

**Headquarters, Department of the Army**



# **Fort Gillem, GA Conveyance Progress Report**



**As of 1 October 2020**

Office of the Deputy Chief of Staff, G-9

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Installation Services Directorate, Environmental Division

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### **BRAC 2005 Recommendation**

Close Fort Gillem, GA. Relocate the Headquarters, 1<sup>st</sup> U.S. Army to Rock Island Arsenal, IL. Relocate the 2<sup>nd</sup> Recruiting Brigade to Redstone Arsenal, AL. Relocate the 52<sup>nd</sup> Explosive Ordnance Disposal (EOD) Group to Fort Campbell, KY. Relocate the 81<sup>st</sup> RRC Equipment Concentration Site to Fort Benning, GA. Relocate the 3<sup>rd</sup> U.S. Army Headquarters support office to Shaw Air Force Base, SC. Relocate the Headquarters U.S. Forces Command (FORSCOM) VIP Explosive Ordnance Support to Pope Air Force Base (Fort Bragg), NC. Close the Army Air Force Exchange System (AAFES) Atlanta Distribution Center and establish an enclave for the Georgia Army National Guard, the remainder of the 81<sup>st</sup> RRC units and the Criminal Investigation Division (CID) Forensics Laboratory.

### **History**

Fort Gillem originated in 1940 when Congress appropriated funding for the construction of two installations, the Atlanta Quartermaster Depot and Atlanta Quartermaster Motor Base. Construction started in 1941, and both bases were completed in 1942. The Depot and Motor Base were merged and over the years renamed the Atlanta General Depot, the Atlanta Army Depot, and finally, on 28 June 1974, Fort Gillem, a sub-installation of Fort McPherson. The property was used for training and as a material depot throughout World War II and subsequent conflicts. Other long-term occupants included the AAFES and the Federal Emergency Management Agency (FEMA).

### **Current Status**

Fort Gillem closed, and the Gillem Enclave was established on 15 September 2011. To date, the Army has transferred 932 acres of Fort Gillem's 1,171 available acres. The Army continues to maintain the remaining acreage while executing the environmental remediation requirements and conveyance plan.



### **Property Description**

Fort Gillem is in the flight path of the Atlanta International Airport and surrounded by three major interstate highways. The post has millions of square feet of warehouses and millions of yards of level asphalt/dirt parking areas. It has always been a supply Depot, with only a few office buildings, family housing units, ammunition bunkers, and miles of railroad track.

### **Caretaking Status**

A staff of one Federal employee is located on the Fort Gillem Enclave to provide caretaker services for both Fort Gillem and Fort McPherson. These include oversight of facilities maintenance and operation, property accountability, local interface with community leaders, and on-the-ground coordination of the environmental cleanup and property conveyance efforts.

## Environmental Cleanup

### Contamination Concerns

The primary contaminants of concern are Metals, Volatile Organic Compounds, and Semi-Volatile Organic Compounds. The affected media of concern are groundwater, sediment, soil, and surface water. The work the Army has done shows that unexploded ordnance (UXO) and Munitions and Explosives of concern are not a significant issue. All but four of the environmental sites requiring cleanup are in a response complete status. The Army has a mature program to clean up the remaining sites and continues to work closely with the Georgia Department of Natural Resources, Environmental Protection Division, to resolve any remaining environmental issues. Pursuant to an EPA Unilateral Administrative Order (UAO), Army began a Vapor Intrusion (VI) Study in January 2014. Army sampled 204 properties, and there were no VI issues found to be attributable to the Army. On 6 June 2016, Army received EPA concurrence on the completion of the BRAC portion of the VI Study. The Army completed all requirements under the UAO and it was terminated on 27 July 2017.



Building 101, Former First Army Headquarters,

## **Programmatic Agreement, Section 106**

### Fort Gillem, Section 106, Memorandum of Agreement

On 2 June 2010, the Army and the Georgia State Historic Preservation Office executed a Memorandum of Agreement for the closure and disposal of Fort Gillem. Both parties agreed to the following stipulations to take into account the effect of the undertaking on historic properties and fulfill the Army's responsibilities under Section 106 and 110 of the National Historic Preservation Act. All stipulations have been met.

The stipulations include the following:

1. Production of a Popular Report (capturing the history of the installation);
2. Photographic documentation of the buildings and surrounding landscape;
3. Preparation of an Existing Condition Survey for Buildings 101, 102, 103, 104, 107, 108, 110, 114, 201 and 301; and
4. Provision of historic textual records to the SHPO and National Archives.



# Reuse Plan

The Fort Gillem Reuse Plan, as proposed by the Forest Park/Fort Gillem Implementation Local Redevelopment Authority (FP/FG ILRA), focuses on light industrial, manufacturing, warehouses, and a business park as the primary future uses of the property. The western portion of the map is the 257-acre Gillem Enclave, which was retained for Army and Georgia Army National Guard missions.

The developer’s vision for the property included

- Corporate Campus parcels,
- Leased building for business and residential uses,
- Open (Green) Space,
- Historic facilities w/business industrial uses, and
- Mixed use (warehousing, manufacturing and future rail intermodal possibilities).

### Reuse Status:

- The FP/FG ILRA, now the Forrest Park Urban Redevelopment Authority (URA), has completed construction of six buildings totaling ~5 million square feet and has produced over 2,700 jobs.
- Construction is underway on three additional buildings totaling 2.2M square feet.



## Property Conveyance Plan

At the time of the BRAC closure announcement, Fort Gillem consisted of 1,171 excess acres and a retained Army enclave of 257 acres. To date, 932 acres have transferred. The Army continues to work with the URA on conveyance of the remaining property.

### Associated Credit Union

The Army conveyed 1.8 acres of land at Fort Gillem to the Associated Credit Union (ACU) for continued use as depository institution. This transfer occurred on 11 September 2012.

### EDC - Phase 1

The Army conveyed 770.6 acres of environmentally clean property to the FP/FG ILRA under an Economic Development Conveyance (EDC) on 2 June 2014. Of this, 253 acres were sold by the FP/FG ILRA to Kroger for the construction of a 1.2M square foot distribution center. There is ongoing construction of an additional 400K square feet of facilities on the Kroeger Property.

### EDC - Phase 2

Because of existing environmental contamination, approximately 399 acres of property did not transfer with initial EDC property. On 27 October 2017, 64.3 acres were transferred to the FP/FG URA. The Army transferred an additional 95 acres to the FP/FG URA on 26 July 2019. The remaining 239 acres are projected for conveyance by 4<sup>th</sup> Quarter, FY21 pursuant to additional environmental cleanup being completed.

### Property Conveyance Summary:

Acres				Key Dates	
Total Excess: 1,171	Conveyed: 932 (80%)	Remaining: 239	Army Retained: 257	First Conveyance: 11 Sep 2012	Final Conveyance: TBD

### Property conveyance by parcel:

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
Associated Credit Union	1.8	11 Sep 2012	ACU	Depository Institution
Phase 1 EDC	770.6	2 Jun 2014	FP/FG URA	EDC
Phase 2, EDC Tract A3	64.3	27 Oct 2017	FP/FG URA	EDC
Phase 2, EDC (PP4)	52.6	26 Jul 2019	FP/FG URA	EDC
Phase 2, EDC (Landfill 2)	5.3	26 Jul 2019	FP/FG URA	EDC
Phase 2, EDC (PP3)	37.5	26 Jul 2019	FP/FG URA	EDC
Phase 2, EDC (PP2B)	0.1	26 Jul 2019	FP/FG URA	EDC
Phase 2, EDC (Env) North	144.0	4 <sup>th</sup> Qtr FY21	URA	EDC
Phase 2, EDC (Env) South	94.7	4 <sup>th</sup> Qtr FY21	URA	EDC

## Key Milestones Achieved

12 September 2006	HUD approved Fort Gillem Reuse Plan.
2 June 2010	Executed Memorandum of Agreement, Section 106, National Historic Preservation Act, for the Closure and Disposal of Fort Gillem.
15 September 2011	Closed Fort Gillem; 257-acre enclave established for selected Army activities and Georgia Army National Guard.
12 January 2012	Deal Points Agreed to and Signed by Army and LRA.
19 July 2012	Signed Finding of Suitability to Transfer (FOST) for Phase 1 EDC transfers.
11 September 2012	Transferred two acres to Associated Credit Union.
13 August 2012	LRA Submitted Formal EDC Package.
11 July 2013	EDC approved.
12 November 2013	Army signed the Finding of Suitability for Early Transfer (FOSET).
April 2014	The Forest Park/Fort Gillem Implementation Local Redevelopment Authority (FP/FG ILRA) changed to the Urban Redevelopment Agency (URA) and is the City of Forest Park's sole agent on all matters pertaining to redevelopment and reuse planning for property on Fort Gillem.
2 June 2014	770.6 acres transferred to the FP/FG URA.
27 October 2017	64.3 acres transferred to the FP/FG URA.
26 July 2019	95.4 acres transferred to the FP/FG URA.
4 February 2020	The Mayor of Forest Park removed the URA's board members and became the Chairwoman of the URA.



The Gillem Logistics Center was constructed on property transferred to the local redevelopment authority.