

Urban Redevelopment Authority of the City of Forest Park

Gillem Logistics Center Update

December 4, 2023





- Army closes Fort Gillem in 2005, one of 92 shuttered military facilities
- URA buys Army Base for \$30M in 2014
 - \$30M debt to Army
 - \$15M in bonds for infrastructure



- Kroger buys 250 acres for Southeast Distribution Center for \$15M
- Kroger agrees to make payments on infrastructure bonds for \$15M until 2040



- The old comes down.
The new goes up
- URA partners with Robinson Weeks to build industrial facilities



- HD Supply adding 440,000 SF space
- 1.8M SF at build out
- Surpasses Kroger's 1,300,000 SF



- Blue Star Studios opens first studio

- Expects 800,000 SF space at build out



1	Company Name	Square Feet	Building	Number of Employees
2	HD Supply	1,017,627	Gillem 150	330
3	HD Supply	440,000	Gillem 150 Expansion	150
4	JIT The Packaging Wholesalers	848,421	Gillem 200	30
5	Khuene + Nagel		Gillem 200	250
6	Cummins	188,500	Gillem 300	55
7	Andapak		Gillem 300	5
8	Kalera	369,270	Gillem 400	3
9	North Coast Logistics		Gillem 400	8
10	A1QLS/Kroger		Gillem 400	50
11	Amazon	221,048	Gillem 800	100
12	XPO Logistics	1,043,418	Gillem 900	150
13	COPE		Gillem 900	20
14	Kroger	1,300,000	Kroger DC	1050
15	Kroger	375,000	Kroger Ocado	400
16	Blue Star Studios	???	Blue Star	1000
17	Landair	909,509	Gillem 1100	100
18	YITA		Gillem 1100	110
19	Waken	???	Waken	6
20	Technique Concrete	???	Technique Concrete	20
21	HD Supply	377,520	Gillem 1200	80
22	S&S Truck Parts	169,520	Gillem 700	10
23	Andapak		Gillem 700	15
24				
25		7,259,833		3942

- Currently 7,259,833 SF of space at Gillem – will surpass 10,000,000 SF
- 3,942 jobs created - will surpass 5,000

CURRENT VALUE CREATED BY GILLEM FOR CITY OF FOREST PARK

Personal Property

\$240,638,432

Real Property

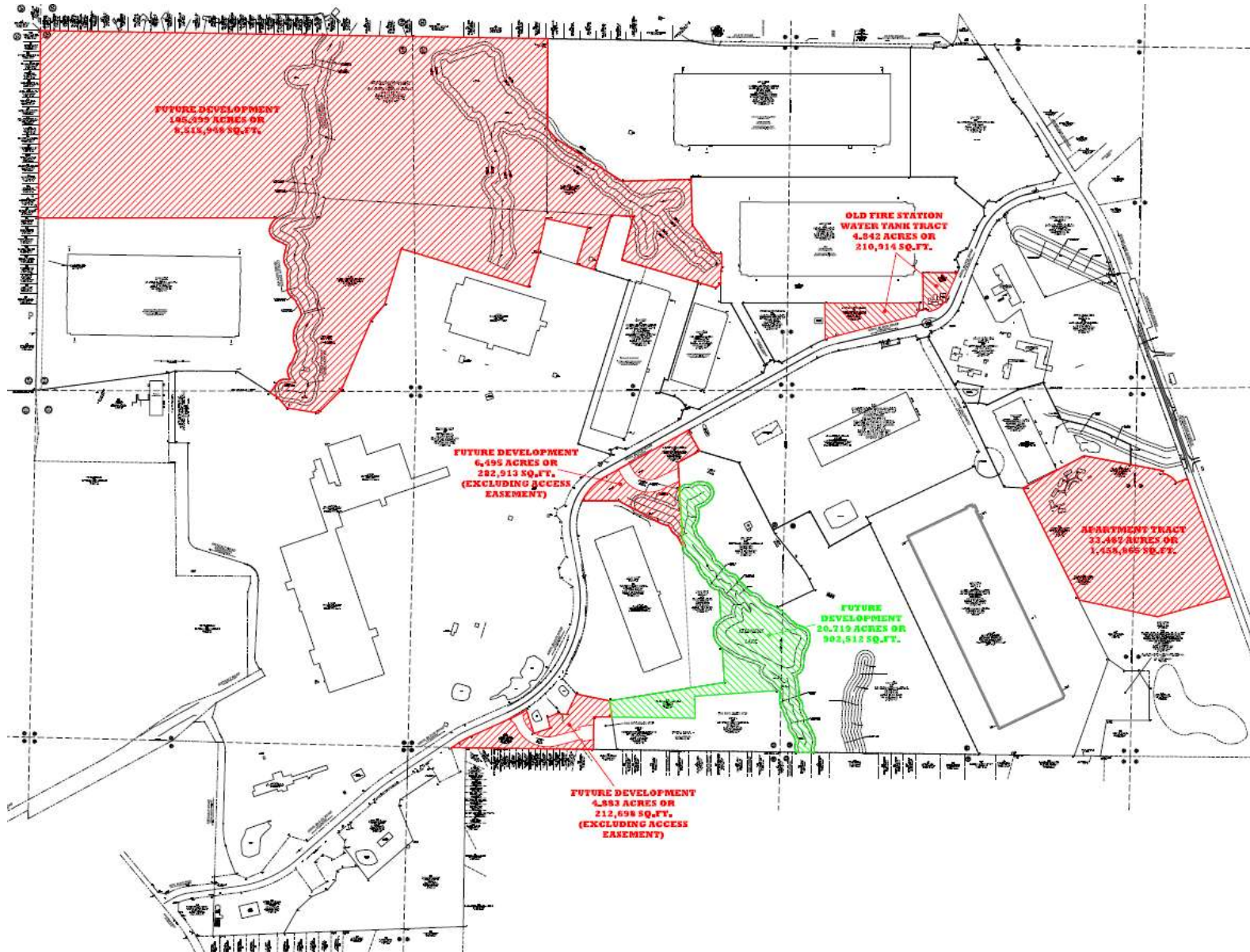
\$576,567,300

Total

\$817,205,732



LEFT TO SELL AT GILLEM



**185 Acres
(Uncommitted)**

TO DO

- Old Fire Station Redevelop
- Attract High-Quality Companies and Jobs
- Turnover Road to City
- Realign Intersections
- Monument Westend of Project
- Close Sale of South Property





- \$30M debt to Army paid off
- Land is free & clear
- Kroger is paying off infrastructure bonds
- URA will have resources to invest in the future of Forest Park

**Celebration with Army, Community, Businesses, National
& Local Officials in April 2024**