



**TOWN OF WESTWOOD
COMMONWEALTH OF MASSACHUSETTS**

REQUEST FOR PROPOSALS

**Acquisition of Unique Property
RFP # BOS-23-R-003**

Written Determination of uniqueness and the reason for the determination;

This property is located behind Town Hall and the Police Station. Further it is on Deerfield Avenue across from the Deerfield School. The American Legion Building is the only property uniquely in a position to tie all those facilities together. Given Town Hall's need for space (office space, public meeting space and room for recreational programs) and the need to make Town Hall handicapped accessible as well other issues that need to be addressed. No other property has the proximity to all three buildings. No other property can provide the Town this level of flexibility to allow it to deal with issues while maintaining the operational imperatives that are needed.

The Names of the parties with a beneficial interest in the property;

The American Legion Post 320.

The location and size of the property;

The American Legion Building is located at 90 Deerfield Avenue. The lot size is 40,263 square feet. It is located behind Town Hall and adjacent to both the Police Station and the Deerfield School. The American Legion Building is a two story building that sits on just under an acre of land. This building can fulfill the Town's need for additional office space, public meeting space, recreational program space.

The proposed purchase price and terms;

The Town and the American Legion have tentatively agreed on a purchase price of \$700,000 (based on an appraised value of \$720,000.00). As part of the agreement, the Town agreed to provide storage for the Legion baseball team in a



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section of the building as well as storing the ceremonial weapons safely at the Police Station. Further, the Town and the Legion have agreed to allow the Legion to hold meeting at the facility for 10 years, maintain decorative Legion markers that identify the facility as the Legion facility and dedicated office space.

When purchased by the Town, the building will be used for various community organizations, to include recreational activities, and meeting space for Town Boards / Committees. The Town respects and supports our residents in the armed forces, our veterans, and their family members. As part of this purchase, the Town feels it is imperative to maintain a place our veterans can go for support and a place to gather.