

Fighting Chance

C/O Ryan Burnet on behalf of Fighting Chance 501c3.

901 Hennepin Ave

Minneapolis, Mn 55403

Fighting Chance is a non profit 501c3

Federal ID Number: 46-5394739

Ryan Burnet, President. 612 924 4348.

Burnet@Barriotequila.com

2. Proposed Development

We propose a redevelopment of the *Old Station 14* firehouse into a boxing gym that will also serve as a full service community gym and include a yoga studio. Fighting Chance (FC) is a young nonprofit organization that has used several temporary community spaces to provide boxing training to youth. The organization's operational leader is **Victor Mills**, who is currently employed by the Minneapolis Police Department. Mr. Mills will be hired as FC's executive director upon his retirement from the police force.

When reviewing our budget you note that we plan to create a well-stocked gym with options for many individuals. Some second floor space will be converted to offices that will be leased by the Barrio Restaurant Group. Plans for use of remaining 2nd floor space are not yet firm.

Funds to undertake significant building improvements are also in the budget. Exterior improvements include new windows, a new roof, and a new driveway. We will tuck-point the building and add landscaping. A portion of the yard will be offered as space for the community to create a garden.

This is the best location for the FC gym because of it is in the heart of North Minneapolis with a short walk or bike ride for youth living or attending schools in adjacent neighborhoods.

The Old Station 14 firehouse has been neglected for too long. We believe the right amount of attention, that maintains the building's integrity, will allow the station to become a beacon for area residents and North Minneapolis youth.

3. Identification of the Entities

a. The Fighting Chance Team

Ryan Burnet- Founder and President of the board of Fighting Chance. Ryan will act as the developer on this project.

Shea Architects- 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.

b. Summary of Experience

The collective Fighting Chance team has worked together on several projects. Ryan Burnet and Shea architects have been working together for 8 years, in total they have built 4 restaurants and a hotel, they are currently working on a restaurant located at 301 Washington Ave S (located in the retail space of L45 apartments currently under construction).

Zeman Construction and Shea Design have been working together 21 years. Zeman Construction did the build out for Marin Restaurant in the Chambers Hotel . Zeman Construction is also the general contractor for the new restaurant that Ryan Burnet is building at 301 Washington Ave S.

Concepting, designing, branding, financing, and building restaurants is a very intricate process which requires expertise in each field. This team has shown through experience how to do a project with integrity that the respective market appreciates. Below are the projects Burnet, Shea and Zeman have worked on.

c. Similar Experience

Chambers/Le Meridian hotel (901 Hennepin Ave. Minneapolis)

lemeridanchambers.com

- Burnet was one of the developers, Shea was the architect. Zeman built the restaurant.
- We converted two buildings into a boutique hotel, restaurant and art gallery.
- Project costs exceeded \$30,000,000. It was funded with equity and debt.
- The hotel is still highly rated among the Starwood Hotel chain and rates and occupancy improve year over year steadily.

Barrio Minneapolis (901 Nicollet Mall, Minneapolis)

barriotequila.com

- Burnet was the developer, Shea was the architect.
- We converted a Dunn Brothers into a full service restaurant that won Restaurant of the Year from Star Tribune, MSP Magazine and Minnesota Monthly.
- Project cost was \$1,200,000. It was funded by debt and equity.
- Final loan payment will be next month and we will be debt free and our profit has grown yearly.

Barrio Lowertown (235 6th St. E Saint Paul)

- Burnet was the developer, Shea was the architect.
- We opened our second Barrio restaurant location next to Mears Park, which is now 2 blocks away from the new Saint Paul Saints stadium.

- Project cost was \$1,400,000. It was funded by debt and equity.
- Debt will be retired early in 2016 and last year was our most profitable year since we opened.

Cocina Del Barrio (5036 France Ave S. Edina)

- Burnet bought the building and was the developer, Shea was the architect.
- We converted an office building into a neighborhood restaurant.
- Project cost was \$2,200,000. It was funded by debt and equity
- Burnet secured a small business loan which is current and the concept has been well received. So much so that Burnet executed a licensing agreement with operators for a Cocina del Barrio in the Humphrey Terminal.

Eastside Restaurant

- Burnet is the developer, Shea is the architect and Zeman is the general contractor.
- We will be opening a restaurant in the downtown east neighborhood in the Latitude 45 building in late July 2015
- Project cost will be 2,400,000. It will be funded by debt and equity.
- Similar to all Burnet restaurant deals, it will have a low basis of debt.

d. Previous Relevant Experience

- Partner and developer of Chambers Le Meridian which is a 60 room hotel with a restaurant, bar and art gallery. The development team worked with the city of Minneapolis on this renovation.
- Partner and developer of W Foshay which is a 229 room hotel that has Manny's Steakhouse as a tenant as well as a lobby bar and a rooftop bar called Prohibition. We worked with the City of Minneapolis closely on this historic renovation. We also received historical tax credits.
- General partner and owner of Barrio Minneapolis located at 901 Nicollet mall.
- General partner and owner of Barrio Saint Paul.
- Owner and general partner of Cocina Del Barrio Edina. Burnet bought the building and converted it to a full service restaurant.
- Owner of Bar La Grassa restaurant on Washington Avenue.
- Owner of Burch Steak and Pizza on Hennepin and Franklin. Burnet worked closely with the council members as well as neighborhood groups to redevelop this corner.
- Licensor to Cocina del Barrio restaurant in the Humphrey Terminal. This process was done via RFP. Barrio was just awarded best overall concessionaire for 2014 for all of MSP Airports.
- Owner and general partner of restaurant expected to open late summer of 2015 located at 301 Washington Ave S. Burnet will be the anchor tenant of Bob Lux in the 318 unit apartment building currently being built.

e. Previous Lawsuits

- Ryan Burnet nor his companies have ever been involved in a lawsuit, and will continue to operate business in that fashion.

f. Principal Person

- Ryan Burnet will be the sole person to speak for the development team and will be the developer and will not be charging a development fee.

g. Entity to carry out proposed development

- Ryan Burnet intends to use his existing 501c3 Fighting Chance to purchase and develop the building.

i. Team Member Certification

- Please find attached

4. Development Budget

Included you will find a brief summary of the development budget including sources and uses. Please note that I have also included soft costs, which includes the equipment for the gym as well. The construction budget was prepared by Zeman Construction and I used their high bid with roughly a 10% deduction based on value engineering.

The construction budget includes all the work intended to be done to the building immediately to bring life back to the structure as well as the landscaping. The extensive building renovations will not only meet, but exceed code requirements.

Several major funders and foundations have expressed excitement and a willingness to support this project, which will enable me to proceed quickly with the purchase, needed repairs and renovation. The Pohlad Foundation as well as the Phillips Foundation will be the largest sources of funding for Fighting Chance.

5. Operating Pro Forma

Please find attached the operating pro forma for the first 10 years.

6. N/A

7. Description of Public Benefits

- Fighting Chance plans to add 2-3 part time jobs and one full time. We will also have up to 5 trainers that will work as independent contractors and the yoga studio will also have 5 yoga instructors. Please see projected payroll and roles below.
- Barrio Restaurant Group will office upstairs and will house roughly 4 employees.
- Phase Two of Fighting Chance is to open a restaurant in the North area that will employ people from the gym. The long-term plan is to open several Fighting Chance restaurants that employ the youth that come through the gym.
- The goal is to teach them a craft and continue to give them mentorship through the workforce.
- Fighting Chance will give a platform for the Minneapolis Police Department and the Minneapolis Fire Department to work out alongside the people they serve in the community.
- Fighting Chance has ties with the Minneapolis Police Department and envisions officers helping volunteer their time for some of the programs as they did during the first Fighting Chance summer camp.
- The budget for annual real estate taxes as outlined is \$7500 per year.

Projected Payroll for Fighting Chance:

Executive Director- \$52,000.00

Lead trainer- Independent contractor (assuming they make \$25,000 annually)

Front desk attendant- hourly at 8.50 for roughly 30 hours a week

8. Proposed Timeframe

- Fighting Chance and Ryan Burnet intend to begin the construction/rehab process immediately upon closing with the city. The construction timeline will take 3-4 months. Goal is to be up and running by the fall of 2015 so we can get our summer program going immediately.
Fighting Chance will go as quickly as the city will let us and will work diligently with the city on zoning, permit approvals and anything that comes up before and after the closing.

Other Proposal Considerations

- 1. North Minneapolis has a rich boxing history and a great need to provide mentors for youth. Both are what drives us to create a place where physical, emotional and intellectual needs of youth can be nurtured.**

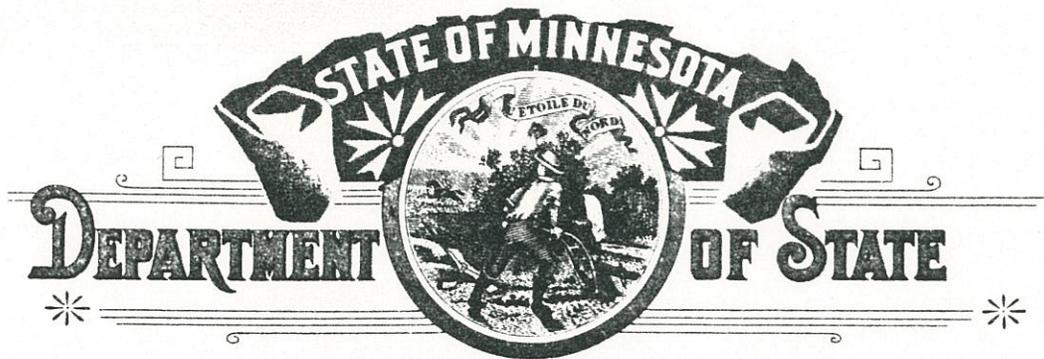
For decades during the 20th Century, North Minneapolis was a hub of boxing activity. “Boxing is what brought me to the party – that is, to opportunity and recognition in Minneapolis,” wrote W. Harry Davis in his autobiography. Mr. Davis is among the most important and successful African American leaders in Minneapolis’ history. Mr. Davis was involved with Golden Gloves boxing for more than 50 years as a boxer, coach and in local and national Golden Glove leadership positions.

During the 1940s, 50s, and 60s, young boxers trained at indoor gyms inside 11 settlement houses located throughout Minneapolis. *Phyllis Wheatley* was boxing’s home in North Minneapolis. As many as 100 youth boxers trained there each school year. Strong and respected coaches, like W. Harry Davis, ran the program. During the summer months, boxing rings would be set up in city parks, where coaches would train kids at camps. Discipline, routine, and strength were the results for participants. The opportunity to travel and meet others from different parts of the city was a bonus.

Fighting Chance will work to re-ignite North Minneapolis’ boxing legacy, by recruiting youth, equipping a gym and providing training by caring adults. **Victor Mills**, a Minneapolis Police officer and **Fighting Chance leader**, will work to bring other police into the Fighting Chance organization and facility to participate as trainers/mentors to youth. Youth will learn of North Minneapolis’ boxing’s history and the men who used what they learned to lead the city in expanding opportunities and resolving community issues.

Other mentors—from **One2One**--will also work with Fighting Chance participants. A relatively young nonprofit, **One2One** has experienced success working in Brooklyn Center public middle schools. This success will be expanded to youth participating in One2One.

- 2. The purchase price offered for the Firehouse may appear low. However, building renovation costs that exceed \$800,000 accounts for the purchase price offer. Another consideration is the lack of revenue this building will produce (regardless of developer) makes it hard to justify the overall development costs. This is not a bankable project. Large amounts of capital needed to properly repair and equip the Firehouse so that it becomes a true community asset. In addition, previous city sales of buildings located in North Minneapolis have sold at very low cost (e.g. Delisi building and adjacent property, now called Five Points, for \$17,175; 1200 West Broadway, for a similar price because of the extensive need for renovations in each facility. Unlike these sales, however, the Firehouse sale and renovation, is to KNOWN tenants. This was not the case for either of the West Broadway buildings sold at very low cost.**
- 3. Fighting Chance will renovate and occupy the building by September 1, 2015.**



To All To Whom These Presents Shall Come, Greeting:

Whereas, Articles of Incorporation, duly signed and acknowledged under oath, have been filed for record in the office of the Secretary of State, on the 13th day of April, A. D. 19 78 for the incorporation of

Shea Architects, Inc.

under and in accordance with the provisions of the Minnesota Business Corporation Act, Minnesota Statutes, Chapter 301;

Now, Therefore, I, Joan Anderson Growe, Secretary of State of the State of Minnesota, by virtue of the powers and duties vested in me by law, do hereby certify that the said

Shea Architects, Inc.

is a legally organized Corporation under the laws of this State.



Witness my official signature hereunto subscribed and the Great Seal of the State of Minnesota hereunto affixed this thirteenth day of April in the year of our Lord one thousand nine hundred and seventy-eight

Joan Anderson Growe
Secretary of State.

Minnesota State Board of Architecture, Engineering,
Land Surveying, Landscape Architecture,
Geoscience and Interior Design
... This is to certify that

David A Shea, III

is a licensed

Architect

12982	06/03/2014	06/30/2016
License Number	Effective Date	Expiration Date

RECEIPT David A Shea, III
ISSUED Shea Architects Inc
TO: 10 S 8th Street
Minneapolis, MN 55402-2007

License Number	Expires
12982	06/30/2016

MINNESOTA STATE BOARD OF ARCHITECTURE, ENGINEERING,
LAND SURVEYING, LANDSCAPE ARCHITECTURE, GEOSCIENCE
AND INTERIOR DESIGN
THIS IS TO CERTIFY THAT

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Architect

License Number	Effective Date	Expiration Date
12982	06/03/2014	06/30/2016

Summary of Development Budget

Uses

Purchase price	\$ 25,000.00
Construction hard costs	\$ 800,000.00
Construction fees	\$ 31,360.00
Soft costs	\$ 82,005.00
Total Project costs	\$ 938,365.00

Sources

Foundation equity	\$ 938,365.00
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Fighting Chance			
FF&E Startup - Gym Equipment			
	Low End	Middle	High End
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
Corner 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
Plyoboxes	\$100.00	\$200.00	\$300.00
Power Sled	\$100.00	\$150.00	\$200.00
Surge Slosh 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
Totals	\$44,165.00	\$64,405.00	\$82,085.00



Fire Station #14
 1704 33rd Ave North, Mpls. MN
 PRELIMINARY CONCEPT BUDGETS
 1/29/2015

Square Footages
 existing basement level 1800
 existing main level 5400
 existing upper level 4825
TOTAL ENCLOSED SPACE 12025

DESCRIPTION	QTY.	COST per QTY.	TOTAL BUDGET		NOTES / COMMENTS
			LOW END	HIGH END	
EXISTING BUILDING DEFICIENCIES					
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
lockpointing	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
2nd floor egress / stairway	1	\$ 10,000.00	to \$ 20,000.00	\$ 10,000.00	to \$ 20,000.00
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
SUBTOTAL EXISTING BUILDING DEFICIENCIES	12,025	\$ 40.05	TO \$ 57.02	\$ 481,637.50	to \$ 685,625.00
BUILDOUT					
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
SUBTOTAL BUILDOUT	12,025	\$ 11.58	TO \$ 15.56	\$ 139,250.00	to \$ 187,050.00



DESCRIPTION	QTY.	COST per QTY.		TOTAL BUDGET		NOTES / COMMENTS
CONSTRUCTION CONTINGENCY / MISC.						
construction contingency	1	TBD	to	TBD	to	TBD
SUBTOTAL CONSTRUCTION CONTINGENCY / MISC.	12,025	\$ -	to \$ -	\$ -	to \$ -	
TOTAL CONSTRUCTION BUDGET	12,025	\$ 51.63	to \$ 72.57	\$ 620,887.50	to \$ 872,675.00	

NOTES:

- 1 The above budgets do not include the following owner provided items.
 - a owner FFE
 - b architectural or engineering fees
 - c kitchen equipment, stainless steel elements for kitchen and food service
 - d refrigeration systems, coolers or freezers (by kitchen equipment supplier)
 - e refrigeration control wiring
 - f décor
 - g signage
 - h low voltage systems such as, POS, phones, data/computer, security, audio/visual, TV's,
 - i grocery shelving, check stands
 - j window treatments
 - k seating, tables, chairs, booths, banquettes
 - l small wares
 - m special city, county, state fees other than building permits
 - n unusual soil conditions, hazardous material handling, mold remediation, asbestos abatement
 - o SAC / WAC fees
 - p utility usage costs during construction
 - q off hours work
 - r temporary displays, shelving, set ups, etc.
 - s builder's risk coverage, special inspections and testing
 - t winter conditions

Fighting Chance Monthly Operating Budget			
Months Operational Year 1		12	
Revenue		Monthly	Annual
monthly dues		\$2,250.00	\$27,000.00
office rental		\$900.00	\$10,800.00
group classes		\$1,200.00	\$14,400.00
yoga rental		\$300.00	\$3,600.00
apparel sales		\$250.00	\$3,000.00
events		\$200.00	\$2,400.00
gala		\$416.66	\$4,999.92
donations		\$833.33	\$9,999.96
member sponsorships		\$3,750.00	\$45,000.00
Total Revenue		\$10,099.99	\$121,199.88
Expenses			
cost of apparel		\$62.50	\$750.00
payroll		\$5,623.00	\$67,476.00
utilities		\$1,500.00	\$18,000.00
phone/internet		\$200.00	\$2,400.00
taxes		\$600.00	\$7,200.00
insurance		\$650.00	\$7,800.00
maintenance		\$300.00	\$3,600.00
supplies		\$300.00	\$3,600.00
activities/food		\$500.00	\$6,000.00
accounting		\$400.00	\$4,800.00
Total Expenses		\$10,135.50	\$121,626.00
Net		\$35.51	\$426.12

Footnotes:

Monthly budgeted dues based on 75 Members paying \$30/month

Payroll based on salary of \$52,000 for executive director and 20 hours per week of hourly help at \$8/hour

Fighting Chance 10 year Budget

Revenue		2015	%	Growth Yr 2	2016	%	Growth Yr 3	2017	%	Growth Yr 4	2018	%	Growth Yr 5	2019	%	Growth Yr 6	2020	%	Growth Yr 7	2021	%	Growth Yr 8	2022	%	Growth Yr 9	2023	%	Growth Yr 10	2024	%
monthly dues		\$27,000.00	22%		\$27,000.00	22%		\$27,000.00	22%		\$27,000.00	21%		\$27,000.00	21%		\$27,000.00	21%		\$27,000.00	20%		\$27,000.00	20%		\$27,000.00	20%		\$27,000.00	19%
office rental		\$10,800.00	9%		\$10,800.00	9%		\$10,800.00	9%		\$10,800.00	9%		\$10,800.00	8%		\$10,800.00	8%		\$10,800.00	8%		\$10,800.00	8%		\$10,800.00	8%		\$10,800.00	8%
group classes	7.0%	\$14,400.00	12%		\$15,408	13%		\$16,487	13%		\$17,641	14%		\$18,875	15%		\$20,197	15%		\$21,611	16%		\$23,123	17%		\$24,742	18%		\$26,474	19%
yoga rental		\$3,600.00	3%		\$3,600.00	3%		\$3,600.00	3%		\$3,600.00	3%		\$3,600.00	3%		\$3,600.00	3%		\$3,600.00	3%		\$3,600.00	3%		\$3,600.00	3%		\$3,600.00	3%
apparel sales		\$3,000.00	2%		\$3,000.00	2%		\$3,000.00	2%		\$3,000.00	2%		\$3,000.00	2%		\$3,000.00	2%		\$3,000.00	2%		\$3,000.00	2%		\$3,000.00	2%		\$3,000.00	2%
events		\$2,400.00	2%		\$2,400.00	2%		\$2,400.00	2%		\$2,400.00	2%		\$2,400.00	2%		\$2,400.00	2%		\$2,400.00	2%		\$2,400.00	2%		\$2,400.00	2%		\$2,400.00	2%
gifts	5.0%	\$4,999.92	4%		\$5,250	4%		\$5,512	4%		\$5,788	5%		\$6,077	5%		\$6,381	5%		\$6,700	5%		\$7,035	5%		\$7,387	5%		\$7,757	6%
donations	0.5%	\$10,000	8%		\$10,050	8%		\$10,100	8%		\$10,151	8%		\$10,201	8%		\$10,252	8%		\$10,304	8%		\$10,355	8%		\$10,407	8%		\$10,459	7%
membership sponsorship	1.0%	\$45,000	37%		\$45,450	37%		\$45,905	37%		\$46,364	37%		\$46,827	36%		\$47,295	36%		\$47,768	36%		\$48,246	36%		\$48,729	35%		\$49,216	35%
Total Revenue		\$121,200	100%		\$122,958	100%		\$124,804	100%		\$126,743	100%		\$128,782	100%		\$130,926	100%		\$133,183	100%		\$135,560	100%		\$138,065	100%		\$140,705	100%
Total Income		\$121,200	100%		\$122,958	100%		\$124,804	100%		\$126,743	100%		\$128,782	100%		\$130,926	100%		\$133,183	100%		\$135,560	100%		\$138,065	100%		\$140,705	100%
Costs of Goods Sold																														
apparel		\$750	0.6%		\$750	0.6%		\$750	0.6%		\$750	0.6%		\$750	0.6%		\$750	0.6%		\$750	0.6%		\$750	0.6%		\$750	0.6%		\$750	0.5%
Total Costs of Goods Sold		\$750	0.6%		\$750	0.6%		\$750	0.6%		\$750	0.6%		\$750	0.6%		\$750	0.6%		\$750	0.6%		\$750	0.6%		\$750	0.6%		\$750	0.5%
Gross Profit		\$2,250	1.9%		\$2,250	1.8%		\$2,250	1.8%		\$2,250	1.8%		\$2,250	1.7%		\$2,250	1.6%		\$2,250	1.6%									
Operating Expense																														
Payroll		\$67,476	55.7%		\$67,476	54.9%		\$67,476	54.1%		\$67,476	53.2%		\$67,476	52.4%		\$67,476	51.5%		\$67,476	50.7%		\$67,476	49.8%		\$67,476	48.9%		\$67,476	48.0%
Payroll Taxes		\$5,297	4.4%		\$5,297	4.3%		\$5,297	4.2%		\$5,297	4.2%		\$5,297	4.1%		\$5,297	4.0%		\$5,297	4.0%		\$5,297	3.9%		\$5,297	3.8%		\$5,297	3.8%
Total Salaries & Wages		\$72,773	60.0%		\$72,773	59.2%		\$72,773	58.3%		\$72,773	57.4%		\$72,773	56.5%		\$72,773	55.6%		\$72,773	54.6%		\$72,773	53.7%		\$72,773	52.7%		\$72,773	51.7%
Utilities																														
Utilities		\$18,000	14.9%		\$18,000	14.6%		\$18,000	14.4%		\$18,000	14.2%		\$18,000	14.0%		\$18,000	13.7%		\$18,000	13.5%		\$18,000	13.3%		\$18,000	13.0%		\$18,000	12.8%
Telephone/WIFI		\$2,400	2.0%		\$2,400	2.0%		\$2,400	1.9%		\$2,400	1.9%		\$2,400	1.9%		\$2,400	1.8%		\$2,400	1.8%		\$2,400	1.8%		\$2,400	1.7%		\$2,400	1.7%
Total Utilities		\$20,400	16.8%		\$20,400	16.6%		\$20,400	16.3%		\$20,400	16.1%		\$20,400	15.8%		\$20,400	15.6%		\$20,400	15.3%		\$20,400	15.0%		\$20,400	14.8%		\$20,400	14.5%
Occupancy Costs																														
taxes		\$7,200	5.9%		\$7,200	5.9%		\$7,200	5.8%		\$7,200	5.7%		\$7,200	5.6%		\$7,200	5.5%		\$7,200	5.4%		\$7,200	5.3%		\$7,200	5.2%		\$7,200	5.1%
insurance		\$7,800	6.4%		\$7,800	6.3%		\$7,800	6.2%		\$7,800	6.2%		\$7,800	6.1%		\$7,800	6.0%		\$7,800	5.9%		\$7,800	5.8%		\$7,800	5.6%		\$7,800	5.5%
Total Occupancy Costs		\$15,000	12.4%		\$15,000	12.2%		\$15,000	12.0%		\$15,000	11.8%		\$15,000	11.6%		\$15,000	11.5%		\$15,000	11.3%		\$15,000	11.1%		\$15,000	10.9%		\$15,000	10.7%
Repairs & Maintenance																														
		\$3,600	3.0%		\$3,600	2.9%		\$3,600	2.9%		\$3,600	2.8%		\$3,600	2.8%		\$3,600	2.7%		\$3,600	2.7%		\$3,600	2.7%		\$3,600	2.6%		\$3,600	2.6%
General & Administrative Exp.																														
supplies		\$3,600	3.0%		\$3,600	2.9%		\$3,600	2.9%		\$3,600	2.8%		\$3,600	2.8%		\$3,600	2.7%		\$3,600	2.7%		\$3,600	2.7%		\$3,600	2.6%		\$3,600	2.6%
activities/food		\$6,000	5.0%		\$6,000	4.9%		\$6,000	4.8%		\$6,000	4.7%		\$6,000	4.7%		\$6,000	4.6%		\$6,000	4.5%		\$6,000	4.4%		\$6,000	4.3%		\$6,000	4.3%
accounting		\$4,800	4.0%		\$4,800	3.9%		\$4,800	3.8%		\$4,800	3.8%		\$4,800	3.7%		\$4,800	3.7%		\$4,800	3.6%		\$4,800	3.5%		\$4,800	3.5%		\$4,800	3.5%
Exp.		\$14,400	11.9%		\$14,400	11.7%		\$14,400	11.5%		\$14,400	11.4%		\$14,400	11.2%		\$14,400	11.0%		\$14,400	10.8%		\$14,400	10.6%		\$14,400	10.4%		\$14,400	10.2%
Total Operating Expense		\$126,923	104.7%		\$126,923	103.2%		\$126,923	101.7%		\$126,923	100.1%		\$126,923	98.6%		\$126,923	96.9%		\$126,923	95.3%		\$126,923	93.6%		\$126,923	91.9%		\$126,923	90.2%
Net Operating Income		(\$5,723)	-4.7%		(\$3,965)	-3.2%		\$2,119	-1.7%		\$1,880	-0.1%		\$1,859	1.4%		\$4,003	3.1%		\$6,260	4.7%		\$8,637	6.4%		\$11,142	8.1%		\$13,782	9.8%

Attachment 1
Form of Consent for Release of Response Data

Feb 27th, 2015

City of Minneapolis
Department of Community Planning and Economic Development
105 5th Avenue S.
Minneapolis, MN 55401

Re: Former Fire Station #14 Request for Proposals
Consent for Release of Response Data

Ryan Burnett, on behalf of
Fighting Chance, hereby consents to the release of its development
proposal in response to the Fire Station #14 Request for
Proposals and waives any claims it may have under Minnesota Statutes Section 13.08
against the City of Minneapolis for making such information public. The foregoing
consent and waiver does not extend to financial statements submitted under separate
confidential cover, which shall be treated by the City consistent with Minnesota Statutes,
Section 13.591.





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.



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.



- 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.

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



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.



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.

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.



OPENING BUDGETS

Fire Station #14
 1704 33rd Ave North, Mpls. MN
 PRELIMINARY CONCEPT BUDGETS
 1/29/2015

Square Footages	
existing basement level	1800
existing main level	5400
existing upper level	4825
TOTAL ENCLOSED SPACE	12025

DESCRIPTION	QTY.	COST per QTY.	TOTAL BUDGET	NOTES / COMMENTS
EXISTING BUILDING DEFICIENCIES				
			LOW END	HIGH END
asbestos / lead paint / hazardous materials	1	\$ 30,000.00 to \$ 50,000.00	\$ 30,000.00	\$ 50,000.00
new roofing	5,400	\$ 12.00 to \$ 15.00	\$ 64,800.00	\$ 81,000.00
new HVAC system	10,225	\$ 10.00 to \$ 13.00	\$ 102,250.00	\$ 132,925.00
electrical upgrades	10,225	\$ 3.00 to \$ 5.00	\$ 30,675.00	\$ 51,125.00
plumbing upgrades	10,225	\$ 1.50 to \$ 2.00	\$ 15,337.50	\$ 20,450.00
new windows and entrances	55	\$ 1,500.00 to \$ 2,000.00	\$ 82,500.00	\$ 110,000.00
tuckpointing	1	\$ 20,000.00 to \$ 35,000.00	\$ 20,000.00	\$ 35,000.00
accessibility (new restrooms, doorways, hardware)	4	\$ 20,000.00 to \$ 25,000.00	\$ 80,000.00	\$ 100,000.00
elevator / lift	not required	not required to not required	not required	not required
2nd floor egress / stairway	1	\$ 10,000.00 to \$ 20,000.00	\$ 10,000.00	\$ 20,000.00
general maintenance / clean up / demo	12,025	\$ 3.00 to \$ 5.00	\$ 36,075.00	\$ 60,125.00
landscaping / parking / site upgrades	1	\$ 10,000.00 to \$ 25,000.00	\$ 10,000.00	\$ 25,000.00
SUBTOTAL EXISTING BUILDING DEFICIENCIES	12,025	\$ 40.05 TO \$ 57.02	\$ 481,637.50	\$ 685,625.00
BUILDOUT				
locker room and office on main level	2	\$ 5,000.00 to \$ 10,000.00	\$ 10,000.00	\$ 20,000.00
office space on upper level	4,825	\$ 10.00 to \$ 10.00	\$ 48,250.00	\$ 48,250.00
misc paint, flooring, lighting, finishes throughout	5,400	\$ 5.00 to \$ 7.00	\$ 27,000.00	\$ 37,800.00
misc buildout, breakroom, etc	5,400	\$ 10.00 to \$ 15.00	\$ 54,000.00	\$ 81,000.00
SUBTOTAL BUILDOUT	12,025	\$ 11.58 \$ 15.56	\$ 139,250.00	\$ 187,050.00

SOFT COST

Fighting Chance			
FF&E Startup - Gym Equipment			
	Low End	Middle	High End
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
Corner 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
Plyoboxes	\$100.00	\$200.00	\$300.00
Power Sled	\$100.00	\$150.00	\$200.00
Surge Slosh 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
Totals	\$44,165.00	\$64,405.00	\$82,085.00



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.

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THANK YOU