The American Legion
James F. Daniel, Jr. Post No. 3
P.O. Box 133
GREENVILLE, SOUTH CAROLINA 29602-0133

Message from the Commander:
My fellow Post 3 Members, please read the following message carefully and know that much forethought and discussion has already been done.
If you were unable to attend the January or February meetings, this notification may be a little difficult to take in. We have spoken in the past about the City of Greenville selling the courthouse property next to us and that they are additionally selling the white building by our drive as well as the parking lot that we use at the bottom of the hill. This leaves us as Post 3 in a tight spot. Once the sale goes through and construction begins, we will have limited access at best to the post. The entire corner including our building will be considered a construction zone. For safety reasons, there would be times that we absolutely could not be in the building and others that it would be severely restricted, and our primary access would be to parking on Main St and walking up the steps. This will be a 3–5-year endeavor. To assist Post 3, the City has offered to lease to Post 3 the Sears Recreational Center at 100 E Park Ave, for the sum of $1. For those unfamiliar, this is literally around the corner from our Post and is actually visible from the Post. We had the open house there on Feb 24th, to allow all those interested to come and see the facility.
The current contract for Post 3, (yes, we do not currently own the building we are in) is that if we stop holding regular meetings at our current building that ownership of the building and property revert back to the City of Greenville. When the City approached us, they made it clear that they are willing to strike this clause from our current contract to allow us to either; 1) move out for the duration of the demolition and construction then move back in, or 2) sell the property and keep the net proceeds from the sale to allow us as Post 3 to use the funds to purchase another property to be the new home of Post 3. The fact that we must move is not the question. The big question is where do we see Post 3 in the next 5-10 years.
If we vote for option 1, to move out for demolition and construction then move back into our current building, we will face several issues:
a) we will only have the current 12-13 parking spaces that are immediately around our current building, b) we don't know what damage the demolition and construction next door will cause to the 90 year old building, c) if we are fortunate, we could work out an arrangement with the parking garage to allow us free parking while attending meetings, d) we will still have the accessibility issues for our members.
If we vote for option 2, sell the current property and bank the proceeds, we have several options:
a) make the Sears Rec Center our temporary home for Post 3, invest the proceeds and look for a new permanent home for Post 3, moving to the rec center gives us approx. 75 parking spaces and better access for our older members, b) bank the proceeds and immediately begin looking for a suitable property to renovate or build a building to suit all of our needs, c) gives us space (2 covered pavilions and putt-putt course) that are available for us to hold events to draw new members to the Post.
We as the Executive Committee of Post 3 are doing all due diligence in this matter. We are currently getting a commercial property appraiser to appraise our current property. We have already contacted outside counsel (property and contract law) to make sure everything is taken care of to make sure that we, the members of Post 3 do not get shorted on any area. We should have the appraisal of our property back before the regular meeting on March 19th.
The purpose of this letter is to give all our membership the opportunity to weigh in on this decision. Our March Post Meeting on March 19th will be to address any questions and vote to decide the future of Post 3.

Our next Regular Post Meeting is March 19th, dinner at 6pm and meeting at 7pm.

Richard E. Cochran, Commander