## Headquarters, Department of the Army

# Fort McPherson, GA

## Conveyance Progress Report

**As of 1 October 2017**

Office of the Assistant Chief of Staff for Installation Management (OACSIM)

Operations Directorate – Base Realignment and Closure (ODB)

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Entrance to Fort McPherson, Georgia.

## BRAC 2005 Recommendation

Close Fort McPherson, GA. Relocate the Headquarters U.S. Army Forces Command (FORSCOM) and the Headquarters U.S. Army Reserve Command (USARC) to Pope Air Force Base [Fort Bragg], NC. Relocate the Headquarters 3rd U.S. Army to Shaw Air Force Base, SC. Relocate the Installation Management Agency Southeastern Region Headquarters and the U.S. Army Network Enterprise Technology Command (NETCOM) Southeastern Region Headquarters to Fort Eustis, VA. Relocate the Army Contracting Agency Southern Region Headquarters to Fort Sam Houston, TX.

## History

In 1885, Congress authorized the purchase of land and establishment of a 10-company post named after MG James Birdseye McPherson, a civil war officer killed while on a reconnaissance patrol during the Battle of Atlanta. Over the years, Fort McPherson served as a general hospital, a recruit training center, a POW facility for both Spanish Army prisoners and WWI German prisoners, district headquarters of the Civilian Conservation Corps, and both a reception and separation center during World War II. In recent years, Fort McPherson was home to several major Army headquarters.

## Current Status

Fort McPherson closed on 15 September 2011. To date, the Army has transferred 474 of Fort McPherson's 488 acres. The Army continues to execute its environmental remediation requirements and conveyance plan.

## Property Description

Fort McPherson is only minutes away from a major international airport, and downtown Atlanta and is within walking distance of two rapid transit stations. It was primarily an administrative post, which included several large office buildings, a picturesque historic district, a health clinic, housing, and an 18-hole golf course.

## Caretaking Status

A staff of one Federal employee is located on the Fort Gillem Enclave to provide local oversight and coordination of the environmental cleanup, the property conveyance efforts and local interface with community leaders.

# Environmental Cleanup

## Contamination Concerns

The primary contaminants are Metals, Polycyclic Aromatic Hydrocarbons, Organic Compounds, and Semi-Volatile Organic Compounds. The affected media are groundwater and soil. Most of the contaminants came from the chemicals used at the Dry Cleaning Facility, the waste burned at the Ash Dump Pit, and the lead that is being recovered at the Firing Ranges that were on the installation over the years. Army investigations to date show that unexploded ordnance and munitions and explosives of concern are not a significant issue. All but one of the environmental sites requiring cleanup are in a response complete status. The Army has a mature program to clean up the remaining environmentally-contaminated site and continues to work closely with the Georgia Department of Natural Resources, Environmental Protection Division to resolve any remaining environmental issues.

# Proposed Reuse Plan

The reuse plan developed by the McPherson Planning Local Redevelopment Authority (MPLRA), and subsequently revised by the McPherson Implementing Local Redevelopment Authority (MILRA), was designed to create a live-work-play community anchored by a research center. The original plan developed in 2007 required revision due to the economy falling into recession, resulting in lost opportunities. The primary change is MILRA's sale of approximately 330+/- acres to Tyler Perry Studios. The remaining 144+/- acres will be developed to support the surrounding community's needs.

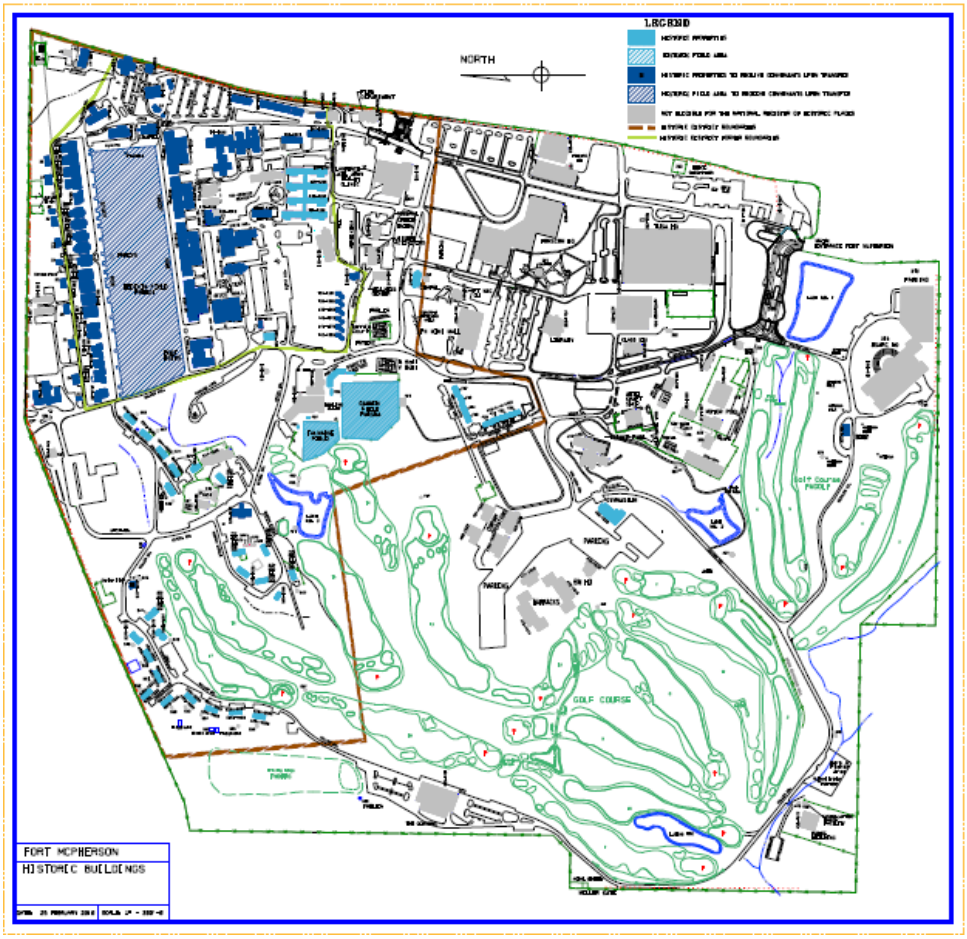
# Programmatic Agreement, Section 106

**Fort McPherson, Section 106, Memorandum of Agreement**

On 17 August 2010, the Army, the Advisory Council on Historic Preservation, and the Georgia State Historic Preservation Office executed a Memorandum of Agreement for the closure and disposal of Fort McPherson. All 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. The stipulations include the following:

1. Production of a Popular Report (capturing the history of the installation),
2. Photographic documentation on each historic property,
3. Historic American Buildings Survey (HABS) Level II documentation of Building 455 (Firing Range),
4. Preparation of an Existing Conditions Survey and Design Standards for select historic properties,
5. Revision of Fort McPherson National Register Historic District nomination,
6. Encouragement of historic preservation on those properties not receiving covenants by providing
   (a) information on the properties historic significance and
   (b) information on tax incentives for rehabilitation of historic structures; and
7. Provision of historic textual records to the SHPO and National Archives.

All stipulations have been met.



# Property Conveyance Plan

At the time of the BRAC closure announcement, Fort McPherson consisted of 488 acres. To date, 474 acres have transferred. The Army continues to work with the MILRA on conveyance of the remaining property under an Economic Development Conveyance (EDC).

## EDC - Phase 1

The Army conveyed 436 acres of environmentally clean property under an EDC on 26 June 2015. Approximately 330 of these acres were sold to Tyler Perry Studios by the MILRA.

## EDC - Phase 2

Because of existing environmental contamination, four parcels containing approximately 41 acres of property could not be transferred with the initial EDC property. On 6 October 2016, four of these acres were transferred to the MILRA via EDC. On 25 May 2017 another 23 acres were transferred to the MILRA via EDC. The Army plans to transfer the remaining parcel after cleanup is completed which is projected for 4th Quarter FY21.

## Property Conveyed (474 of 488 total acres) and Projected

| Parcel Name | Parcel Acres | Disposal Date | Parcel Recipient | Conveyance Authority |
|---|---|---|---|---|
| Medical Clinic and Office | 10.1 | 16 Feb 2012 | VA | Fed-to-Fed |
| Associated Credit Union | 0.8 | 26 Apr 2012 | ACU | Depository Institution |
| Fort McPherson Credit Union | 0.5 | 18 Jun 2012 | FMCU | Depository Institution |
| EDC Phase I | 435.6 | 26 Jun 2015 | MILRA | EDC |
| EDC-Phase 2, Parcel 2 | 4.1 | 6 Oct 2016 | MILRA | EDC |
| EDC Phase 2, Parcels 3&4 | 22.6 | 25 May 2017 | MILRA | EDC |
| EDC-Phase 2, Parcel 1 | 14.1 | 4th Qtr FY21 | MILRA | EDC |

# Key Milestones Achieved

| | |
|---|---|
| 17 August 2010 | Executed Memorandum of Agreement, Section 106, National Historic Preservation Act, for the Closure and Disposal of Fort McPherson. |
| 2 September 2011 | HUD approved Fort McPherson Reuse Plan. |
| 15 September 2011 | Closed Fort McPherson. |
| 16 February 2012 | Completed transfer of VA Parcel (10.11 acres). |
| 26 April 2012 | Completed transfer of Associated Credit Union Parcel (0.79 acre). |
| 18 June 2012 | Completed transfer of Fort McPherson Credit Union Parcel (0.48 acre). |
| 18 November 2013 | FOST signed. |
| 20 August 2014 | Revised draft EDC submitted to the Army. |
| 24 March 2015 | New EDC Deal Points signed. |
| 26 June 2015 | EDC Phase 1 transfer completed. |
| 6 October 2016 | Transferred 4.01 acres via EDC to MILRA |
| 25 May 2017 | Transferred 22.6 acres via EDC to MILRA |

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