

Renaissance Program
12/5/24

Hello! My name is Jessica Landis. I am the owner of Midwest Therapy Center, located in Dickinson, North Dakota. I am applying to the renaissance program offered in Stark County for a rehabilitation project of 257 1st ST E, Dickinson ND.

Midwest Therapy Center is dedicated to providing essential mental health services to our community and the surrounding local counties. As we strive to meet the increasing demand for our services, we have encountered significant challenges related to our current operational capacity.

At present, we are limited by the constraints of our small rental space, which does not allow for any additional growth. This lack of space is critically hindering our ability to hire additional staff and expand our services, ultimately leading to prolonged wait times for those in need of mental health support. With a growing list of individuals seeking assistance, it has become clear that we need to increase our operational footprint to better serve our community.

To directly address the limits to our space and need for additional services, I am reaching out to seek additional funding to support this endeavor in acquiring a more suitable building that would provide the necessary space to enhance our behavioral health services. With adequate funding, we could not only relieve our current situation but also implement a wider array of services to better support those struggling with mental health challenges. The demand for behavioral health services continues to rise, and we are committed to meeting this need in the most effective way possible. By investing in this project, we can ensure more individuals receive the care they need, when they need it, without the burden of lengthy wait times.

I have attached the itemized list of bids I have received to remodel the current space I am in contract to purchase in January 2025. The building in total is 5,200 square feet and 3 units. 2,600 square feet (1 unit) of the building would be remodeled from 2 offices and an open space to 8 offices, a conference, and lobby. With the new offices, doors, walls, tape, texture, paint, flooring, electric and HVAC would need to be re-established. There are 2 bathrooms in the space that will remain in their current location. The other half of the building will remain as is with the current renters. One of the tenants has been there around 20 years in a salon. The middle unit is a Mel's Attic that currently serves as a thrift store. On the exterior, the east side of the building would become the main entrance due to the bathrooms being located near this door. There is a small area on the east side that would have updated siding. The top metal portion would be replaced and updated, along with updated signage. The stone would remain but would be painted or lime-washed.

- Cost estimate attached: \$152,638
- Building current evaluation per Dickinson City Assessor: \$366,900
- Estimated Valuation per my bank loan: \$719,000
- Property is not a designated historical property and was built in 1978.

- Annual Property Tax: 5,473.91
- Potential tax savings over a 5 year period: \$27,369.55

I have applied to the Stark County Development corporation revitalization grant program seeking half of the interior bid, totaling \$50,000 approved. The exterior portion is broken up into two halves per street facing side; I have currently been approved for \$25,000; in total \$75,000 upon approved items once complete.

I am currently under contract to purchase a building in Dickinson North Dakota with a tentative closing date of January 31. The renovation project would take place in February and is estimated to be completed in 60-90 days. The property will be purchased under my new LLC, JT Holdings. Midwest Therapy Center will rent a portion of the building.

This project has been important to my goal of improving mental health services and accessibility in rural areas. This will take private and public investment due to the increase need for mental health services. The revitalization of downtown will provide accessibility and convenience for all individuals seeking services for mental health. The zone goals of redevelopment and investment are met by providing additional community mental health services which will contribute to the overall revitalization efforts.

Thank you for your time and consideration. If you have any further questions, don't hesitate to reach out!

Jessica Landis

Additional Information