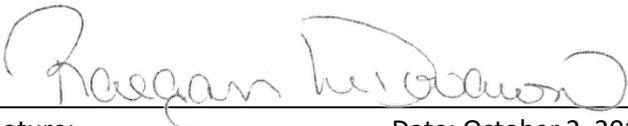
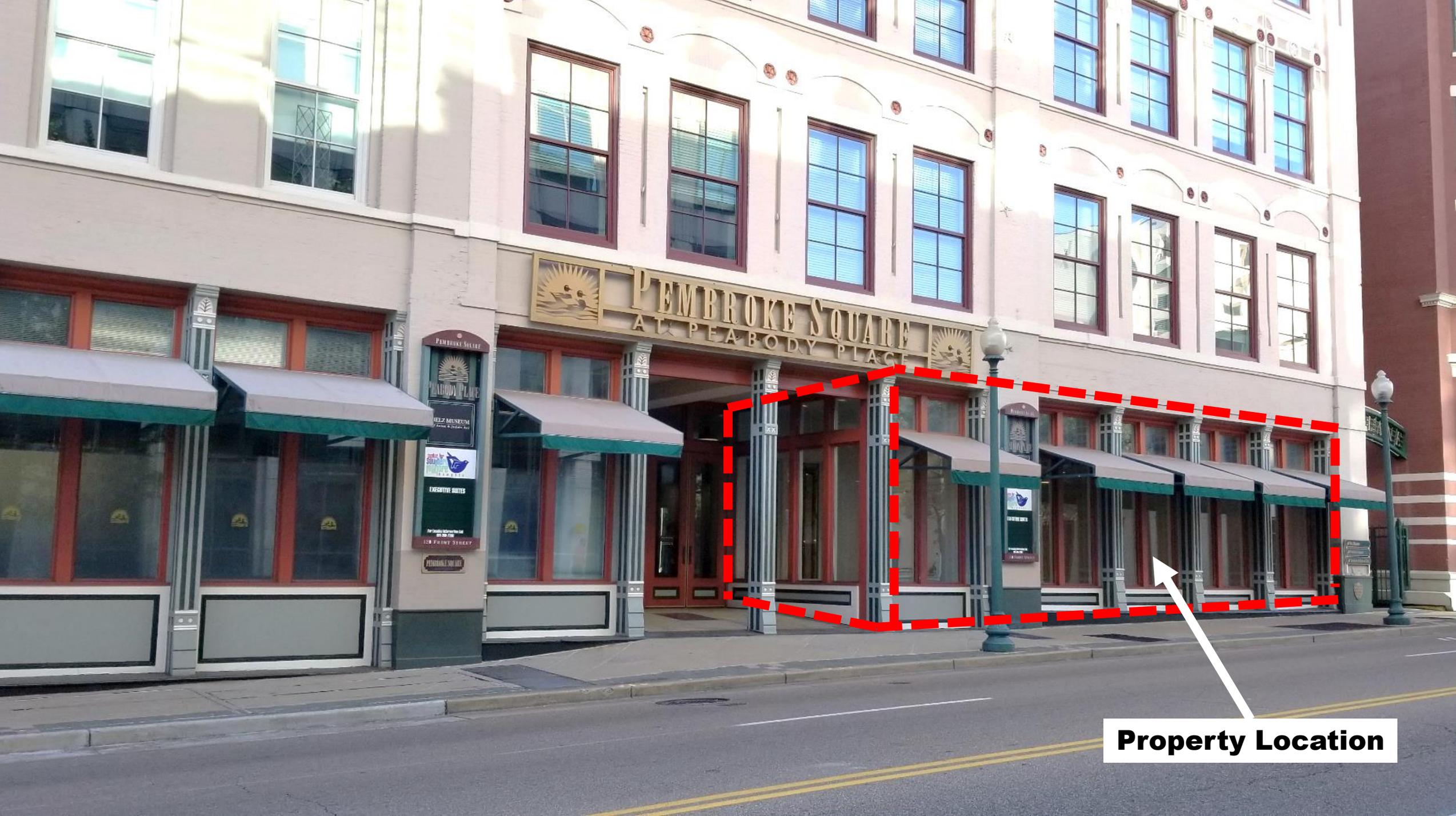


APPENDIX I: GRANT APPLICATION

Date of Application:	October 2, 2019	
Building/Property Address:	119 South Main Street Suite 280 Memphis TN 38103	
Applicant's Name:	Raegan Garber	
Name of the Business:	WeCare tlc, LLC	
Ownership Status:	<input type="checkbox"/> I own the property <input type="checkbox"/> I am purchasing the property <input checked="" type="checkbox"/> I will lease the property <input type="checkbox"/> Other _____	
Exact size of the space to be leased (sq. ft.)	6,730 Square Feet	
Describe the length and monthly rent of your proposed lease:	120 Months @ \$8.50 per Square foot with 2% annual increases.	
Primary Project Contact:	Name: John McKinney	
	Phone: 407-562-1212 Email: John.Mckinney@WeCaretlc.com	
	Mailing Address: 120 International Drive Suite 220 Lake Mary, FL 32746	
Proposed Improvements: (check all that apply)	<input type="checkbox"/> Hazardous material abatement <input checked="" type="checkbox"/> Interior demolition <input checked="" type="checkbox"/> ADA Compliance <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Mechanical/HVAC <input checked="" type="checkbox"/> Permanent Lighting	<input type="checkbox"/> Flooring <input checked="" type="checkbox"/> Windows/Doors <input checked="" type="checkbox"/> Permanent interior walls <input type="checkbox"/> Historic restoration <input type="checkbox"/> Cash wrap/bar/counter <input type="checkbox"/> Other (describe below)
	If you listed <i>Other</i> above, Please briefly describe	
Architect (if applicable)	Name: _____ Phone: _____ Company: _____	
Total Project Budget:	\$682,252	
Total Grant Requested:	\$30,000	
Property Owner: (If not the applicant)	Name: Belz Enterprises (Morris Thomas)	
	Phone: 901-260-7234 Email: morris.thomas@belz.com	
	Mailing Address: 100 Peabody Place Suite 100 Memphis, TN 38103	

<p>Legal Disclosure:</p>	<p><i>Disclose in writing whether any applicant, guarantor, or any other person involved with the project is currently engaged in any civil or criminal proceeding or ever filed for bankruptcy. Also, disclose whether any individual involved with the project has ever been charged or convicted of any felony or currently is under indictment.</i></p> <p><i>WeCare tlc conducts a thorough background check of all employees, and no member of our staff has been charged or convicted of a felony or filed for bankruptcy.</i></p>
<p>Board Relationship Disclosure:</p>	<p><i>Disclose in writing whether the applicant or any guarantor has any previous or ongoing relationship with any Board member or legal counsel of the Board.</i></p> <p><i>WeCare tlc has no prior association with any member of the Downtown Memphis Commission</i></p>
<p>Applicant's Certification:</p>	<p>This application is made in order to induce the CCDC to grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to the CCDC in its consideration of the application is included. The applicant acknowledges that it has reviewed the descriptions of the CCDC financial program for which it is applying and agrees to comply with those policies. The applicant shall also be required to show best faith efforts with regard to the employment of minority and/or women contractors and subcontractors in the project development. The applicant specifically agrees to pay all reasonable costs, fees and expenses incurred by the CCDC whether or not the incentive is granted or project completed.</p> <p style="text-align: center;">  <hr style="width: 80%; margin: auto;"/> </p> <p>Signature: _____ Date: October 2, 2019</p>



PEMBROKE SQUARE
AT PEABODY PLACE

PEMBROKE SQUARE
PEABODY PLACE
HELZ MUSEUM
SOUTH BY SEASIDE
EXECUTIVE GUIDES
158 FRONT STREET
PEABODY, MA 01960

Property Location



Entry



EXIT

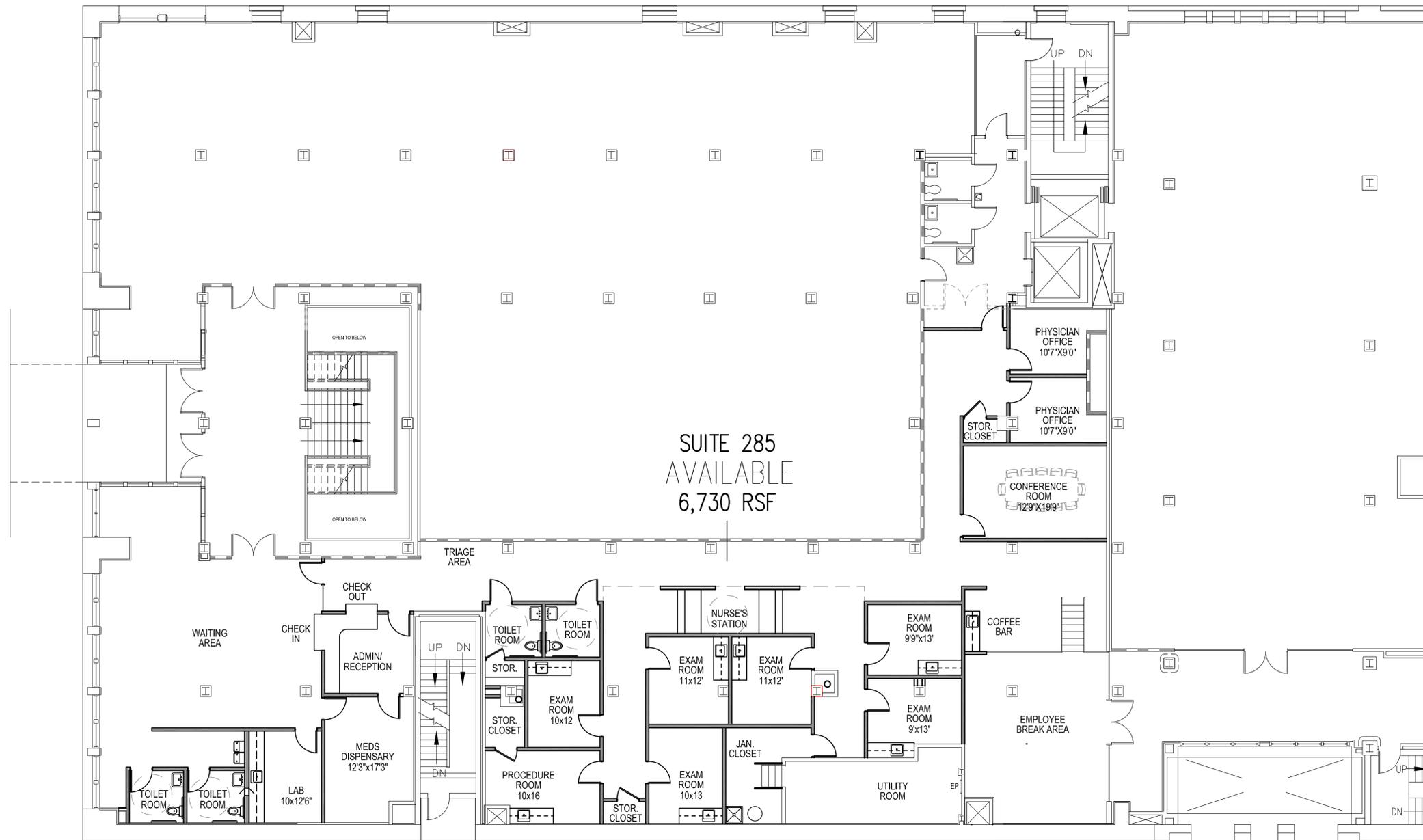
Front



Rear



Rear



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

STAMP

PRELIMINARY
We Care TLC
PEABODY PLACE - PEMBROKE SQUARE
SUITE 285
119 SOUTH MAIN STREET
MEMPHIS, TN

REVISIONS		
NO.	DATE	BY

DRAWN BY: BPL
CHECKED BY:
DATE: 7.31.2019
FILE #/PROJECT:
DRAWING TITLE: FLOOR PLAN
SHEET TITLE: FLOOR PLAN
SHEET NUMBER: A-1
SHEET 1 OF 1

October 7, 2019

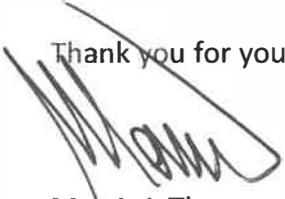
Mr. Brett Roler
Downtown Memphis Commission
114 N. Main Street
Memphis, TN 38103

Dear Brett,

We have been in discussions with WeCare TLC about opening a medical clinic on Front Street within the Historic Block of Peabody Place. WeCare has opened many clinics across the southeast. The confidence that they have shown in what we collectively are doing in downtown proves that what the DMC does on a daily basis is working.

We enthusiastically ask approval of the grant being applied for to help them offset the costs of this build out.

Thank you for your efforts and cooperation,



Morris I. Thomas
Vice President
Director, Leasing and Sales

Business Plan for Downtown Memphis Commission

WeCare tlc is developing employer-based, collaborative, primary care health & wellness centers in Memphis, 1 of which will be in Downtown Memphis. The health & wellness center will provide greater access to primary care for employers who have a workforce based Downtown. The objective is to reduce the overall cost of healthcare being incurred by employers and their employees via access to no-cost, direct, same/next day appointments with an advanced primary care medical home.

As a leader in the implementation and management of advanced primary care worksite health centers around the country, we have unique experience bringing primary care to communities whose costs have increased and health outcomes have been impacted by lack of desired access.

The project in Memphis will be like other projects we've completed in other cities where the healthcare savings will drive further economic development in Memphis (and specifically in the Downtown area) by freeing up employers to invest in other business needs and effectively increasing take home pay of the workforce by eliminating costs to access primary care services.

According to the latest edition of the National Federation of Independent Businesses' (NFIB) *Small Business Problems & Priorities Report*, the cost of health insurance/primary care has been the number one issue for consecutive quarters since 1986. For middle market companies, providing healthcare to employees topped the list of business challenges in the National Center for the Middle Market's (NCMM) *Middle Market Indicator*, a quarterly survey of thousands of CEO's CFO's and other C-suite executives.

As recently as February 20, 2019, the Wall Street Journal reported unsealed testimony in federal court revealing a health-care joint venture launched by Amazon/Berkshire Hathaway/JPMorgan Chase is looking at how to improve access to enhanced primary care and common medications to rein in costs for their employees. The JV will be deploying smaller-scale tests of ideas like making primary-care access easier, or maintenance drugs cheaper.

We currently operate 50 health center locations in 9 states with over 90 clients, with a proven track record of developing on-site/near-site primary care health centers designed to help employers and plan sponsors keep rising healthcare costs in check.

The health centers are established to become a hub and facilitator of a larger transformative regional effort, lowering healthcare costs, freeing up resources for other important business needs and making Greater Memphis an increasingly desirable business destination for companies to flourish.

We are unique in our ability to demonstrate success in reducing the cost of healthcare for their clients by compiling aggregate data through our proprietary technology platform. This dynamic technology platform provides ongoing clinical and financial analysis of an employer's medical and insurance data by modeling actual spend versus trend and identifying further savings opportunities as more data develops.

The collaborative business model is purposely structured to align our interests with employers' interests. The health & wellness centers will provide:

1. A full range of primary care services and access to specialists through referrals to local health systems.
2. Unlimited access to office visits, standard drugs and labs at no-cost to employees of members who elect to participate.
3. A primary care medical home model which eliminates barriers to access for primary care, incentivizes high participation rates, and drives improved employee health outcomes which delivers cost savings for each company while creating a trusting environment with the patient for lifestyle and disease management.
4. Same day/next day appointments, with 5-minute wait times to see the physician for scheduled appointments, and 20 to 40-minute visit times to allow for extended consultations with the care team.

The health centers will not replace traditional health insurance coverage but will act as a complement to existing health insurance plans at each member employer. Depending on the size of the member employer, different advantages will come into play in a customized approach. Participation and utilization are voluntary and will not preclude anyone from seeking care from their existing healthcare relationships.

A big part of our strategy is to make sure we provide a high level of access to the physical location of the health center. To that end, we've identified a property we'd like to develop at Peabody Place, 119 South Main Street Suite 280. Although the property is an ideal location, the interior requires substantial build-out costs to bring it up to date.

Any savings generated in the build-out costs or other parts of the project plan will be passed along directly to the local Memphis employers in terms of cost reductions. We will be taking on the up front financing and risk associated with the project for the benefit of the employers and their workforce in Memphis.