

EXHIBIT "A"

Begin forwarded message:

**From:** Robert Chapman <[bobchapman@mindspring.com](mailto:bobchapman@mindspring.com)>  
**Subject:** North Street School  
**Date:** July 20, 2020 at 11:45:23 AM EDT  
**To:** "Willie S. Darby" <[wdarby@dconc.gov](mailto:wdarby@dconc.gov)>

Hello Willie,

I've been thinking about your question of whether TROSA will make a profit by selling the North Street School Building to Central Park School for Children.

Both TROSA and Central Park School for Children are 501(c)(3) not-for-profit corporations. All funds received by both must, under the law, be used for their exempt charitable and educational purposes, without profit.

TROSA will be losing 22,326 square feet of North Street building space that it now uses as a dormitory for approximately 150 men and as administrative space. TROSA could use the money that Central Park School pays them to build replacement dorm and administrative space on their main James Street campus.

For TROSA's balance sheet, the transaction would be a wash, showing no net profit. They would be swapping assets, their space on North Street for an equivalent amount of new space on their James Street property. Their real gain would in more efficient operations, reduced transportation costs, and less time lost for vehicles on the road going back and forth between North Street and James Street.

For Central Park School, it would mean exchanging around \$30,000 in monthly rent for middle school space on Hunt Street for a mortgage payment of around \$30,000 per month for the money it will pay TROSA for the building. Central Park School would gain from having it's lower and middle school about 1,000 feet apart instead of half-a-mile apart.

Also, the Hunt Street property the School now rents would go back on the County's tax rolls.

So this will be a win, win, win for all.

Here is a drawing that we asked Joe Fitzsimons of Belk Architecture to prepare showing, in yellow, the approximate 21,240 sq. ft. size and potential location of the new buildings on TROSA James Street Campus that would replace the North Street School space.

With best regards,

Bob Chapman  
for Central Park School for Children  
(919) 308-6921