

# NEWSLETTER



September 27, 2022

*American Legion • Post 712 • Pleasant Hills*

## Legion Officers

Commander

DAVE HALPERN

1<sup>st</sup> Vice Commander

LEE PHILLIPS

2<sup>nd</sup> Vice Commander

DAVE MASSLON

Adjutant

TERRY CHOATE

Finance Officer

GEORGE LEE

Chaplain

SUSAN

COVILLE-COOK

Judge Advocate

NICK KRAWEC

Exec. Committee

SUSAN COOK

NICK KRAWEC

THAD WEIDMANN



## NOTE FROM THE COMMANDER

Dave Halpern

American Legion Post 712



## Notice

Because of a number of economic issues including the Covid Virus shutdown, we were forced to sell our building and reorganize into a virtual Post.

See the minutes from our September 27th Monthly meeting, beginning on page 2 for details.

We are updating our e-mail distribution list to provide an efficient way to keep our members informed. Please send an e-mail to our website 'usa@alpost712pa.org' with your name to register.



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## **September 27th Monthly Meeting Minutes**

### **Factors Contributing to Decline of Revenue**

- \* Loss of over 80% of revenue from removal of machines.
- \* Covid driven lack of members supporting the bar on a regular basis.
- \* Loss of kitchen revenue.
- \* Older members from WWII and Vietnam Era passing away.
- \* Cultural differences keeping newer Gulf War Era veterans from joining.
- \* Complaints about smoking turned some people away.

### **Facility Sale**

- \* **SAD NEWS** – Since we could not raise adequate funds (\$150K) to operate the Post facility at 650 Old Clairton Rd, our only option was to sell the facility.
- \* Two identical offers had been received - One had "No Contingencies", a second came through a local realtor and had both a commission and contingencies.
- \* A decision was made and the sale of the facility was finalized.
- \* The sale closed on Sept 23, 2022.
- \* The purchaser was an LLC "ME3" - Owned by local businessmen (Four partners)
- \* Purchase was \$350,000, less legal fees and transfer taxes.
- \* Net proceeds were \$342,242, which were deposited in the Post checking account at Northwest.
- \* Most of the furniture and TV's were sold to the buyers.

### **New Office**

Efforts were begun to find new office space for post business:

- \* New space was found and rented at 610 Old Clairton Rd - Two basement offices - no long-term lease and 60 day cancellation clause.
- \* Internet and telephone services will be installed to process membership applications and other business.

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### **Storage Rental**

- \* Most of the office furniture and files were moved to the new location.
- \* Some of the furniture which could not be sold was donated to OTA (Operation Troop Appreciation).
- \* Not all of the furniture could be accommodated in the new space and other facility furniture which could not be sold or donated required renting a storage bin at the Guardian facility.
- \* Efforts will continue to sell the items in storage some of which include: popcorn machine, hotdog machine, portable buffet server, desks, file cabinets, exec chairs, small tables.

### **Pre-Closing Activities**

- \* A significant effort was required to prepare the facility for sale.
- \* A review all materials to determine what to move, what to keep, and what to sell, donate or trash was completed.
- \* Files were reviewed, office was emptied, confidential records were shredded, office was cleaned.
- \* Mandatory dye test was conducted - Facility passed.
- \* Furniture was moved, sold, donated or stored.
- \* American Legion memorabilia and logo plaques / banners were stored.
- \* Sheds were emptied - Outdated or unusable materials were trashed.
- \* A new internal water shut-off valve had to be installed.
- \* Large legion road sign was removed and put into storage.
- \* Holiday decorations, sweatshirts, Styrofoam products donated.

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### **Volunteers**

- \* **SPECIAL THANKS TO TWO GROUPS OF INDIVIDUALS WHO VOLUNTERED** and did all the work getting the facility ready. They include post officers: **DAVE MASSLON – 2<sup>ND</sup> VICE COMMANDER, TERRY CHOATE-ADJUTANT, GEORGE LEE – TREASURER, THAD WEIDMANN – ACCOUNTANT, GREG NACE – MEMBER, MARC HALPERN – (COMMANDER’S SON), LEE PHILLIPS – 1<sup>ST</sup> VICE COMMANDER.**
- \* Also, providing considerable effort sorting through holiday decorations, kitchen and dining room items, special items used for dinners/legion functions and holidays, were **MEMBERS OF THE ALA AND A FEW OTHERS INCLUDING: EILEEN HALPERN, CHRIS BODNER, NANCY CHOATE, BEVERLY WEIKEL, SUSAN DILLON, DONNA McCRUMB, LEIGH ANNE CASTANET, ROSE BREEN**

### **Debt Status**

Utilities are paid. Some small final bills are to be paid.

- \* PA lottery (PA Attorney General’s Office) about \$1,000
- \* Collection Agency (Sam’s club) \$7,261
- \* Comcast \$1,000

### **Helicopter**

- \* Harrisburg PA Legion HQ advised Post has no need for helicopter.
- \* Troy Michaels, Asst Adjutant PA Legion, advised army tank command and they have tentatively designated it for a facility in Franklin.
- \* Sales agreement allows us 18 months to have it removed from its current location. Efforts to keep it locally were unsuccessful.
- \* Relocation cost to be borne by acquiring facility.

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### **Financials**

- \* Commander, Accountant and Bank have accumulated sufficient information to file three years delinquent tax returns for both the Post and the Corporation.
- \* IRS has cancelled "Non-Profit" status of Post and Corp. due to delinquent tax returns
- \* Retained services of experienced CPA to reinstate Non profit status for both entities. (CPA has experience with IRS getting status reinstated).
- \* Failure to get status reinstated could subject sale proceeds to capital gains tax. which is very undesirable outcome.
- \* Have obtained full package of liability insurance from Erie Insurance.

### **Future Prospects**

- \* Possible but unlikely we would look for lesser expensive facility. A facility for meetings could be reasonable but operating a bar would be too expensive.
- \* Reactivate Post Honor Guard for funerals/holidays/special events. We would need a committed group of volunteers.
- \* Arranged to have meetings on Oct 18, Nov 15, Dec 20 at VFW Post 1810.
- \* Next few meetings of the exec committee will focus on developing direction and mission for the post going forward.
- \* Looking to other "Paper" Posts for ideas.

### **Other Items**

- \* Officers and Exec Committee elections in July and Aug are deemed to be valid and this group will remain in office until elections in spring/summer of 2023.
- \* Riders and Son's participation with Post is uncertain - Some Riders went to 701 in White Oak, other members have gone to Bethel, Glassport, etc.