



**LAND USE APPLICATION SUMMARY**

*Property Location:* 1704 33<sup>rd</sup> Avenue North  
*Project Name:* Fighting Chance Boxing Club  
*Prepared By:* Aaron Hanauer, City Planner, (612) 673-2494  
*Applicant:* Ryan Burnet/Fighting Chance  
*Project Contact:* Ryan Burnet  
*Request:* To rezone the property from RIA to CI.  
*Required Applications:*

<b>Rezoning</b>	Petition to rezone the property located at 1704 33 <sup>rd</sup> Avenue North from the RIA/Single-Family District to the CI/Neighborhood Commercial District.
-----------------	---

**SITE DATA**

<b>Existing Zoning</b>	RIA/Single-Family District
<b>Lot Area</b>	16,112 square feet / 0.37 acres
<b>Ward(s)</b>	4
<b>Neighborhood(s)</b>	Folwell
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	N/A
<b>Small Area Plan(s)</b>	N/A

<b>Date Application Deemed Complete</b>	May 22, 2015	<b>Date Extension Letter Sent</b>	May 29, 2015
<b>End of 60-Day Decision Period</b>	July 21, 2015	<b>End of 120-Day Decision Period</b>	September 19, 2015

## BACKGROUND

### SITE DESCRIPTION AND PRESENT USE.

The project site is located at the northwestern corner of the intersection of James Avenue North and 33<sup>rd</sup> Avenue North. Fire Station #14 was built at this site in 1939 as a Works Progress Administration (WPA) project. It was in operation until 2006; a new fire station was built that same year four blocks to the southwest (2002 Lowry Avenue North). Fire Station #14 is a two-story brick building designed in the Art Moderne style. In 1985, a one-story addition was built on the east elevation that faces James Avenue North. The building floor area is approximately 8,100 square feet; the first floor is 4,500 square feet and the second floor is 3,600 square feet.

The fire station is situated on the western portion of the lot near the alley. A 29-foot deep paved area is located between the building and the alley. This area has historically been used for vehicle parking. A 50-foot wide curb cut and driveway is located along 33<sup>rd</sup> Avenue North; the driveway leads to two fire truck doors. The eastern portion of the lot is primarily turf grass.

The comprehensive plan designates the project site as urban neighborhood which is a predominately residential area that may also include undesignated nodes and some other small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses scattered throughout.

The fire station is considered an important part of the historic fabric/character of North Minneapolis and maybe eligible for local designation. In 2002, Mead and Hunt consultants conducted a reconnaissance survey of North Minneapolis that included the Jordan, Hawthorne, Cleveland, Folwell, and McKinley neighborhoods. The goal of a reconnaissance survey is to identify properties that may have potential for local designation. The survey area encompassed approximately 1,600 acres and 14,000 buildings. Fire Station #14 was one of 84 properties that was documented as part of this study as possibly having architectural, historical, and cultural significance and possibly qualifying for local designation or listing on the National Register of Historic Places. In the end, the reconnaissance survey determined that Fire Station #14 does not appear to be eligible for local designation or National Register listing due to the replacement of the original windows and the 1985 one-story addition on the eastern elevation, which diminished its historic integrity.

Even though the reconnaissance survey did not recommend the property for local designation or listing on the National Register, an in-depth historic review of Fire Station #14 or a context study that analyzes all remaining historic fire stations would provide a more definitive critique on whether Fire Station #14 is eligible for local designation; neither the historic review nor the fire station context study have been completed to date. Currently, there are three historic fire stations that are locally designated: Fire Station #13 at 4201 Cedar Avenue (1923), Fire Station #19 at 2001 University Avenue Southeast (1893), and Fire Station #28 at 2724 West 43<sup>rd</sup> Street (1914).

### SURROUNDING PROPERTIES AND NEIGHBORHOOD.

The surrounding area is primarily residential uses that are zoned R1A. The property is located within five blocks of three community corridors; the Lowry Avenue North Community Corridor which is located one block to the south, the Fremont Avenue Community Corridor which is located four blocks to the east, and the Penn Avenue North Community Corridor which is located five blocks to the west. Parcels along these corridors are a mix of higher density residential, office-residential and commercial zoning and uses.

## PROJECT DESCRIPTION.

In 2012, CPED issued a request for proposal (RFP) for the subject property, but no proposals were received. In late 2014, Ryan Burnet, board president of the nonprofit youth boxing organization, Fighting Chance, expressed an interest in purchasing the property. In January 2015, CPED issued an RFP for the sale of the property at 1704 33<sup>rd</sup> Avenue North with the goals of having an adaptive reuse of the fire station with commercial uses that are compatible with the surrounding single- and two-family homes (e.g. small-scale retail/commercial, small-scale office). There were two proposals that were submitted as part of the 2015 RFP: Fighting Chance and Northside Kitchen Cooperate. CPED accepted Fighting Chance's proposal based on their organizational capacity, experience of the developer, ability to execute within the RFP timeline, and ability to secure financing necessary to rehabilitate the property (see Community Development and Regulatory Services Committee Request for Council Action memo for more details).

At the May 19, 2015, Community Development and Regulatory Services meeting, the subcommittee of the city council voted to award exclusive negotiating rights to Fighting Chance/Ryan Burnet as the developer of the City-owned property for a period of six months and authorizing staff to negotiate redevelopment contract terms and, upon successful negotiation.

Fighting Chance is proposing to rezone the property at 1704 33<sup>rd</sup> Avenue North from R1A/Single-Family District to C1/Neighborhood Commercial. The applicants intend to have a nonprofit boxing gym on the first floor that will serve youth and young adults. A community gym that will serve the entire community will also be on the first floor; the gym will be operated by Fighting Chance. The second floor is proposed to be devoted to office space for Barrio Restaurant Group and a yoga studio that will be a separate entity from the boxing and community gym.

The applicants intend to complete a \$600,000 to \$900,000 building/site renovation and build out. The building improvements include: installing new windows, reroofing, and repointing the masonry, Planned site improvements include: closing off the 50-foot wide curb cut, installing a new boulevard between the sidewalk and street, installing a landscaped yard between the sidewalk and parking area, installing a new driveway, and completing landscaping work.

## PUBLIC COMMENTS.

No public comments were received at the time of the staff report being published. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 1704 33<sup>rd</sup> Avenue North from R1A to C1 based on the following findings:

1. *Whether the amendment is consistent with the applicable policies of the comprehensive plan.*

Rezoning of the property at 1704 33<sup>rd</sup> Avenue North from R1A/Single-Family Residential to C1/Neighborhood Commercial District would be consistent with the applicable land use and heritage preservation policies of The Minneapolis Plan for Sustainable Growth stated below. The

subject property is designated as urban neighborhood. The urban neighborhood designation is primarily residential, however, it includes undesignated nodes and small-scale uses, including neighborhood-serving commercial, scattered throughout. The purpose of the CI District is to provide a convenient shopping environment of small scale retail sales and commercial services that are compatible with adjacent residential uses. While the existing property is not located on a designated corridor or in a designated node, the property is unique in that it has been occupied by a fire station since 1939. It is also important to note that Fire Station #14 may be eligible for local designation. The rezoning of the subject parcel from RIA to CI will allow for additional uses to reuse/repurpose the historic structure. Having an active use within the historic fire station will help with the building's preservation.

**Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.**

- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

**Land Use Policy 1.6: Recognize that market conditions and neighborhood traditions significantly influence the viability of businesses in areas of the city not designated as commercial corridors and districts.**

- 1.6.1 Allow for retention of existing commercial uses and zoning districts in designated Urban Neighborhood areas, to the extent they are consistent with other city goals and do not adversely impact surrounding areas.

**Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.**

- 1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

**Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.**

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.
- 8.1.3 Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.

**Heritage Preservation Policy 8.2: Continue to evaluate potential historic resources for future studies and designation as the city ages.**

- 8.2.1 Future surveys should focus on completion of a basic or reconnaissance survey of the entire city which incorporates nominations of potential landmarks or historic districts.
- 8.2.2 Identify and document the city's 20th century and post-war resources as part of the city's heritage. These resources may be increasingly threatened due to lack of awareness or the information necessary to evaluate their significance.

**Heritage Preservation Policy 8.6: Provide educational, financial, technical, and regulatory assistance to ensure the survival of the city’s historic resources.**

- 8.6.1 Increase the information on the City’s heritage preservation website about the resources available.
- 8.6.2 Identify financial assistance for historic properties such as loans and grants targeted to historic properties.

**Heritage Preservation Policy 8.7: Create a regulatory framework and consider implementing incentives to support the ethic of “reduce, reuse, and recycle” and revitalization for buildings and neighborhoods.**

- 8.7.1 Protect historic resources from demolition and explore alternatives to demolition.

**Heritage Preservation Policy 8.9: Integrate preservation planning in the larger planning process.**

- 8.9.1 Incorporate preservation at the earliest stage of comprehensive planning, small area plans, and neighborhood revitalization strategies.
- 8.9.3 Encourage property owners and developers to consider historic resources early in the development review process by promoting the preliminary review and early consultation with preservation staff.

**Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.**

- 8.10.1 Encourage rehabilitation of buildings and landscapes to stimulate economic activity in depressed areas.
- 8.10.2 Establish property tax relief for historic building owners whose building is in an economically depressed area.
- 8.10.4 Encourage the occupation and reuse of historic structures in areas targeted by the city for revitalization by contributing resources to make older buildings more energy efficient and therefore less expensive to operate.
- 8.10.5 Prioritize the reuse of the city’s historic buildings as a strategy for sustainable development.
- 8.10.6 Market the city's high quality, architecturally interesting, readily available and affordable housing and commercial properties.

**Heritage Preservation Policy 8.12: Raise awareness of the history of Minneapolis and promote the quality of the built environment.**

- 8.12.1 Promote heritage preservation planning efforts to important stakeholders, including other city offices, the public, and preservation organizations.

2. *Whether the amendment is in the public interest and is not solely for the interest of a single property owner.*

Rezoning the property from RIA/Single-Family District to the CI/Neighborhood Commercial District is in the public interest and is not solely for the interest of the property owner. The applicant’s rezoning proposal will allow for the preservation of an important civic building in Minneapolis by allowing greater flexibility in what uses can occupy the building and site. The CI zoning is an appropriate zoning district for this site as the purpose of the CI/Neighborhood Commercial District designation is to provide commercial services that are compatible with adjacent

residential uses. Commercial zoning has been helpful for the repurposing of other former fire stations. These include: Station #19 at 2001 University Avenue (C1) currently a restaurant and office, Station #21 at 3008 Minnehaha Avenue (C3A) an event center, Station #25 at 2229 West Broadway Avenue an American Legion Hall, and Station #27 at 4554 Nicollet Avenue a restaurant.

3. *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.*

Properties in the immediate area are primarily zoned RIA/Single-Family District and are primarily single- and two-family homes. However, the subject property is located within five blocks of three community corridors; the Lowry Avenue North Community Corridor, one block to the south, the Fremont Avenue Community Corridor, four blocks to the east, and the Penn Avenue North Community Corridor, five blocks to the west. Parcels along these corridors are a mix of higher density residential, office-residential and commercial zoning districts and uses. Given the surrounding mix of zoning classifications/uses, the history of the project site, as well as adopted land use and heritage preservation policy, rezoning the subject property to the C1 Neighborhood Commercial District would be appropriate and compatible in this location.

4. *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

The RIA/Single-Family District allows single-family dwellings, a few institutional and public uses, places of assembly, a few commercial uses, and a few public service and utility uses. Although some reasonable use of the property are allowed in the RIA Single-Family District, the RIA zoning classification does not allow for small scale retail uses or office space which have been shown to be good adaptive reuses for other historic Minneapolis fire stations (see Finding 2 above). In addition, it should be noted that given the low-density zoning classification and size of the building (approximately 8,100 square feet), redevelopment of the property to a conforming, single-family residential use seems unlikely.

CPED analyzed if OR/Office Residential zoning (OR1, OR2, or OR3) was a better fit for the project site. However, given the limitation of neighborhood serving retail and services to 2,000 square feet of gross floor area in the office residential districts (547.30 (f) (2)), this zoning district did not seem adequate in terms of allowing for repurposing the fire station building that has approximately 8,100 square feet of floor area on the first and second floors.

5. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

The surrounding area is and has primarily remained a low-density residential area with higher density residential, office and retail uses along the nearby Lowry Avenue North, Fremont Avenue North, and Penn Avenue North Community Corridors.

**FOR REZONINGS ONLY**

**ZONING PLATE NUMBER. 7**

**LEGAL DESCRIPTION. BLOCK 3 LOTS 12 13 AND 14 OF THE SYLVAN PARK ADDN TO MPLS**

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Fighting Chance Boxing Club for the property located at 1704 33<sup>rd</sup> Avenue North in the RIA/Single-Family District:

**A. Rezoning the property from the RIA zoning district to the CI zoning district.**

Recommended motion: **Approve** the application for rezoning the property from the RIA/Single-Family District to the CI/Neighborhood Commercial District.

## ATTACHMENTS

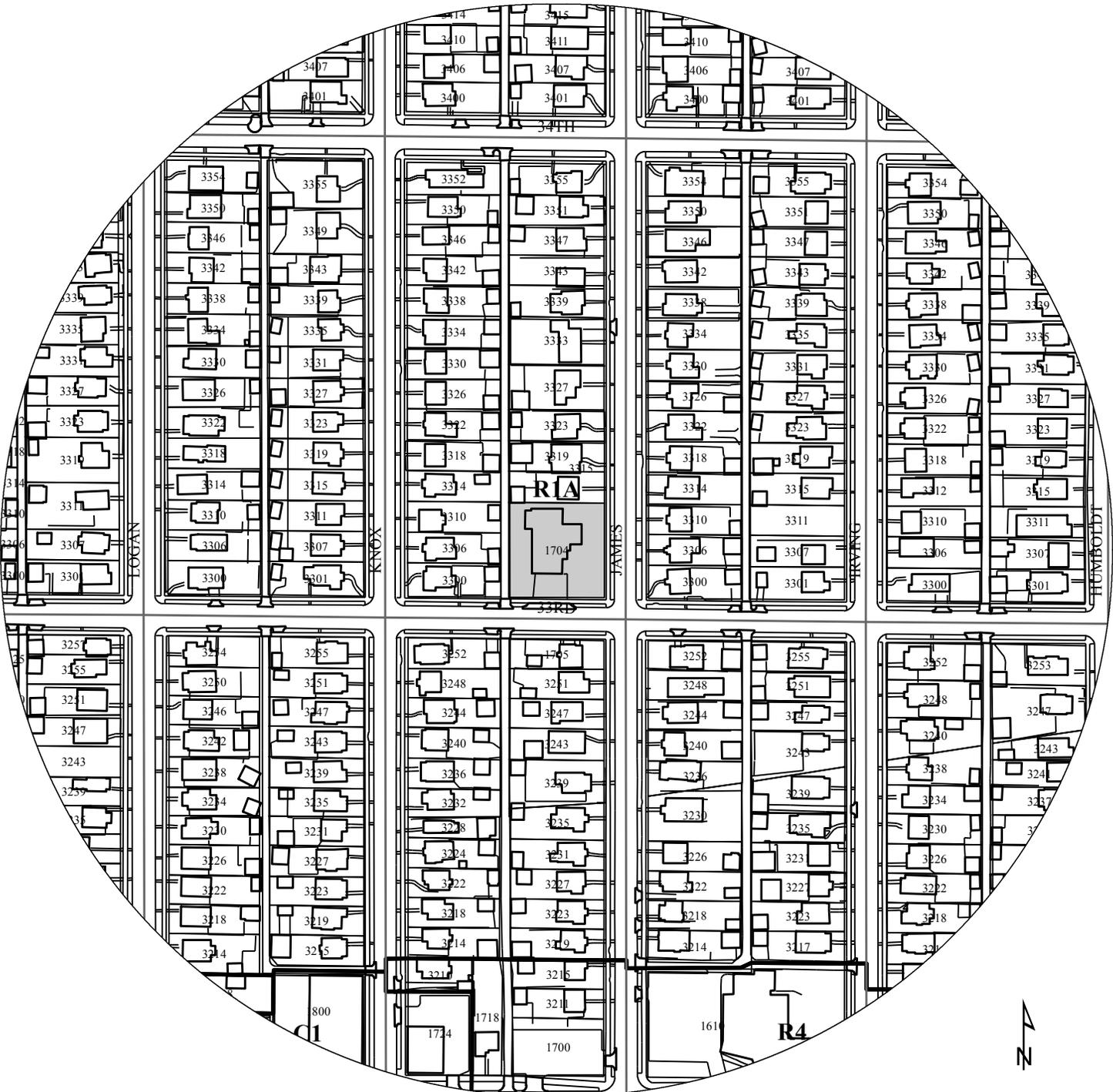
1. Zoning map
2. Zoning comparison
3. Written description
4. Fighting Chance overview
5. Site plan/floor plans
6. Aerial
7. Images
8. Request for City Council Committee Action

# Ryan Burnet/Fighting Chance

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**1704 33rd Avenue North**

FILE NUMBER

**BZZ-7167**

	Single- and Two-Family Districts R1A	Commercial Districts C1
	Single-Family District	Neighborhood Commercial District
<b>FAR</b>		
Base FAR Maximum	0.50	1.70
20% bonus for enclosed, underground or structured parking		0.34
20% bonus for 50% ground floor commercial		0.34
20% bonus for 20% affordable units		0.34
<b>Total possible FAR</b>	<b>0.50</b>	<b>2.72</b>
Required lot area per dwelling unit (sq. ft.)	5,000	700
<b>Possible DU Bonuses:</b>		
20% bonus for enclosed, underground or structured parking		Y
20% bonus for 50% ground floor commercial		Y
20% bonus for 20% affordable units		Y
Base building height maximum (in stories)	2.5	2.5/3
Maximum size of retail store (sq. ft.)	0	8,000
Maximum Lot Coverage	50%	n/a
Maximum Impervious Surface Coverage	65%	
<b>Yard Requirements</b>		
Front	20	0
Interior side or rear <sup>1</sup>	5	5
Corner Side	8	0
<b>Height Requirements</b>		
Feet		35
Stories		2.5
<b>Retail</b>		
Maximum size of retail store (sq. ft.)-base	0	4,000
Bonus for no parking b/w structure and street	0	2,000
Bonus for additional stories & parking	0	2,000

**Page 2**  
**Proposed Redevelopment**

We are proposing the redevelopment of firehouse *Old Station 14* into a nonprofit boxing gym that will also serve as a full service community gym and include a yoga studio.

When referencing our budget you will observe that we plan to purchase entirely new equipment, creating a well-stocked, nice new gym replete with options for every individual. As evidenced in our budget we will be doing significant updating to the interior and exterior of the structure. The upper floors will serve as office space for the Barrio Restaurant Group, and potentially a police sub station. The exterior will received all new windows, a roof, and driveway, as well as tuck-pointing, and landscaping. In addition, the yard will be offered as space for the community to create a garden.

This is the right/appropriate location for this gym given its accessibility and proximity to surrounding neighborhoods. This building has been neglected for too long. We truly believe that given the right amount of love and attention (while maintaining it's integrity) it has the ability to become a beacon of (or for) the community.



**FIGHTING**  
NORTH  
**BOXING CLUB**  
MPLS  
**CHANCE**

OVERVIEW 2015

**“SERVICE TO OTHERS  
IS THE RENT YOU PAY  
FOR YOUR ROOM HERE  
ON EARTH.”**

-MUHAMMAD ALI

## MISSION STATEMENT

UTILIZE BOXING AS A TOOL TO HELP  
INNER CITY YOUTH TO LEARN  
DISCIPLINE AND COMPASSION,  
PHYSICAL FITNESS AND SELF  
CONFIDENCE. THE GOAL IS  
TO EMPOWER EACH PERSON TO MAKE  
POSITIVE CHANGES IN THEIR LIFE.



Fighting Chance is a nonprofit organization that provides boxing and physical fitness as a tool to mentor inner city youth. Boxing is the foundation to begin the relationship. The fundamentals of **discipline, commitment and respect** are important aspects emphasized at Fighting Chance. We offer a caring, but rigorous physical fitness environment that will encourage their best efforts and reinforce self esteem. Fighting Chance will create a boxing and general fitness gym in a community that is currently receiving no services.





FIGHTING  
NORTH  
BOXING CLUB  
WELLS  
CHANCE 5

The abandoned Fire Station number 14 is conveniently located in the middle of a residential neighborhood. The building has been vacant for seven years and appears bleak and desolate, but has the potential to be the focal point of the neighborhood.

We are proposing to convert the structure into the Fighting Chance gym that not only will serve youth and young adults, but the entire community. We will be purchasing gym and fitness equipment in addition to boxing equipment. The main floor will include lockers, a small kitchen and a yoga studio as well. The top floor will become rental office space and potentially a police sub station. The property contains a large front yard where we plan to offer space for a neighborhood garden. Our intent is that Fighting Chance gym becomes a positive gathering place for the community and it's supporters.

PROPOSED LOCATION



FIGHTING  
NORTH  
BOXING CLUB  
WELLS  
CHANCE 6

- Fighting Chance will schedule year round boxing programs for youth (all levels welcome) led by Officer Victor Mills and Ryan Burnet.
- FC plans to serve 60 kids for each program which will run for 3 months (240 kids per year). We will do 2 programs each day and will have class sizes of 15-20 kids. These programs run after school as well as during the summer.
- Well-structured boxing and comprehensive fitness classes will be offered not only to the youth but the general public as well.
- The yoga studio will be available to instructors who will offer classes geared toward youth as well as the general public.
- Fighting Chance will serve as a community gym with regular hours.
- Rates for anyone over 18 will be in the \$25-\$35/month range, anyone under 18 does not pay a monthly gym fee.

THE PROGRAM

## YOUTH

- Provide a safe, structured, positive environment
- Teach reliability, accountability and discipline
- Instill honor and self worth through their accomplishments
- Help increase self esteem and build confidence
- Challenge physically and mentally
- Teach skill, focus and perseverance
- Offer compassion, empathy and encouragement
- A place for young people to go to engage in a sport and have guidance in a safe environment
- Broaden opportunities and new horizons
- Discover a mind body connection and a way to stay centered

## COMMUNITY

- Turn 1704 33rd Ave N. into a safe gathering place
- Create an atmosphere that encourages the community to gather and work out together
- Gym and yoga available to all members of the community for a fee
- Community Garden will increase sense of community ownership and stewardship
- Community Garden will allow neighbors to work side by side toward a common goal
- Foster the development of community spirit



THE IMPACT

## ENGAGEMENT

Since the **MPD** and **MFD** will have the opportunity to workout at the facility; they will have a platform to connect with the community they serve.

## THE TEAM

**RYAN BURNET:** Founder and President of the board of Fighting Chance. Ryan will act as the developer on this project.

**VICTOR MILLS:** Executive Director of Fighting Chance. Victor will run the gym on a daily basis as well as the programs for the youth.

**SHEA, INC:** Shea will be the architect of record for the redevelopment of the building.

**ZEMAN CONSTRUCTION:** Zeman will be the General Contractor for the redevelopment.

**BARRIO RESTAURANT GROUP:** Barrio will be the office tenant on the upper floors of the firehouse.



THE IMPACT

## RYAN BURNET

Ryan graduated from the University of Vermont with a major in business management and has since established himself in the fields of residential real estate, hospitality and restaurant development.

In the area of restaurant and hospitality development Ryan owns six restaurants in the twin cities area, Barrio, Bar La Grassa and Burch. Ryan also developed and is a partner in the W Foshay as well as the Chambers Le Méridien.

As a partner in the Burnet and Birkeland real estate group, Ryan ranks in the top 1 percent of brokers nationwide, and holds the President's Club Membership award, which is the highest Coldwell Banker sales achievement.

Ryan was a founding board member of LEAD Project which is a non profit organization aimed at cultivating leadership and philanthropy among young adults. Currently it has raised over \$100,000 for local charities. Ryan lives in Minneapolis with his wife Amber and daughter Layla.



## VICTOR MILLS

Victor Mills Graduated from Kirkwood College with a Certificate in Law Enforcement and an Associate of Science degree in criminal justice. During college he worked at Heartwood Children's Home in Cedar Rapids Iowa as a counselor to extremely troubled youth. He has served as a police officer since July 1987 and worked for the Minneapolis Police Department since March of 1993. While employed by the Minneapolis Police Department he has attended the following training programs:

- FBI Hostage Negotiations
- Gang Activity/Cult Training
- DEA Narcotics training
- BCA Narcotics Investigation
- Gang Resistance Education And Training (G.R.E.A.T)
- Basic S.W.A.T Training
- A.O.G. Advanced S.W.A.T. Training
- Chemical Munitions

For three years he was a coordinator for a youth summer program with the Police Athletic League (PAL). Currently he works for the Minneapolis Police Department as a School Resource Officer through a partnership with the Minneapolis Public School system, where he also teaches the G.R.E.A.T. program. This program, Gang Resistance Education and Training, focuses on youth problems and solutions. Working with inner city youth has brought its fare share of challenges to him, but it is his passion and has been a rewarding experience for him



# JIM HOLOVNIJA

## TEACHING EXPERIENCE

*MERRIAM PARK COMMUNITY SERVICES, St. Paul, MN*  
**Lead Teacher (9/1999 to 1/2003)**

Taught mathematics and elective courses to a diverse population of adolescents in court-ordered IDT program. Planned, organized and implemented daily lesson plans. Maintained effective classroom learning environment. Collaborated with Case Managers and other treatment staff in developing and implementing IEP's.

*HUMAN SERVICES, INC., Oakdale, MN*  
**E/BD Teacher/Case Manager (9/1997 to 9/1999)**

Taught all state-required academic classes to adolescents in IDT program. Designed, implemented and evaluated IEP's and behavioral intervention plans. Created classroom environment and educational program conducive to student learning. Maintained regular contact with parents and appropriate district staff regarding students' academic and behavioral progress.

*ECHO INTERCHANGE, Edina, MN*  
**Special Education Teacher/Case Manager (9/1996 to 9/1997)**

Taught academic curriculum to diverse population of middle school students with emotional and/or behavioral challenges. Worked with therapy team and educational staff to resolve crises and develop effective interventions.

## OTHER RELEVANT WORK EXPERIENCE

*WEST METRO EDUCATION CENTER (PRO-Teen), St. Louis Park, MN*  
**Behavioral Specialist (2/1994 to 8/1996)**

Certified position managing behavior room in day treatment program. Worked with therapy team and educational staff to resolve crises and develop therapeutic interventions for students with behavioral challenges.

*ROOSEVELT HIGH SCHOOL, Minneapolis, MN*  
**Behavioral Specialist/Child Development Technician (11/1991 to 2/1994)**

Provided one-on-one counseling, maintained truancy reports and managed a highly-structured detention room. Kept accurate records and maintained effective parental contact as supervisor of In-School Suspension program.

*HEALTH STRATEGIES, Inc., Bloomington, MN*  
**Physical Education Instructor (12/1989 to 11/1991)**

Developed and implemented various curricula in physical education for after school program.

*NORTHEAST JUNIOR HIGH, Minneapolis, MN*  
**Child Development Technician (4/1989 to 11/1991)**

Maintained an effective time-out room for level-4 and level-5 E/BD students.

*PORTLAND RESIDENCE, Minneapolis, MN*  
**Technician under Rule 186/Special Needs for Challenging Behaviors (7/1995 to 8/1996)**

Provided one-on-one supervision for hearing impaired adult with mental illness in a residential setting.



TEAM BIOS

Fighting Chance has placed a RFP with the City of Minneapolis to buy Firehouse #14 and will hear February 28. The funding to bring this building back to life will pay for the construction cost and soft costs to open the gym. Barrio restaurant group, the yoga studio and possibly others will pay market rate rent for space leased to Fighting Chance. The bones of this building were built to last well beyond 100 years, it is now in desperate need of a soul.



MECHANICS OF THE DEAL

# OPENING BUDGETS

Fire Station #14 1704 33rd Ave North, Mpls. MN PRELIMINARY CONCEPT BUDGETS 1/29/2015						
<b>Square Footages</b>						
existing basement level		1800				
existing main level		5400				
existing upper level		4825				
<b>TOTAL ENCLOSED SPACE</b>		<b>12025</b>				
DESCRIPTION	QTY.	COST per QTY.		TOTAL BUDGET		NOTES / COMMENTS
<b>EXISTING BUILDING DEFICIENCIES</b>						
asbestos / lead paint / hazardous materials	1	\$ 30,000.00	to \$ 50,000.00	\$ 30,000.00	to \$ 50,000.00	
new roofing	5,400	\$ 12.00	to \$ 15.00	\$ 64,800.00	to \$ 81,000.00	
new HVAC system	10,225	\$ 10.00	to \$ 13.00	\$ 102,250.00	to \$ 132,925.00	
electrical upgrades	10,225	\$ 3.00	to \$ 5.00	\$ 30,675.00	to \$ 51,125.00	
plumbing upgrades	10,225	\$ 1.50	to \$ 2.00	\$ 15,337.50	to \$ 20,450.00	
new windows and entrances	55	\$ 1,500.00	to \$ 2,000.00	\$ 82,500.00	to \$ 110,000.00	
backspoiling	1	\$ 20,000.00	to \$ 35,000.00	\$ 20,000.00	to \$ 35,000.00	
accessibility (new restrooms, doorways, hardware)	4	\$ 20,000.00	to \$ 25,000.00	\$ 80,000.00	to \$ 100,000.00	
elevator / lift	not required	not required	to not required	not required	to not required	assuming this will be waived by the city
2nd floor egress / stairway	1	\$ 10,000.00	to \$ 20,000.00	\$ 10,000.00	to \$ 20,000.00	assumes exterior open stairway only
general maintenance / clean up / demo	12,025	\$ 3.00	to \$ 5.00	\$ 36,075.00	to \$ 60,125.00	
landscaping / parking / site upgrades	1	\$ 10,000.00	to \$ 25,000.00	\$ 10,000.00	to \$ 25,000.00	
<b>SUBTOTAL EXISTING BUILDING DEFICIENCIES</b>	<b>12,025</b>	<b>\$ 40.05</b>	<b>TO \$ 57.02</b>	<b>\$ 481,637.50</b>	<b>to \$ 685,625.00</b>	
<b>BUILDOUT</b>						
locker room and office on main level	2	\$ 5,000.00	to \$ 10,000.00	\$ 10,000.00	to \$ 20,000.00	
office space on upper level	4,825	\$ 10.00	to \$ 10.00	\$ 48,250.00	to \$ 48,250.00	
misc paint, flooring, lighting, finishes throughout	5,400	\$ 5.00	to \$ 7.00	\$ 27,000.00	to \$ 37,800.00	
misc buildout, breakroom, etc	5,400	\$ 10.00	to \$ 15.00	\$ 54,000.00	to \$ 81,000.00	
<b>SUBTOTAL BUILDOUT</b>	<b>12,025</b>	<b>\$ 11.58</b>	<b>\$ 15.56</b>	<b>\$ 139,250.00</b>	<b>to \$ 187,050.00</b>	



THE BUDGETS

# SOFT COST

Fighting Chance	Low End	Middle	High End
FF&E Startup - Gym Equipment			
Boxing Ring 18' x 18'	\$5,000.00	\$6,500.00	\$8,000.00
Treadmills X4	\$6,000.00	\$8,000.00	\$12,000.00
Row Machine X2	\$2,000.00	\$2,500.00	\$3,000.00
Stairclimber X2	\$6,000.00	\$9,000.00	\$12,000.00
Spin Bike X2	\$600.00	\$1,000.00	\$1,600.00
Heavy Bags X6	\$450.00	\$600.00	\$1,200.00
Speed Bags X4	\$400.00	\$700.00	\$1000.00
Double End Bags X2	\$100.00	\$150.00	\$250.00
Freemotion Machine	\$1,600.00	\$3,200.00	\$5,500.00
Dumbbells w/ rack	\$700.00	\$1,500.00	\$2,000.00
Adjustable Bench X2	\$200.00	\$400.00	\$600.00
Power Cage/Rack	\$800.00	\$1,200.00	\$2,000.00
Olympic Weight Plates	\$300.00	\$450.00	\$600.00
Barbells/Collars	\$150.00	\$250.00	\$350.00
Boxing Gloves 20 pair	\$800.00	\$1,200.00	\$1,600.00
Boxing Wraps 50 pair	\$250.00	\$375.00	\$500.00
Boxing Headgear X 6	\$300.00	\$450.00	\$600.00
Boxing Focus Mitts X 10 pair	\$400.00	\$600.00	\$800.00
Jump Ropes x 10	\$30.00	\$60.00	\$100.00
Cornet Supplies	\$50.00	\$75.00	\$100.00
Medicine Balls X 6 + Rack	\$250.00	\$350.00	\$450.00
Gym Timer	\$100.00	\$150.00	\$200.00
Pull up bar	\$75.00	\$100.00	\$125.00
Power Rope	\$100.00	\$125.00	\$150.00
Tire/Sledge	\$50.00	\$150.00	\$250.00
Sandbags	\$60.00	\$120.00	\$180.00
Plyboxes	\$100.00	\$200.00	\$300.00
Power Sled	\$100.00	\$150.00	\$200.00
Surge Slogh Pipe	\$50.00	\$100.00	\$180.00
Agility Equipment	\$50.00	\$150.00	\$250.00
Misc Equipment	\$100.00	\$600.00	\$4000.00
Flooring 2500 sq ft	\$2,000.00	\$4,000.00	\$6,000.00
Security/AV	\$15,000.00	\$20,000.00	\$23,000.00
<b>Totals</b>	<b>\$44,165.00</b>	<b>\$64,405.00</b>	<b>\$82,085.00</b>



THE BUDGETS

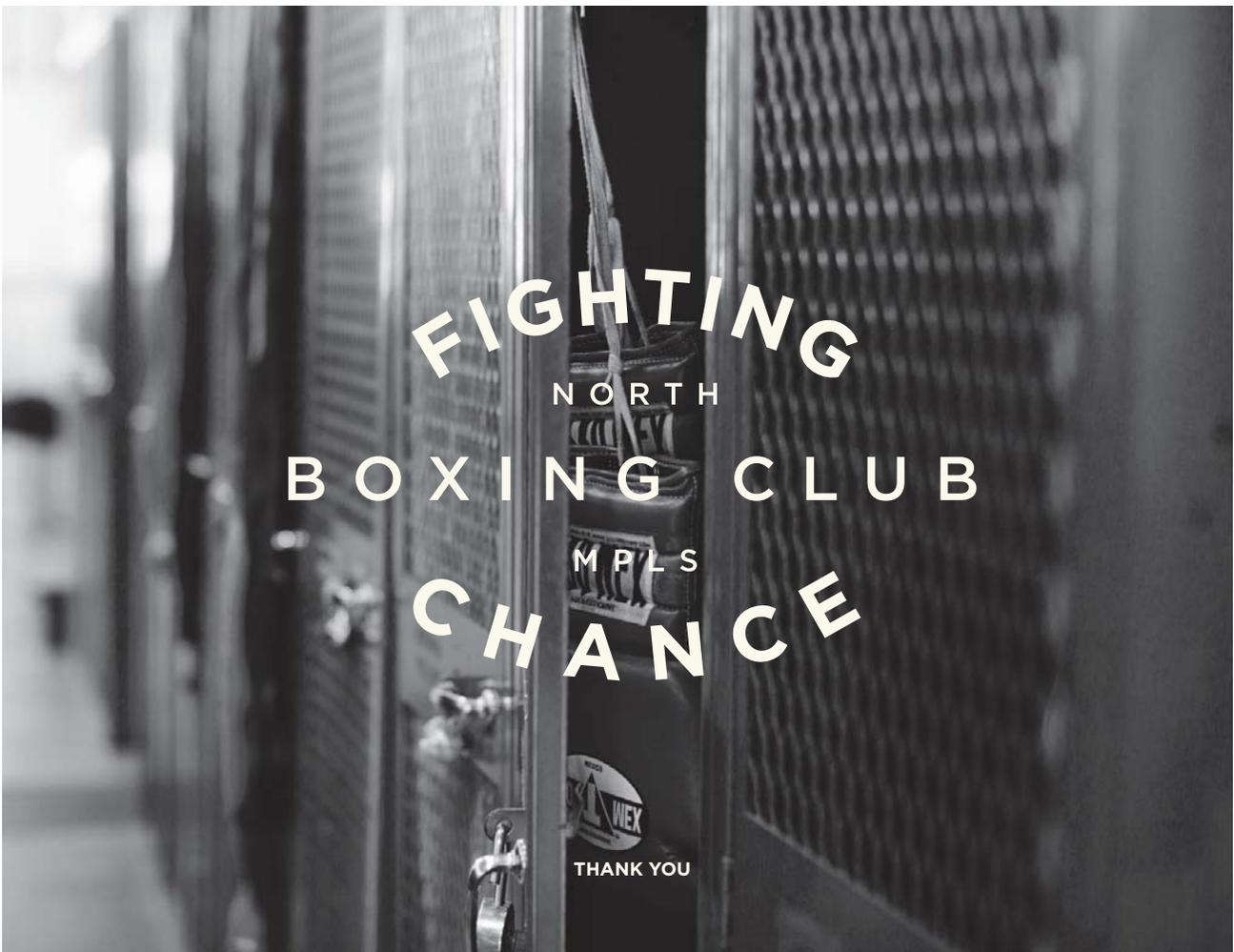


FIGHTING  
NORTH  
BOXING CLUB  
MPLS  
CHANCE 15

## AREAS FOR REVENUE ENHANCEMENT

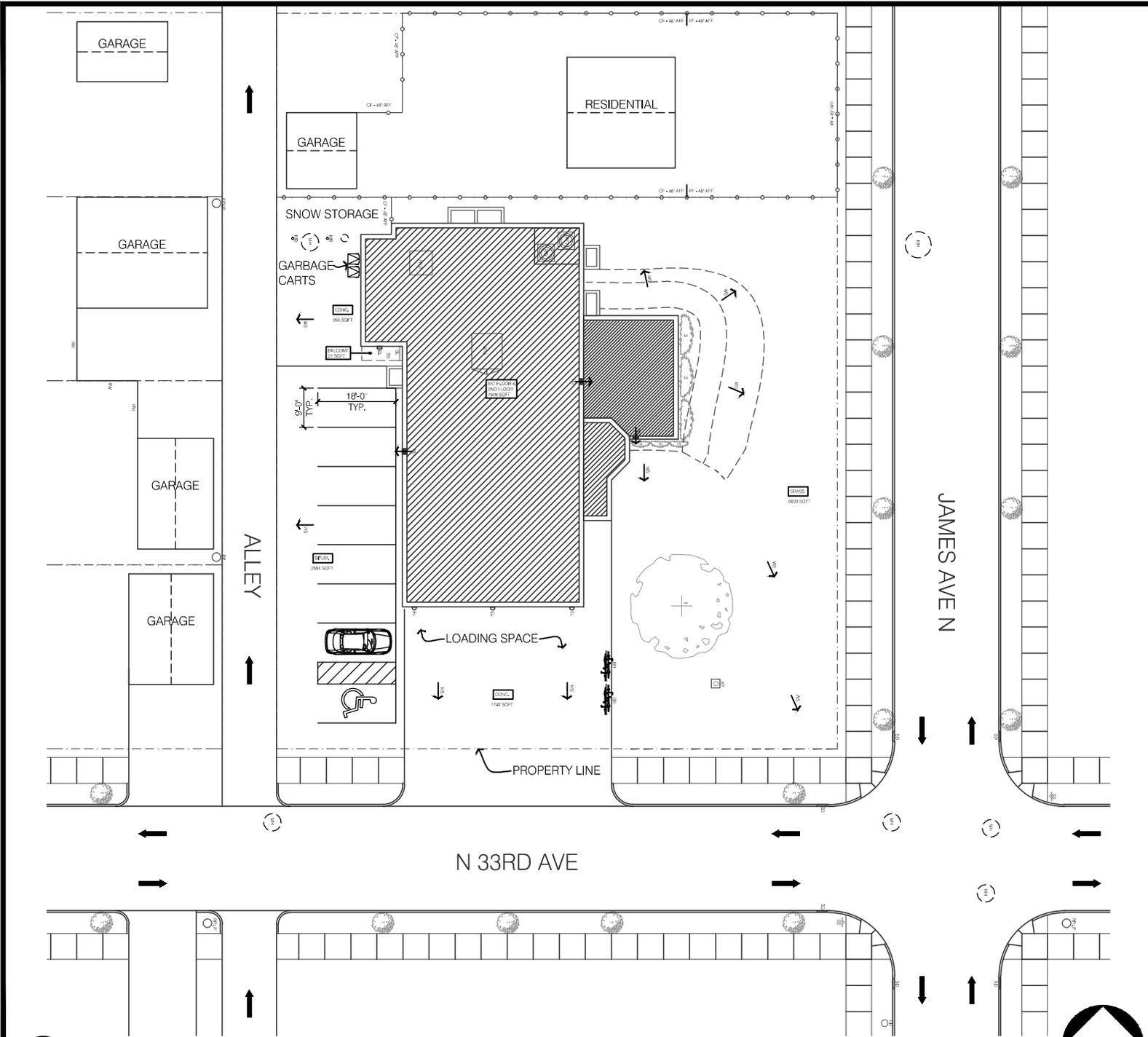
- Offer a membership program at the gym for a monthly fee.
- We would use our networks, social media, media exposure and restaurants to grow that program
- Special events - boxing events open to the public where we charge at the door
- Apparel sales - we would feature our apparel on our website as well as in restaurants to promote FC gym
- Build a strong board with a passion for the mission and skills that match the need of the organization
- Annual gala/party at one of the restaurants
- Fighting Chance Restaurants - hopefully by late 2015 we will secure a space near north Minneapolis where we open our first FC restaurant. We would employ some of the youth from the gym. This would be a for profit restaurant but the exposure, synergy and ability to raise money for the gym would be greatly increased.
- Institute an annual fund drive
- Bring in sponsors for the gym, ie. Dick's Sporting Goods, RINGSIDE.

THE BUDGETS



FIGHTING  
NORTH  
BOXING CLUB  
MPLS  
CHANCE

THANK YOU



10 South Eighth Street  
Minneapolis MN 55402

t 612\_339\_2257  
f 612\_349\_2930  
sheadesign.com

project title  
**FIGHTING CHANCE**  
1704 33RD AVE N  
MINNEAPOLIS, MN

**ABBREVIATIONS**

BR	BIKE RACK
CF	CHAIN LINK FENCE
EL	EXTERIOR LIGHT
FH	FIRE HYDRANT
FP	FLAG POLE
LP	LIGHT POLE
MB	METAL BOLLARD
MH	MAN HOLE
PF	PICKET FENCE
PP	POWER POLE
RS	ROOF SCUPPER
RTU	ROOF TOP UNIT AIR CONDITIONER
RTV	ROOF TOP VENT
RW	RETAINING WALL
S	SHRUB
SL	SHIP LATTER
SB	SECOND LEVEL BALCONY
SS	STOP SIGN
SD	STORM DRAIN
T	TREE
WS	WATER SHED DIRECTION

project no.	date
7037.00	4.30.15
drawn	checked
RP	AM

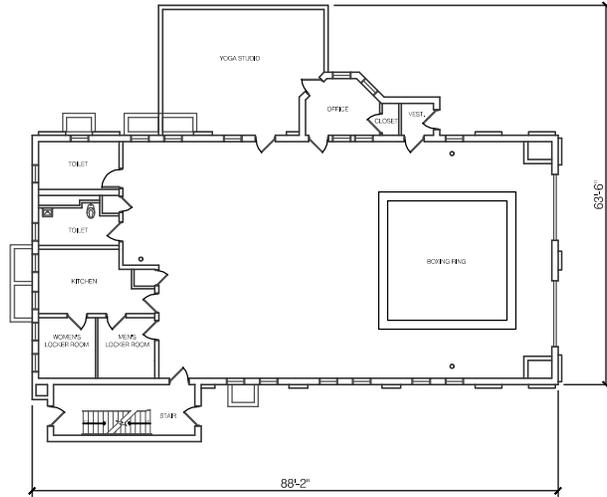
sheet title  
**ARCHITECTURAL SITE PLAN**

**A000**

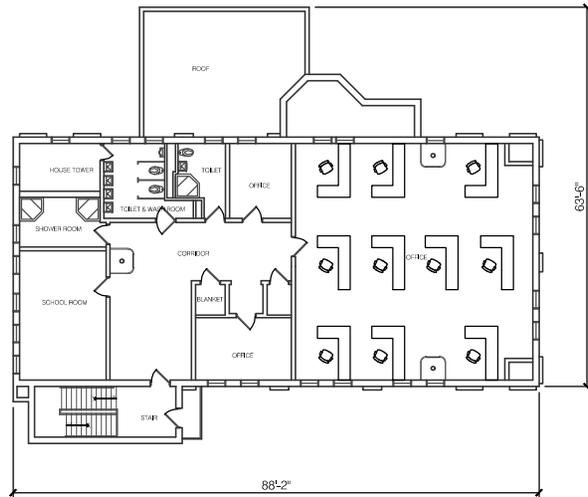
1  
A000

**ARCHITECTURAL SITE PLAN**  
SCALE: 1/32" = 1'-0"





1 FIRST FLOOR PLAN  
A001 SCALE: 1/32" = 1'-0"



2 SECOND FLOOR PLAN  
A001 SCALE: 1/32" = 1'-0"



10 South Eighth Street  
Minneapolis MN 55402

t 612\_339\_2257  
f 612\_349\_2930  
sheadesign.com

project title  
FIGHTING CHANCE  
1704 33RD AVE N  
MINNEAPOLIS, MN

project no.	date
7037.00	4.30.15
drawn RP	checked AM

sheet title  
FLOOR PLANS

A001

Project site

N 34th Ave

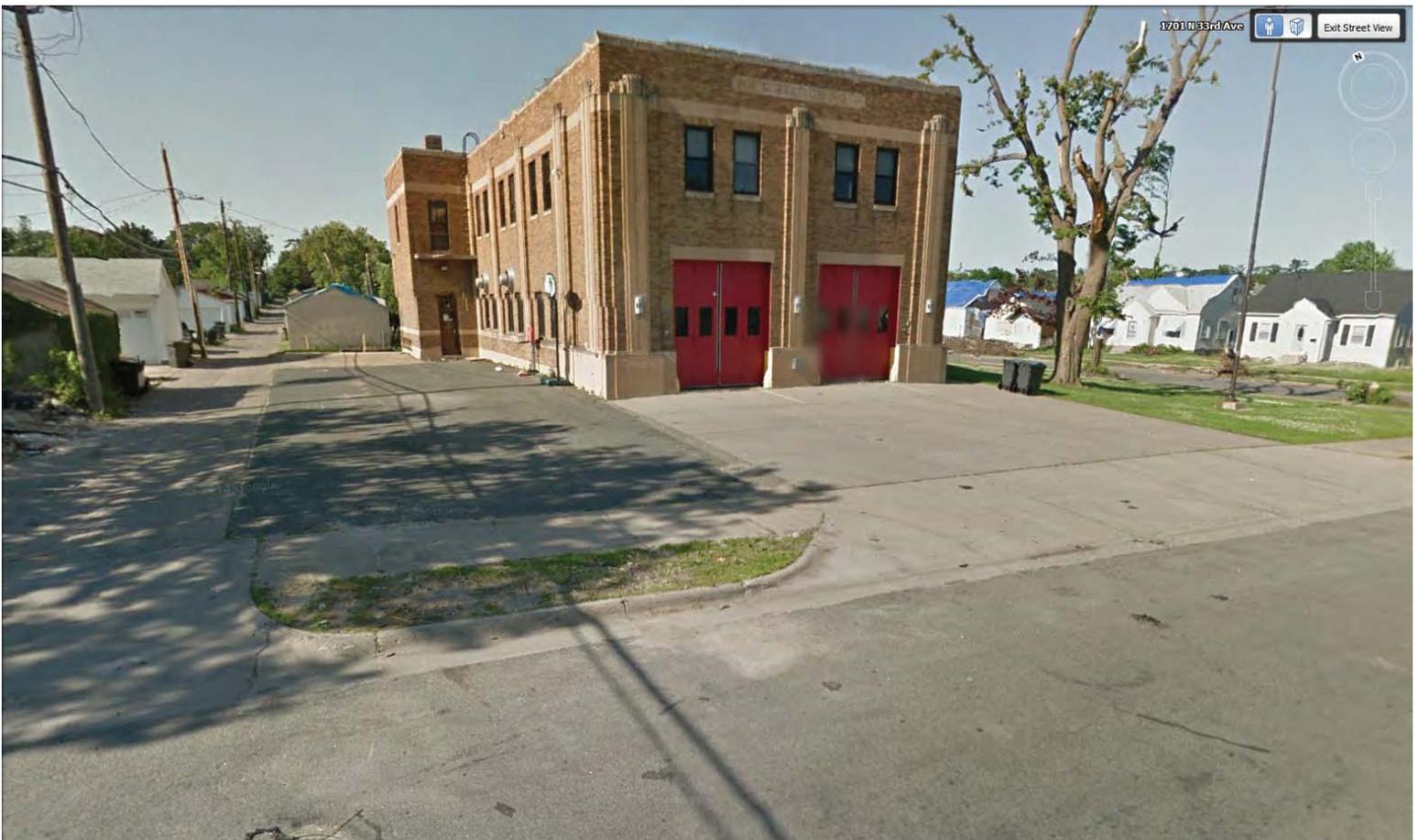
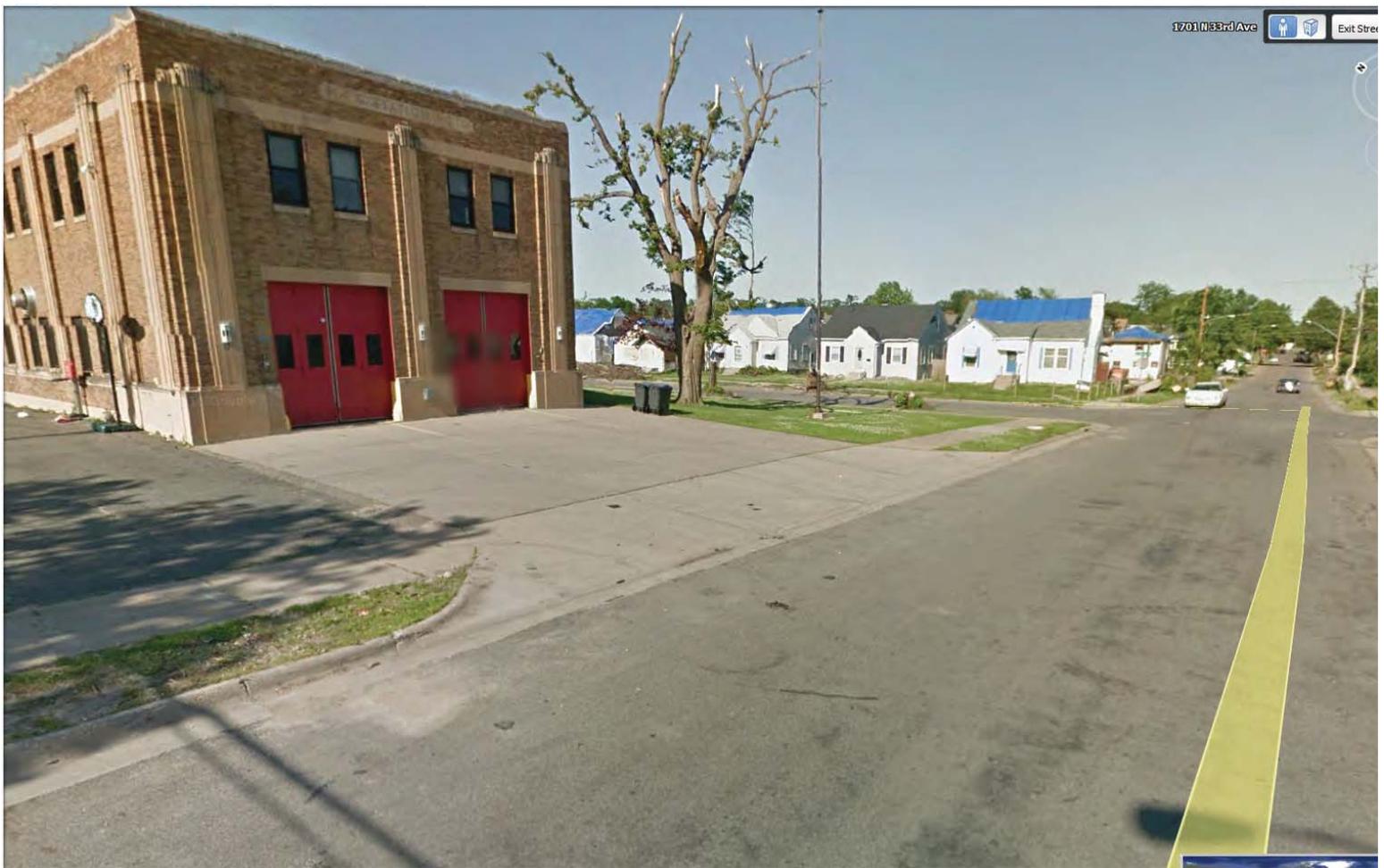
N Knox Ave

N James Ave

N Irving Ave

ogan Ave







SUBJECT DATA AND ANALYSIS (CONTINUED)

Subject Photos (Taken 4/23/2015)



**SUBJECT DATA AND ANALYSIS (CONTINUED)**

**Subject Photos (Taken 4/23/2015)**



**SUBJECT DATA AND ANALYSIS (CONTINUED)**

**Subject Photos (Taken 4/23/2015)**





## Request for City Council Committee Action from the Department of Community Planning & Economic Development - CPED

**Date:** May 19, 2015

**To:** Council Member Lisa Goodman, Chair, Community Development and Regulatory Services Committee

**Referral to:** Council Member John Quincy, Chair, Ways and Means Committee

**Subject:** Former Fire Station No. 14 Negotiating Rights Designation

**Recommendation:**

1. Award exclusive negotiating rights to Fighting Chance/Ryan Burnet as the developer of the City-owned property at 1704 33<sup>rd</sup> Ave North (former Fire Station No. 14) for a period of six months; and
2. Authorize City staff to negotiate redevelopment contract terms and, upon successful negotiation, return for further City Council review and approvals.

**Previous Directives:** None

Prepared by: Casey Dzieweczynski, Senior Project Coordinator (612-673-5070)
Approved by: D. Craig Taylor, Executive Director, CPED 
Charles T. Lutz, Deputy Director, CPED 
Presenters in Committee: Casey Dzieweczynski

**Financial Impact:**

The sale price of the property will be negotiated along with other terms of the redevelopment contract. The property is currently in the City's Municipal Operations inventory. If the property is ultimately sold, subject to City Council approved terms and conditions, the sale proceeds would be received by the City and deposited into the Property Disposition Fund (06210-9010923-348501).

**Community Impact:**

Neighborhood Notification: On March 26, 2015 CPED hosted a public forum at which the two RFP respondents presented their projects. On April 3, a notice was sent to the Folwell Neighborhood Association (FNA) informing them of this staff recommendation. On April 6, the board of the FNA approved a motion to support the Fighting Chance proposal.

City Goals: Living well: Minneapolis is safe and livable and has an active and connected way of life; Great Places: Natural and built spaces work together and our environment is protected

Comprehensive Plan: 4.1.2 Seek out and implement long-term redevelopment projects that catalyze revitalization and private sector investment

Zoning Code: The property is currently zoned R1A-Single-Family District, however subject to City Planning Commission and City Council approval, the property will need to be rezoned to C1-Neighborhood Commercial District in order to allow for the proposed use.

### **Supporting Information:**

Built in 1939, the former Fire Station No. 14 building was in operation from 1940 until 2006 when a new station was constructed at 2002 Lowry Avenue North. In 2012 CPED issued an RFP for the property, but no proposals were received. In late 2014 Ryan Burnet, the president of the board of Fighting Chance – a nonprofit, youth boxing organization - expressed interest in purchasing the property. Given this inquiry, CPED issued a request for proposals on January 28, 2015 to identify any additional market interest. Notification was e-mailed to CPED's distribution list of over 800 contacts in the local and national development community. Notification was also sent to the surrounding neighborhood and business associations, and CPED issued a press release which generated several articles in the local media. The RFP response deadline was February 26, 2015. Prior to the RFP response deadline staff conducted walk-throughs of the building with several interested parties.

The RFP indicated the following redevelopment goals for the site:

- Small-scale retail/commercial, small-scale office, or mixed use redevelopments.
- Adaptive reuse of the fire station building
- Uses that blend well with the surrounding neighborhood consisting primarily of single family homes

Prior to the February 26<sup>th</sup> RFP deadline the City received two proposals, one from Fighting Chance and one from the Northside Kitchen Table Cooperative. After an initial review of the proposals, CPED staff requested and received additional, clarifying information from each developer regarding specific components of their proposals.

### **Fighting Chance Proposal:**

The mission of Fighting Chance is to "utilize boxing as a tool to help inner city youth to learn discipline and compassion, physical fitness and self-confidence. The goal is to empower each person to make positive changes in their life."

As president of the board of Fighting Chance, Ryan Burnet is the lead developer for the project. Fighting Chance intends to own the property and operate a nonprofit, youth boxing gym/community gym on the ground floor. The organization would also lease space for a private yoga studio as well as office space on the second floor to separate, private entities. Mr. Burnet is also president of the Barrio Restaurant Group and owns several restaurants in the Twin Cities. Mr. Burnet would relocate Barrio's corporate offices to the second floor of the fire station building. If the Fighting Chance project moves forward as proposed, Victor Mills would be the executive director of Fighting Chance and would oversee the programming and day-to-day operations of the gym. Mr. Mills is currently employed by the Minneapolis Police Department as a School Resource Officer through a partnership with the Minneapolis Public Schools, but would retire from the MPD to become the executive director.

Fighting Chance has offered to pay the City \$25,000 for the property, citing the significant investment that is needed to reactivate the building. Staff has communicated to Mr. Burnet that the City intends to sell the property for the fair market value as identified by an appraisal review received in April 2015. The appraisal review determined the "as-is market

value" to be \$130,000. The final price will be negotiated along with other terms as part of the redevelopment contract, and staff does not intend to request a write-down of the purchase price when it seeks approval of the redevelopment contract terms.

The key elements of the Fighting Chance proposal are as follows:

- Offer price: \$25,000 (to be negotiated)
- Complete building renovation and build-out at an estimated cost of \$600,000 to \$900,000
- Youth boxing gym/community gym on the ground floor
- Second floor offices to be partially occupied by Barrio Restaurant Group and other TBD tenants, including possible MPD substation
- Yoga studio with classes offered by contracted instructors
- Community garden located on site
- General Contractor: Zeman Construction
- Architect: Shea Architects
- Estimated redevelopment timeline (close on property to construction completion): 3-4 months

#### **Northside Kitchen Table Cooperative proposal:**

The Northside Kitchen Table Cooperative proposed a cooperatively owned "community-arts" economy hub. The ground floor would be used primarily for artist co-working space and the second floor would be converted to private offices. The key elements of their proposal are as follows:

- No offer price submitted
- No development budget submitted (estimated \$2.2 million in redevelopment costs)
- Cooperative building ownership
- Artist co-working space
- Creative-business anchor tenants (existing North Minneapolis bookstore and video production firm)
- Possible coffee shop and theater stage
- General Contractor: Tri-Construction
- Architect: Mobilize Design & Architecture
- Estimated redevelopment timeline (close on property to construction completion): 16 months

#### **Recommendation:**

A City review team, consisting of CPED and Finance staff, reviewed both proposals. The review team concluded that both proposals meet the overall redevelopment goals listed in the RFP, including proposed uses that would reactive the property and provide desired community amenities. However, the review team agreed that Fighting Chance's proposal was stronger in the following areas:

- Organizational capacity and experience of the developer
- Ability to execute within the RFP timeframe (redevelopment commencing by fall 2015)
- Ability to secure financing necessary to rehabilitate the property

Prior to making a staff recommendation, CPED staff also organized a public meeting on March 26<sup>th</sup>, and both presenters shared their proposals to a group of approximately 40 community members. The community feedback included positive responses to both proposals and neither proposal received any strong criticism.

Based on the review team's assessment and the community feedback received, staff recommends that Fighting Chance be awarded exclusive negotiating rights for the redevelopment of the property.

While staff is not recommending the Northside Kitchen Table Cooperative for this project we do intend to help them identify other potential redevelopment opportunities as they build their organization and financial capacity going forward. We strongly support their proposed model of community-based real estate investment and their desire to establish additional artist/co-working space in North Minneapolis.

**Next Steps:**

Subject to the City Council's award of exclusive negotiating rights to Fighting Chance as the potential developer of the property, staff will negotiate a redevelopment term sheet with Fighting Chance. Concurrently, Fighting Chance will follow the necessary City process to seek a rezoning of the property from residential to commercial. Once agreement between staff and Fighting Chance is reached, staff plans to return to the City Council later this summer for approval of the redevelopment term sheet and seek authorization to enter into a redevelopment contract with Fighting Chance. Execution of the redevelopment contract and the land sale closing will not occur until the developer secures the required land use approvals and related City entitlements, and private financing required to construct the project. Fighting Chance anticipates a 3-4 month construction period, starting in late summer or early fall of 2015.