

**Background:**

In 2017, SPIRIT lost the lease of the Higgins property and needed to quickly relocate. With much effort by SPIRIT leadership, support of the Chairman of the Park Authority Board, and an offer to pay for the move, SPIRIT signed a lease to move onto FFPF. Even with this move there was concern for SPIRIT's future. It was decided that the best course of action was to buy vacant land to develop into an equestrian center where existing SPIRIT services could be delivered at a different location. The plan was to build a house on the land where SPIRIT management could live and act as caretaker. An eight-acre piece of land was chosen in Centreville and a down payment was raised through the generous philanthropy of friends of SPIRIT. A mortgage was taken to supplement the donations, and the Sully Farm property was purchased on Compton Road.

After purchase, many generous donors contributed money and effort to improve Sully Farm, including building fences, constructing a run-in shed, cutting trees and brush, clearing land, constructing a driveway and drainage, and constructing curb access. Funds were spent on land surveys and engineering design expense for a dwelling and alternative septic. Additional funds were spent to obtain necessary permits and approvals for construction.

Over time the FFPF relationship has become strong, and SPIRIT is thriving at this current location. The SPIRIT board officers believe that this can be and will be a long-term partnership, making the need to relocate unnecessary. This belief is supported by the friendly negotiation and execution of a 5-year lease with terms favorable to SPIRIT, friendly monthly management meetings, and the park's assistance to improve the facility with water and electric.

At the same time, many practical concerns and issues have been identified regarding Sully Farm's suitability for its intended purpose. Major issues are zoning constraints, limited capacity for horses due to wetlands, sounds of shotguns from nearby shooting range, limited parking, physical distance from existing staff and clients, the small dwelling size supported by the approved alternative septic, and the challenges of maintaining staff coverage to care for horses located there.

Since purchase, real estate has appreciated in this area and the value of Sully Farm is believed to have materially increased.

Therefore, it is in the best long-term interest of SPIRIT to sell the Sully Farm property, use the proceeds to pay down the mortgage, and use remaining funds for other capital improvements and investments as to be determined by the board.

**Resolution:**

The SPIRIT board affirms that it is in the best interest of SPIRIT to sell the Compton Road Sully Farm property. The board authorizes the SPIRIT officers to commence activities to prepare the land for sale, to engage a real estate agent to market the property, to incur expenses related to sale, and to negotiate with potential buyers. The full board will vote on terms of transaction before the sale is executed.