Case No. 21UR047

Legal Description:

Lot 1R of Lot N of Harter Subdivision, located in Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Medical Cannabis Letter of Intent

Michael Kenneth Willard  Date of Birth - November 24th 1982
Phone -605-484-6883  Email - thcsdllc@gmail.com
Home Address - 1502 Whitetail Drive, Sturgis, South Dakota, 57785

Hello,

My name is Michael Willard, I am the President of Tree House Cannabis LLC and I am applying for a Medical Cannabis Dispensary license for Rapid City and for the State of South Dakota. I am 38 years old and currently reside in Sturgis. I was born in Rapid City and have always been a resident of the great state of South Dakota. I am writing to you to express my intention of applying for these licenses.

I have been a strong advocate of Medical Cannabis and am proud to bring this medicine to South Dakota. I know how much this medicine can benefit cancer patients, people with chronic pain, and other debilitating medical conditions. Here are some examples of how Medical Cannabis can help: Regaining your appetite and curbing nausea while going through cancer treatments can improve the patients well being and quality of life. Being able to sleep through the night with pain management due to fibromyalgia or arthritis. Being able to juristically reduce the number of daily seizures or possibly even eliminating them completely. These are only a few examples of how Medical Cannabis can help improve the quality of life for patients with debilitating medical conditions.

Tree House Cannabis LLC wants to contribute to the community and help my employees gain skills they will use for a lifetime. I will be offering paid time off for volunteer work. I will be donating to local charities like the United Way of the Black Hills. I will also donate to food drives, and I have future plans to adopt a highway. A minimum of 2% of profits will be donated toward community engagement initiatives.

Thank you for your time and consideration.

Respectfully,

Michael K. Willard, President, Tree House Cannabis LLC
Tree House Cannabis LLC

Michael Kenneth Willard, owner Work Biography and History

Born in Rapid City South Dakota November 24th, 1982.

Mt. Vernon High School Graduate 2001

Midcontinent Communications in Sioux Falls from 2001 to 2004

Quality Control and Training Specialists. My job duties included being behind the scenes monitoring agent’s phone calls for quality control and consistency. When I was needed, I would also do training classes for new team members. At this job I learned extensive customer service and business skills that would later help me to excel at Premier Bankcard.


Collections Representative working accounts from 30 days delinquent to charged off accounts that were over 180 days delinquent. During my almost 8 years at Premier Bankcard I learned the ins and outs of the banking and credit card industry as well as gaining customer service and business skills that I would continue to use for the rest of my life. While at this job I excelled & received every award possible. I was Collector of the Month multiple times as well as Collector of the Quarter and Premier Performer. Premier Bankcard in Spearfish is also where I met my wife, Rebecca (Garness maiden name). We later married in 2013 and have 2 wonderful young boys.

In 2011 Premier Bankcard in Spearfish closed its operations at this location permanently. This was a blessing in disguise for me and when all my previous business, banking, and customer service skills really would come into play.

2011-present Steam Cleaning Specialists, Owner AND Operator

The year I was born, 1982 my father started Willard Enterprises, Inc. DBA Steam Cleaning Specialists. My dad has always been a businessman and I have inherited this from him. My dad has run Steam Cleaning Specialists as the owner and operator since it’s formation in 1982. We specialize in commercial kitchen steam cleaning. This includes steam cleaning the kitchen exhaust fans, duct work, exhaust filters, and the hood systems. We have large contracts all over South Dakota, Wyoming, Montana and Nebraska. These contracts include schools and colleges, churches, correctional facilities, hospitals, retirement centers, and restaurants. When Premier Bankcard closed in Spearfish this is when I started working Full-Time for my dad at Steam Cleaning Specialists. I brought my customer service, banking, and industry training to the table. Within 3 years of managing Steam Cleaning Specialists, I increased our sales by 1/3. Today, 10 years later we have more than doubled our sales. Steam Cleaning Specialists and the Willard Family is very well known in Rapid City, the Black Hills, and surrounding areas. We have a very good reputation as being a professional company and always getting the job done well and efficiently.

Steam Cleaning Specialists donates every year to the United Way of the Black Hills through cash donations and plans to adopt a highway in the near future.
Michael Kenneth Willard, Owner and Wife Rebecca Grace Willard Personal Biography

Michael Willard has managed Steam Cleaning Specialists since 2011 and has been an owner since 2014. In 2018 my father, Kenneth Willard retired from the company and sold me his shares. This is when I became 100% owner of Willard Enterprises Inc. DBA Steam Cleaning Specialists. With this position I manage multiple crews or workers. I do all the HR work, payroll, setting up jobs, on the job training, as well as all the day-to-day tasks. My wife Rebecca Willard started part-time with the company in 2020 to help with some of these office tasks.

My wife Rebecca Willard has worked at Wells Fargo Bank in Sturgis South Dakota for 8 years, since 2013. During her time at this position, she has taken on the roll of Lead Teller. She is well known around Sturgis and liked in the bank by all the customers.

Rebecca currently is on the United Way of the Black Hills Board of Directors; she has served on the board for 4 years. Rebecca has also served as President of the Sturgis Community Preschool Board of Directors while our children went to this Preschool from 2018-2020.

We are both active in the community volunteering at fund raisers and food drives.

Future Community Plans:

Plans for contributing to the community include but are not limited to:

1. Offering paid time off to employees for volunteer work
2. Donating to local charities
3. Food drives
4. Adopting a highway
5. A minimum of 2% of profits will be donated toward community engagement initiatives.

Cancer Diagnosis and Medical Cannabis

In August 2011 I was diagnosed with Testicular Cancer at only 28 years old. This was a life-changing experience as you can imagine. An orchiectomy was immediately scheduled to have the testicle removed. The cancer was also spreading to my lymph nodes. What followed was 20 radiation treatments at the John T. Vucurevich Cancer Care Institute in Rapid City South Dakota. This was the worst experience of my life and of the entire cancer process. I was physically sick to my stomach daily and very weak. My appetite was gone. This is when a colleague of mine brought up medical cannabis. He lived in the Denver area and had access to this life saving medicine. I thought if it helps, why not give it a try? I immediately noticed an improvement in my quality of life. I no longer was sick to my stomach, I was still weak but was able to sleep, and my appetite was almost back to pre-radiation. I was absolutely amazed at how well this medicine worked for me throughout my cancer treatments.

I know firsthand of how well Medical Cannabis can help cancer patients and other people with major medical conditions and diseases to live a better life. As an already established business owner in South Dakota, I would be honored to expand into the Cannabis Industry to help better the community and to help people live a better quality of life. Thank you.

Mike Willard

President

Date: 11/4/21
Tree House Cannabis LLC – Parking Plan

The parking for this property is existing legal non-conforming.

Clock Tower Plaza Total Square Feet = 65,156

65,156 / 1000 = 65.156

Retail Parking = 5 per 1,000 Square Feet

65.156 X 5 = 325.78 Parking Spots Required for the entire plaza.

Required Parking Entire Plaza - 325.78

Provided Parking Entire Plaza - The Clock Tower Plaza currently provides 130 total parking spots for both levels with 16 spots in front of the suite I am leasing, 104-105.

Planned Parking - The parking located on the first floor is being used only by first floor customers per the property owners. The first floor has 3 suites that are as follows:

Breakdown of all tenets & suites on the First Floor.

Suite 101-103 = 4,160 Square Feet, formally Clock Tower Lounge – vacant 5/1000
4,160 / 1000 = 4.260 4.160 X 5 = 20.8 Parking Spots

Suite 104-105 = 1,148 Square Feet, I am leasing for Tree House Cannabis LLC 5/1000
1,148 / 1000 = 1.148 1.148 X 5 = 5.74 Parking Spots

Suite 106 = 1,000 Square Feet, occupied by a hair salon, 3 per chair. Salon has 3 chairs
3X3 = 9 Parking Spots

20.8 + 5.74 + 9 = 35.54 Parking Spots

Required Parking First Floor – 35.54

Provided Parking First Floor - 16

Planned Parking First Floor – Customers will use the 16 spots in in front of the unit with overflow parking located on the 2nd floor next to the dumpster location.
SIGNAGE:
Sign will be a vinyl decal 48" x 36" and affixed to the window. There will be an OPEN light during operation.

BUILDING MATERIAL/ DESIGN DETAILS:
- LARGE SCALE STONE EXTERIOR
- BROWN PAINTED VERTICAL WOOD SIDING
- BLACK METAL DOOR AND WINDOW FRAMING
- SINGLE STORY BUILDING HEIGHT IS 13'-0" AND MAX BUILDING HEIGHT IS 22'-0"
- EXISTING FLAT ROOF WITH ONE AREA THAT IS LOWER.
- UPPER AREA MEMBRANE COLOR - WHITE
- LOWER AREA MEMBRANE COLOR - BLACK