



The RACER Trust: Empowering America's Auto Communities

Saginaw, MI

RACER Site 10050

Howard Industrial Land
700 Garey Street
Saginaw, MI 48601

Updated June 2021

Site Description

This 3.93-acre vacant parcel in an industrial zone formerly served as warehouse space before the building was taken down in 1988. The property is bordered to the north and east by residential properties, to the south by a rail line, and to the west by other industrial properties.

Nelson Brothers Company, a manufacturer of gasoline engines, occupied the property from approximately 1924 through 1940. GM began leasing the building in 1945 and subleased it to several other companies. GM purchased the building in 1979 and continued leasing it out until it was demolished in 1988.

Cleanup activities are performed by RACER Trust, with the approval and oversight of the Michigan Department of Environment, Great Lakes, and Energy (EGLE). The Settlement Agreement that established RACER Trust set aside approximately \$248,000 for cleanup work at this property.

Environmental History

The property is not part of any formal regulatory program; however, EGLE has been overseeing remediation activities at the property.

A Phase I Environmental Site Assessment (ESA) was completed in September 2006 that identified several "recognized environmental conditions" (RECs), including former underground storage tanks, former above-ground storage tanks, former gasoline engine operations, former outside material storage, potential subsurface demolition debris, and adjacent historical dry cleaning operations.

Sampling as part of the Phase II ESA was conducted in December 2006, February 2007, September 2007 and November 2008. A total of 104 shallow soil borings were advanced, and no groundwater was encountered during drilling so no groundwater samples were collected.

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Arsenic, lead and benzo(a)pyrene were found above regulatory levels in a small number of soil samples. Additional sampling was conducted in September and November 2007 to further delineate the areas of elevated concentrations.

In October 2011, the following closure activities were proposed for consideration by the state. The activities included:

- Removal and disposal of approximately 300 cubic yards of soil containing lead that exceeded non-residential direct contact criteria.
- No further action for soil containing marginal exceedances of non-residential direct contact criteria for benzo(a)pyrene since the calculated 95 percent upper confidence level (UCL) for benzo(a)pyrene was below criteria.
- Because no groundwater was encountered, no further action was needed for soil containing exceedances of non-residential drinking water protection criteria for arsenic, total chromium, lead and trichloroethene (TCE), formerly a common industrial cleaner/degreaser. An additional barrier is also provided by a continuous, thick layer of clay under the site.

In December 2011, the state approved the closure activities, while calling for additional, deeper soil sampling to further delineate the depth of TCE in soil where concentrations of TCE had exceeded non-residential drinking water protection. That sampling was conducted in 2012, and did not find elevated concentrations in deeper soils.

In April 2012, contractors removed approximately 543 tons of soil containing lead, and the area was backfilled with clean material and seeded.

On July 28, 2014, a Declaration of Restrictive Covenant was executed and recorded on the deed for the property with the Saginaw County Register of Deeds. A summary of the DRC includes the following: restricts use of the site to nonresidential; prohibits installation of groundwater wells or use of groundwater except for EGLE-approved response activities; and requires proper soil management and relocation. A No Further Action Report, including the executed Declaration of Restrictive Covenant, was submitted to the state for review and was approved in a letter dated January 12, 2015.

Next Steps

There are no further environmental actions required for the property with the exception of future owners complying with the DRC and RACER monitoring compliance with the DRC.

More detailed information on the site can be viewed at the RACER website at www.racertrust.org.