

**YOUR NEW
NATIONAL
HEADQUARTERS**

Building for the future

RELOCATING AMVETS NATIONAL HEADQUARTERS

1. Former NHQ building
 2. National Capital Region Office
 3. NHQ Relocation Committee work
 4. NEC work
 5. New NHQ Building Subcommittee
-

BUILDING IN LANHAM, MD - SOLD

- Asking Price: \$3,000,000
 - Listed in late December
- Projected Sale: \$2.5 - \$2.7M
- Price Sold: \$3,000,000
 - Our Care, Inc.
 - Sale finalized May 15, 2024





THE MOVE

- Digitized tens of thousands of documents
- Preserved historical documents
- Carefully moved historical artifacts
- Moved the NHQ Carillon to PA





HOME FOR NOW

- Created the “AMVETS National Capital Region Office”
- 3311 Hubbard Rd, Landover, MD 20785
- Renovated two warehouse units owned by NSF

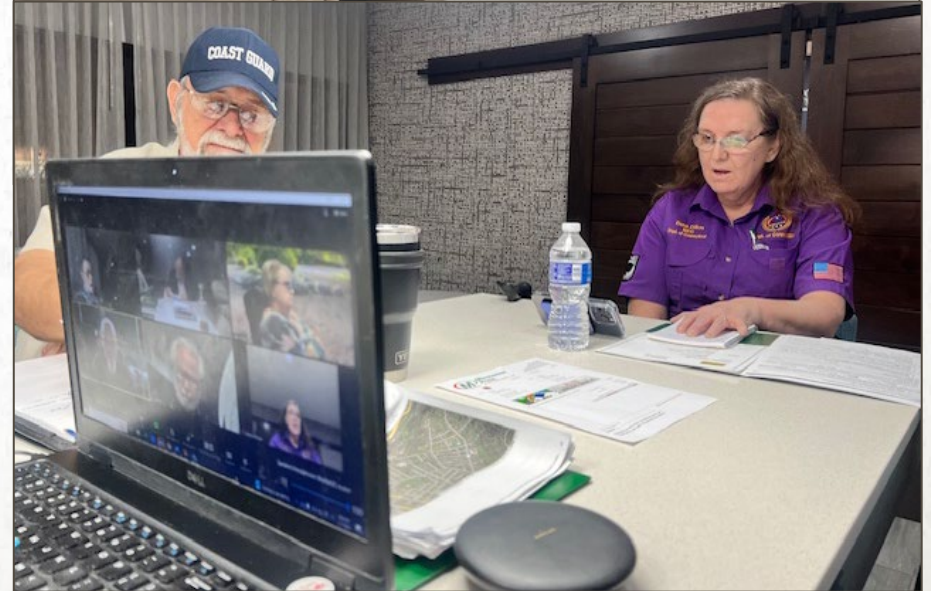


AMVETS NATIONAL CAPITAL REGION OFFICE

- Short-term: Host all NHQ, NSF, Ladies Auxiliary, and Sons of AMVETS staff
 - Long-term: Host operations needing to be in the Washington, D.C. area
 - Family organizations making their own decisions on where to base
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NHQ RELOCATION COMMITTEE

- Chair PNC Art Stahl (PA)
- PNC J.P. Brown (OH)
- PNC Don McLean (MA)
- NEC Andy Martel (MD)
- Fred Vineyard (NJ)
- NEC Dana Dillon (CT)



NHQ RELOCATION COMMITTEE

Non-voting members

- National JA PNC Jim King (IL)
 - Auxiliary Executive Director Carol King
 - Sons PNC Harold Collins (KY)
 - National Membership Director Warren Cox
 - Staff Liaison: Joe Chenelly
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NHQ RELOCATION COMMITTEE: THE BUILDING

- Began by establishing needs of new building
 - How much space is needed (inside & outside)
 - What functionality is needed in that space
 - What is needed + would be ideal bonuses
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NHQ RELOCATION COMMITTEE: THE LOCATION

- Established needs of new city/town
 - Cost of living / doing business
 - Veterans population from which to hire
 - Proximity to major airport & Washington, D.C.
 - Suitability to host NEC meetings
 - Government friendly to AMVETS, willing to help
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NHQ RELOCATION COMMITTEE

- Researched five states (DE, MD, PA, VA, WV)
 - Based on driving distance to D.C.
 - Chose nine markets in those states to engage with commercial real estate professionals to conduct searches for suitable properties
 - Reviewed more than a dozen listings
 - Visited properties in person
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COMMITTEE RECOMMENDATION: THE BUILDING

- One property stood out early in this comprehensive process
 - 265 North Ave., Washington, PA 15301
 - An historical synagogue built in 1955
 - 30,000 square feet on 3.37 acres
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COMMITTEE RECOMMENDATION: THE BUILDING

- Met all minimum space **requirements**
 - Two levels with 15k sqft on each floor (30k)
 - Sufficient office & conference space for NHQ, NSF, Auxiliary, and Sons staffs
 - Ample storage & production space
 - Sufficient on-site parking
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COMMITTEE RECOMMENDATION: THE BUILDING

Bonuses

- Large event space with stage
 - Functional gymnasium with basketball court
 - Commercial kitchen
 - Auditorium with 264 seats + stage
 - Large building lot, yard
 - Three-bedroom house on site with a garage
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COMMITTEE RECOMMENDATION: THE BUILDING

Bonuses

- Ability to host NEC meetings at the new NHQ
 - Capabilities to create revenue (events & catering)
 - Room to create the AMVETS National Museum
 - Room for AMVETS National Library
 - Room for AMVETS National Chapel
 - Ample space to create AMVETS Memorial Park
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COMMITTEE RECOMMENDATION: THE BUILDING

Identified repairs needed

- New roof
 - Updates needed for electrical, HVAC, plumbing
 - Exterior masonry needs work
 - Sidewalks need repair to meet ADA requirements
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NEW LOCATION: WASHINGTON, PA

- Cost of living in Southwestern PA is 17% below the national average
 - Cost in D.C. area 30% above national average
 - 20-25 minutes from Pittsburgh International Airport (PIT)
 - Hotel room rates from \$89 to \$113 a night
-

NEW LOCATION: WASHINGTON, PA



- Population: 209,470
- Cost of Living Index: 83
(national average of 100)
- 12% of population are
Veterans (national
average 5%)

NEW LOCATION: WASHINGTON, PA



- 3.5-hour drive between “Little Washington” and Washington, D.C.
- Washington City is located at the intersection of Interstate-70, Interstate-79, and US Route 19
- Within five miles of Interstate-80, US Rt. 22, US Rt. 40, and the Pennsylvania Turnpike
- 60 direct flights daily from PIT Airport, 61 direct to PIT

BUDGET – RENOVATIONS & REPAIRS

- Set budget cap for repairs & renovations: \$1.5M plus grant funding
 - Move & associated costs: about \$150,000
 - Leftover funds will go into a building fund that cannot be spent without NEC approval
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NUMBERS CONSIDERED

- County assessment: \$1,505,500
 - Property taxes: Taxes: \$32,478 (tax exempt)
 - House “Zestimate”: \$164,600
 - Originally listed at \$1,600,000
 - On the market since 2021
 - Listed at \$795,000 at time of our offer
 - Repairs + renovations budgeted at \$1.5m
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NEC APPROVED: MARCH 9 MEETING IN MARYLAND

- Set maximum purchase price of \$550,000
- Negotiated final sale price down to \$525,000, including the house and all land
- Closed on purchase June 24, 2024



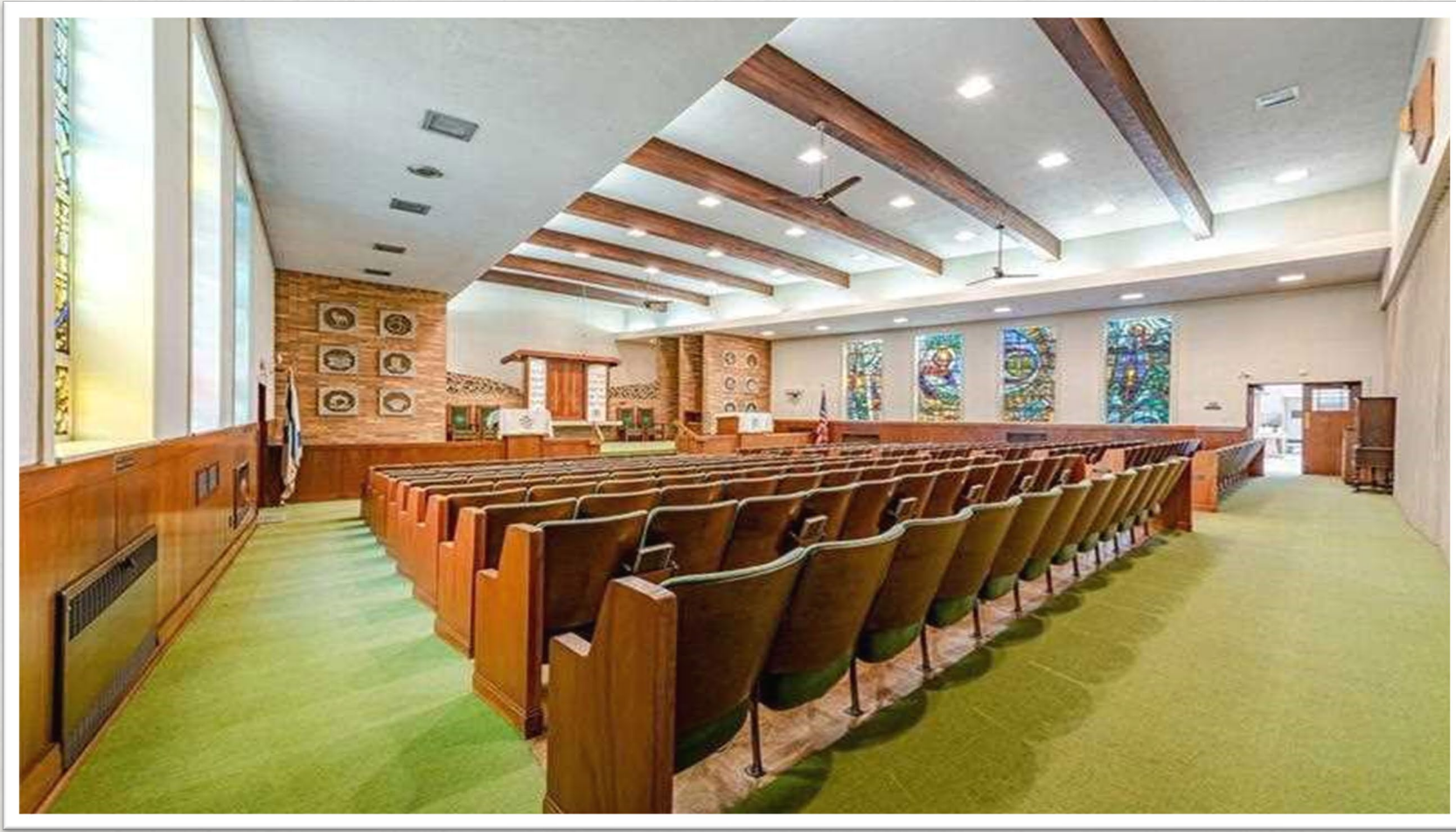
THE NEW BUILDING



THE NEW BUILDING

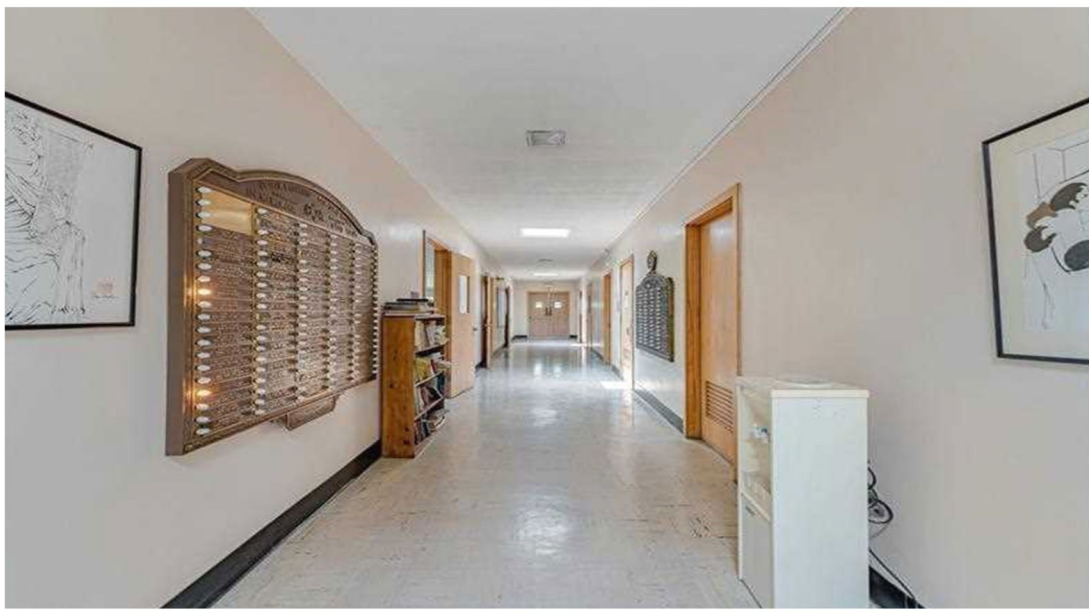


THE NEW BUILDING

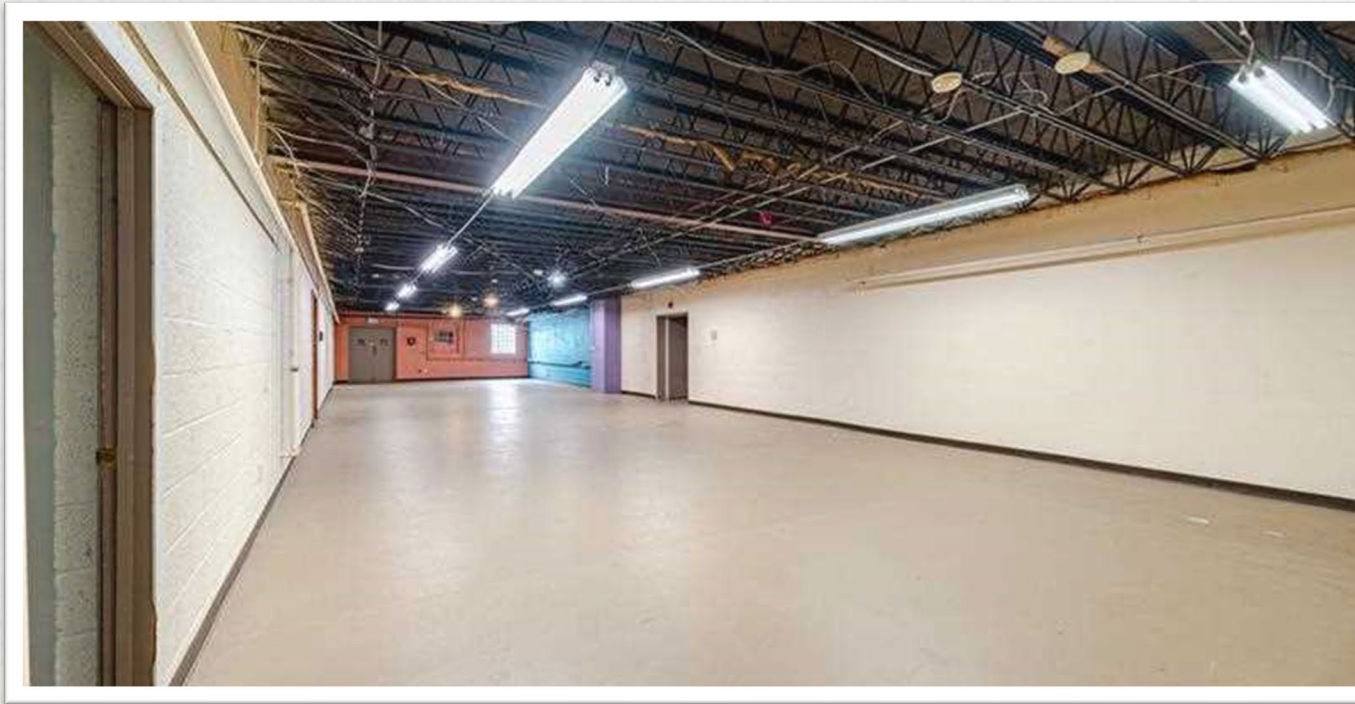


THE NEW BUILDING





COMMITTEE RECOMMENDATION: THE BUILDING



THE NEW BUILDING



NHQ RELOCATION SUB-COMMITTEE

- Chair PNC Don McLean* (MA)
- 2nd National Vice Cmdr Paul Shipley* (PA)
- 4th NatDist Cmdr Christopher Studebaker* (IL)
- National JA PNC Jim King
- National Cmdr Bill Clark
- Staff liaison: Joe Chenelly

* Voting member

RENOVATING THE NEW BUILDING



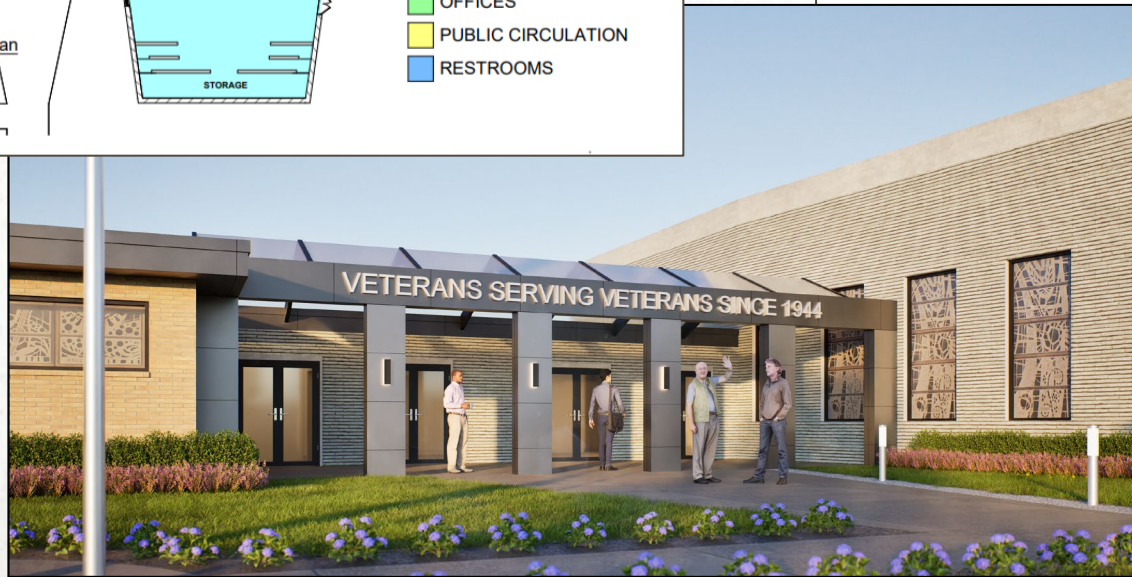
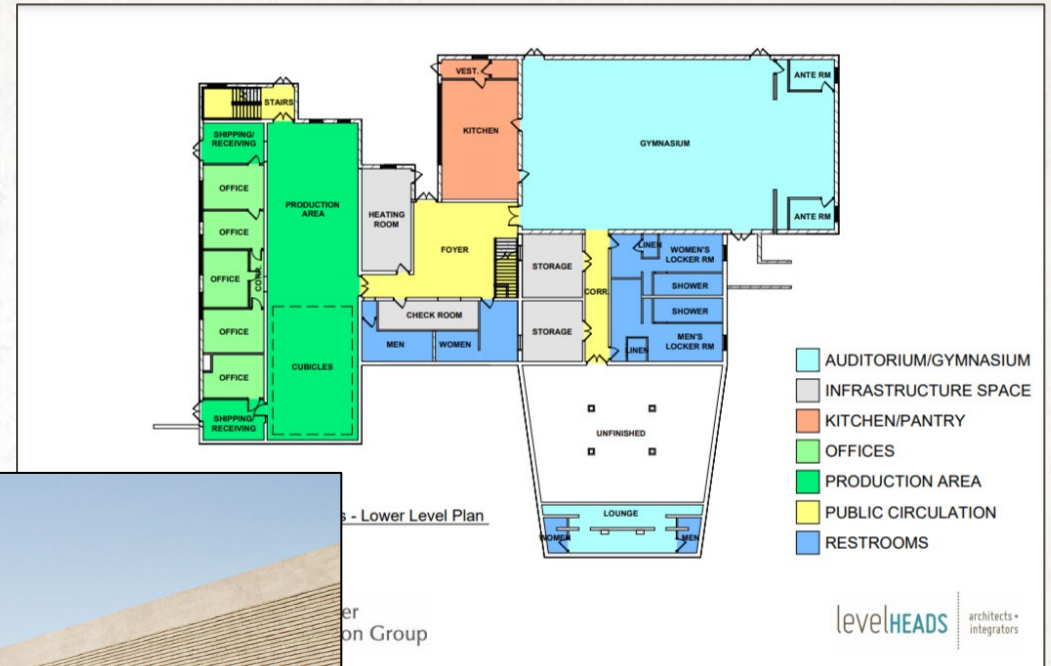
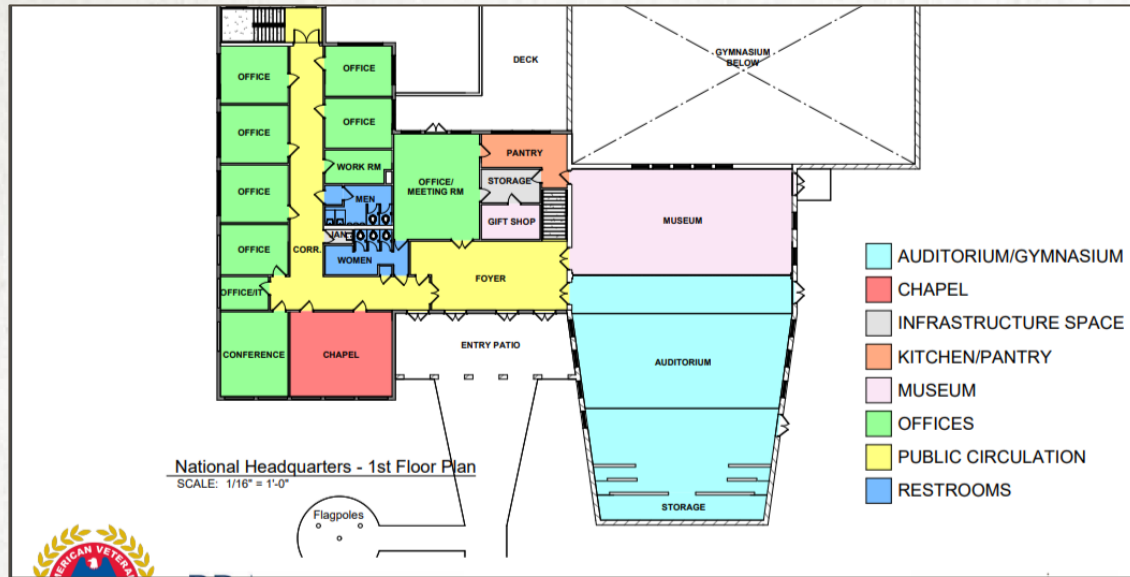
Rocky Bleier
Construction Group

- Construction management company
- Architects
- Planning & design phase wrapping up

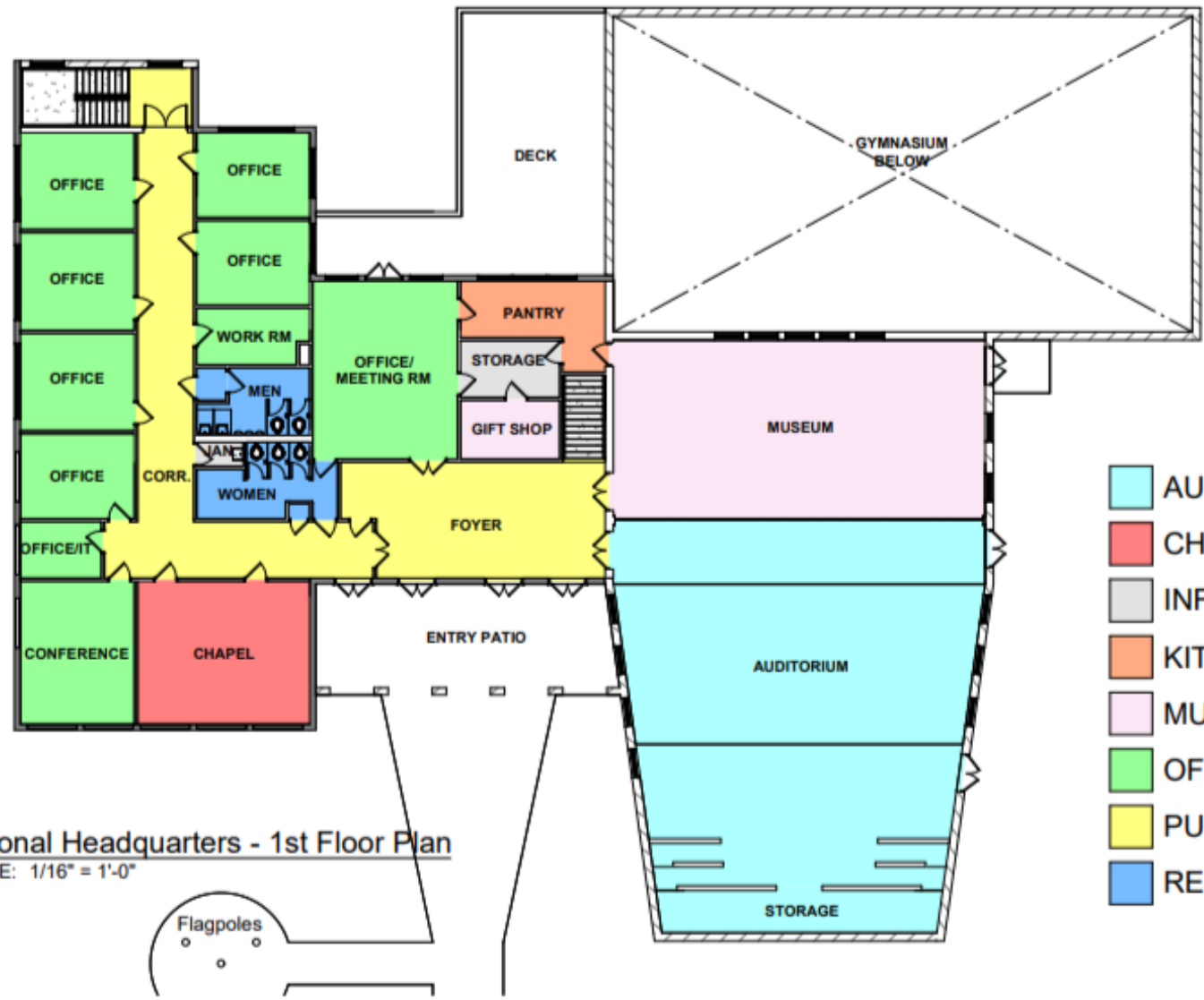
levelHEADS

architects +
integrators

PLANNING & DESIGN IN PROGRESS

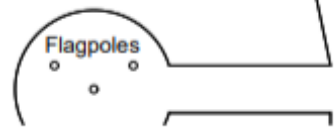


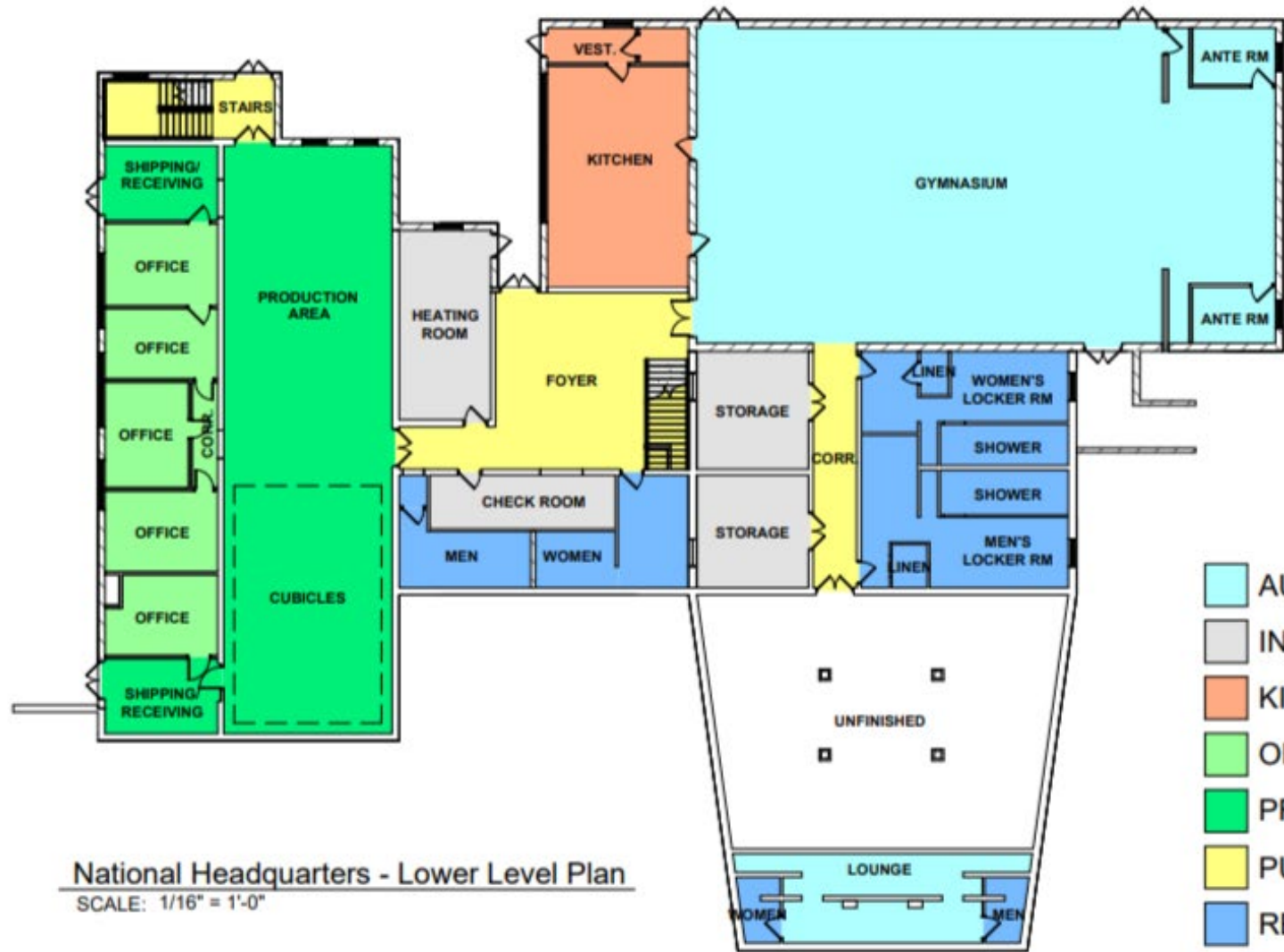
levelHEADS architects+integrators



- AUDITORIUM/GYMNASIUM
- CHAPEL
- INFRASTRUCTURE SPACE
- KITCHEN/PANTRY
- MUSEUM
- OFFICES
- PUBLIC CIRCULATION
- RESTROOMS

National Headquarters - 1st Floor Plan
 SCALE: 1/16" = 1'-0"





- AUDITORIUM/GYMNASIUM
- INFRASTRUCTURE SPACE
- KITCHEN/PANTRY
- OFFICES
- PRODUCTION AREA
- PUBLIC CIRCULATION
- RESTROOMS

National Headquarters - Lower Level Plan
 SCALE: 1/16" = 1'-0"



THE NEW BUILDING





levelHEADS

WHAT'S TO COME

- Bids to be reviewed next week for new roof
 - Construction to begin later this summer
 - Now hiring first employee to be based in new NHQ
 - Brady Brooks building a new post/community
 - Planning for a ribbon cutting ceremony during the Spring NEC meeting @ Your New NHQ!
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