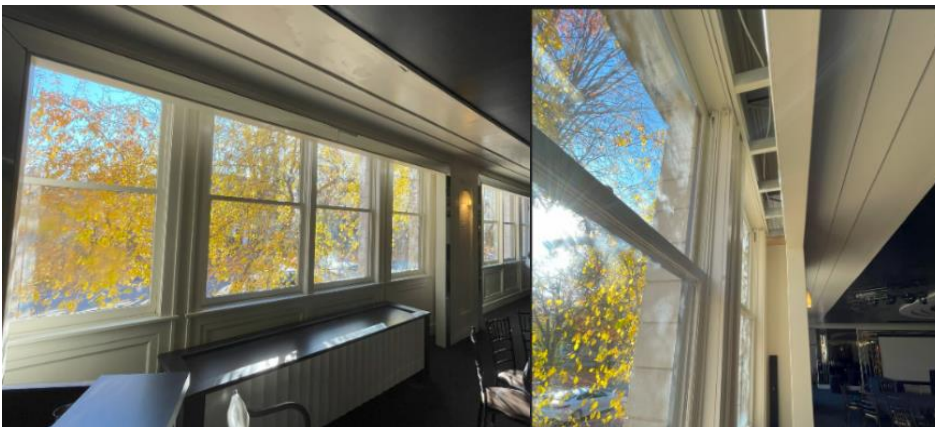
Condition #3:

“Install drapery capable of absorbing sound, reducing sound penetration, and preventing strobe light penetration on windows facing Holly Avenue, within six months.”

Inspection Result: Non-Compliant

Inspector Observations: Windows were not equipped with drapes, shades, blinds, or any other type of window treatment. This condition was imposed more than six months ago.

Summary of Mr. Rupp’s Comments: Drapes not needed; cost \$30,000. No complaints of sound or light. If ever a complaint about light the Commodore would install blackout shades. Suggested this condition be changed to require compliance with Noise ordinance and if complaints are made, allow the Commodore to determine how to mitigate light and/or noise.



Condition #4:

“Secure the south (Holly Avenue) door and install a crash bar and sounding device to ensure the door is used as an emergency exit only. This condition must be met immediately.”

Inspection Result: Compliant

Inspector Observation: South (Holly Avenue) door was equipped with crash bar and sounding device to alarm when opened. Basic hand-written sign posted noting door as a “Fire Exit Only”.

Summary Mr. Rupp’s Comments: none



Condition #9:

"Maintain a phone line to allow residents to contact Commodore staff directly during all events."

Inspection Result: Non-compliant

Inspector Observation: Mr. Rupp was asked to show this condition was being met and responded he was in process obtaining a cell phone and service.

Summary of Mr. Rupp's comments: A dedicated cell phone and phone number were in process of being obtained and would soon be implemented.

Condition #10:

"Designate a smoking area that is agreeable to the resident's association. Smoking in and around other entrances and/or exits is prohibited."

Inspection Result: Non-Compliant and Compliant

Inspector Observation: Mr. Rupp was asked where the designated smoking area was and responded it was not necessary as the entire establishment is smoke free. No designated smoking area was determined to exist. Two (2) sizable signs were prominently displayed on each side of the main entrance to the establishment reading, "This Establishment is smoke-free Smoking in & around other entrances and/or exits or parking lots will be prohibited"

Summary of Mr. Rupp's comments: Mr. Rupp explained that smoking was not allowed in or near the premises and customers who ask to smoke are directed by staff to do so on a public sidewalk.



Additional Observation: A second door allowing access to Holly Avenue is located on the western-most side of the ballroom left of the stage that is not equipped with an alarm or designated as an emergency/fire exit. This door was apparently not part of the originally licensed premises and therefore not included in the original conditions to be designated as an alarmed emergency exit:

