



# CASE STUDY:

## AMERICAN Cast Iron Pipe Company

### PROJECT:

## Buick City Site Redevelopment in Flint, MI

### BACKGROUND:

One of the larger RACER properties, Buick City encompasses 394.7 acres in the heart of Flint. The site originally was developed in 1903 as an automobile parts producer, and various automotive production activities occurred at the site in the following decades. Production of various transmission components continued in three separate operating plants until 2010. All former manufacturing buildings have been demolished. Activities are under way at the property to address groundwater, discharges and other environmental impacts related to prior manufacturing.

The property is ideally located for manufacturing and transportation logistics, with onsite rail,



*Prior to Redevelopment*

nearby interstate highways and proximity to Canada, the largest international trading partner for the U.S. The downturn in manufacturing had acute impacts on Flint and the region, leaving an abundance of surplus industrial property and depressed values.

### CHALLENGES:

Investigations have identified soil and/or groundwater impacts related to prior manufacturing activities. Long-term monitoring and maintenance are being conducted by RACER. These activities are coordinated to the extent possible so they do not interfere with or add to the cost of redevelopment.



*Redevelopment in Process*

### OUTCOME:

AMERICAN Cast Iron Pipe Company (ACIPC) purchased 18 acres and pledged 60 new jobs for the 180,000-square-foot facility it built on the northern portion of the site. RACER is marketing the remaining acreage for redevelopment.

ACIPC is supplying pipe for the Karegnondi Water Authority (KWA) Pipeline, a major public works project that will carry water to the region from Lake Huron. This is the first company to invest in redevelopment at Buick City, and RACER is hopeful that ACIPC's investment and job creation will spur further redevelopment at this site and throughout the greater Flint region. ACIPC's use of the rail line already has sparked the interest of other prospective rail users.

Construction began in August 2014 on the existing slab, and was completed in December 2014. In addition to building on the slab, ACIPC is reusing an existing storm water management system as well as existing sanitary and public water utilities. RACER estimates that reusing the slab saved ACIPC nearly \$1.5 million in construction costs, and using the existing utilities saved ACIPC approximately \$250,000 more.

RACER Trust is selling former GM properties for redevelopment, reuse and jobs. The majority of our industrial land portfolio is in the Upper Midwest of the U.S., in states with favorable investment environments, superior multi-modal transportation, excellent energy infrastructure and service, and outstanding workforces. RACER sales have resulted in thousands of new jobs pledged in communities in Michigan, Ohio, Kansas and Louisiana, with major redevelopment projects pending in New Jersey and Indiana. Our mission is to help communities that were hurt by the GM bankruptcy and loss of jobs, and we do that by performing safe, comprehensive cleanups, where needed, and by seeking buyers who will invest in redevelopment and job creation at our former GM locations.