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Re: wannasauna.org

To whom it may concern:

We hosted a conference recently regarding social wellness initiatives and financial remuneration strategies for paraprofessional and professional care workers that encompass traditional and novel modalities of therapeutic and mental health care. For example, death doulas, birth workers, nurses, music healers funded by the New York State Arts Council, and others came to Pier 57. Photos are here and the event description is here.

To build on this initial discovery work, we request proposals in support of a feasibility study for 5 social wellness spaces in all five boroughs of the City of New York. Representatives, partners, friends, neighbors, or owners of tax lots around the city are encouraged to address correspondence to [wannasauna@wannasauna.org](mailto:wannasauna@wannasauna.org) or by mail to our address above. If a template is needed, this is it: [github.com/onefact/wannasauna.org-rfp](https://github.com/onefact/wannasauna.org-rfp). Correspondence requires the employee identification numbers or the taxpayer identification numbers of the capital resources that will be deployed by the shell limited liability company as a subsidiary of our Foundation (identified by EIN above).

For example, we have worked with Koda Sema in Estonia who build cheap tiny homes and saunas that can serve as either community spaces or amenities for the built environment, such as cooling centers, satellite lobbies of luxury hotels, etc.

Public-private partnerships such as those that the Economic Development Corporation enabled on Roosevelt Island with Cornell's technology campus, the hundreds of new low-income housing units in old leprosy wards in Brooklyn converted after condemnation, the natural beauty of Brooklyn Bridge Park sustained by stable creditors and a reliable capital stack.

Examples of ownership structures of joint ventures (LLC, C-corporation with 501(c)(3) designation from the Internal Revenue Service) include tax increment financing (such as that envelope of money reserved by our city's CFO for the affordable housing lottery), and catastrophic risk bonds<sup>1</sup>

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<sup>1</sup>We urge the City to consider its status as a self-funded entity in terms of actuarial risk for 'Acts of God' that are difficult to define, underwrite, finance, and create secondary markets

As part of your initial correspondence, please include all relevant EIN/TIN numbers, and liable fiduciaries under the ERISA federal law (we are in a network of 40+ self-funded employer groups).

For the Economic Development Corporation to enable more individuals to bear their own medical risk, dashboards are needed to help those individuals make decisions that affect their economic, medical, and relational reality.

For example, here are the dashboards we are building to help inform equitable capital allocation in the built environment:

<https://onefact.github.io/new-york-real-estate/>

<https://onefact.github.io/healthcare-data/>

<https://onefact.github.io/american-community-survey/new-york-area/income-by-race>

These examples are prepared for a presentation our team is giving at DuckCon #5 in Seattle. As one example of our previous work, we helped underwrite this decision one member of our network made regarding their procurement process of a new insurance product from 16 candidates, given their financial time horizons for return on capital, of which they have \$1B assets under management. We trained their health fund analytics team using our datasets and software, including the course material on data thinking we taught at University of Tartu, Princeton University, and what we were contracted by the University of Pennsylvania to develop.<sup>2</sup>

Thus, correspondence that will be considered as part of the development of Wanna Sauna requires: one or several EIN/TINs; a pro forma (financial projection of revenue), assuming \$1/hour cost<sup>3</sup>. If the proposed tax lot identifier relates to an FAR or total square footage in excess of 25,000 sq. ft., a section entitled Local Law 97 compliance needs to be included to discuss carbon emissions and how they can be verified by our independent third-party contractor. Our preference is for hammams rather than traditional wood-burning saunas (as an Estonian, I hate to say this, but burning wood is bad for climate risk mitigation strategies in the City of New York!). These can often be procured in a prefab setup, so correspondence highlighting modular builds will be preferred. For example, a standard maritime shipping container can house a hammam constructed from brass or copper pipes surrounding a tiled enclosure. Geothermal or electric heating systems should also be discussed if a hammam is the proposed facility in the tax lot.

Finally, the capital stack should be discussed, alongside the time horizons for financial return on investment. For example, the hotels in Brooklyn Bridge Park help pay for the maintenance and carrying cost of paying park staff, capacity management, programming, and so on. Another example of a capital stack is the Pier 57 building, which relates to RxR, Hudson River Park Trust, Google, and dvf.com's Little Island. Each of these legal entities is beholden to different incentives, which should be documented in the correspondence as accurately as possible (you are welcome to email us to clarify any information you might be wondering the

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for the market of insurance products that prevent the loss of resources due to such events; conferatur "stop-loss insurance products".

<sup>2</sup>Our initial funding is from the Brown Institute at Columbia University in the City of New York and Stanford University, alongside sponsorship from Patient Rights Advocate, another C-corporation with 501(c)(3) designation. Here is an example campaign we ran in Times Square and the Bronx: <https://www.payless.health/payless.health-linknyc-campaign.jpg> during the Five Boro Bike Tour, of which we were an official partner of and ended up raising \ \$100,000+ at.

<sup>3</sup>we have tested this business model in our teams' apartments over the past several years, using saunas procured from eBay for \ \$500+ or saunas procured using HSA/FSA accounts via work with Truemed.com

necessity of inclusion regarding). The comparable set of experiences for the proposed amenities should be discussed, alongside a clear comparison to area median income of the proposed tax lot(s), demographics, and why the purchasing power of poorer individuals subject to health disparity would be able to afford paying the \$1/hour fee. So far we have used Stripe as a payments processor, which includes a 9¢ processing fee per transaction – the margins and local electrical grid usage and any financial projects for carrying cost should account for this margin.

Inspiration may be taken from the onsen or sentō (銭湯), saunas, löyllys, and experimental floating spaces in Scandinavia and nordic countries like my parents' origin, Estonia. One third place our team recently studied was in Stockholm: [vimeo.com/994232791](https://vimeo.com/994232791).