



Case Study:

PONTIAC NORTH CAMPUS INDUSTRIAL LAND

501 NORTH GLENWOOD AVENUE, PONTIAC, MI

FACTS

Site ID: 11970

Acres: 78.1

SF at Time of Sale: 1.39 million SF

FMV: n/a

Congressional District: MI-14

Date(s) Sold: July 15, 2011; May 14, 2012

Buyer(s): Plant 25, LLC; Plant 15, LLC

End-User(s): Dan's Excavating, Inc.; U-Pull & Save Auto Parts

New Use: New construction of 12K SF office and truck repair facility; office area and storage for U-Pull & Save Auto Parts

Jobs Pledged: N/A

Jobs Actual: 35

Investment Pledged: N/A

Investment Actual: \$1,750,000

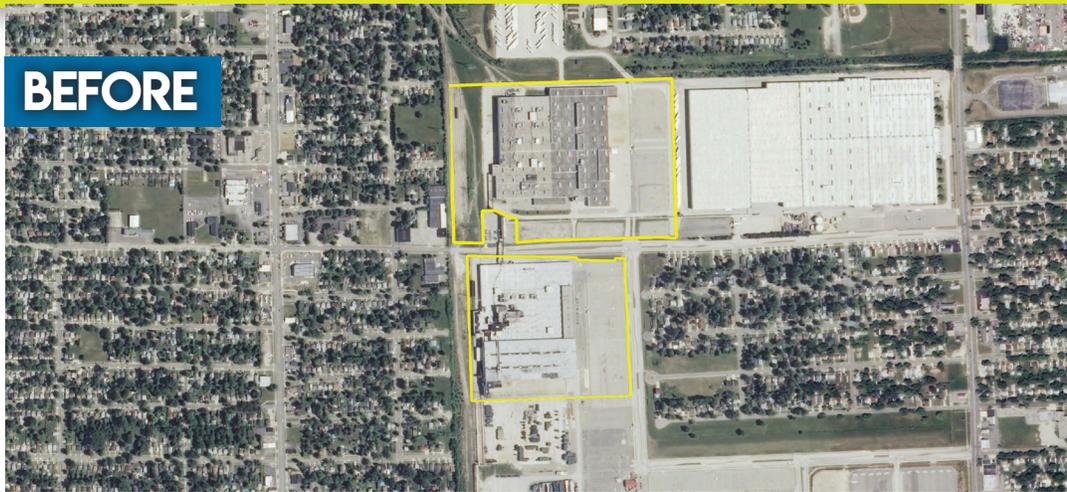
Est. New Tax Base: \$1,360,000

Lead Agency: U.S. EPA

Regulatory Programs: RCRA Corrective Action

Remedial Activities: RACER is working with the U.S. EPA to identify and implement appropriate corrective measures for the site. RACER also conducts annual site-wide groundwater monitoring.

Est. Cleanup Cost: \$11,015,247



BEFORE



AFTER

THE CHALLENGE:

Located about a mile north of downtown Pontiac, these properties were located in a heavy manufacturing zone. They were occupied by a General Motors chassis parts and machining plant and engine plant from the 1960s until vacated in 2008. The properties were used for disposal of non-salvageable wastes related to engine assembly, car assembly, foundry, painting, stamping, engine machining, metal plating, wastewater treatment and direct disposal of incinerated materials from the 1920s to 1970s. Resource Conservation and Recovery Act (RCRA) Corrective Action investigations began in 2001 to determine the extent of environmental impacts. Soil and groundwater impacts as well as light-non-aqueous phase liquid (LNAPL) were identified at the properties. Previous remedial measures implemented at the properties included soil removal, capping of soils impacted with PCBs, and groundwater and LNAPL monitoring.

THE OUTCOME:

The properties are now in use by Dan's Excavating, Inc., a Michigan-based industry leader in large-scale, high-profile underground projects, site preparation, road construction and structural concrete work, and U-Pull & Save Auto Parts, a self-serve salvage operation. Dan's Excavating built a 12,000-square-foot office and truck repair facility and also uses its property for truck storage and staging. U-Pull & Save Auto Parts operates from a 5,500-square-foot building in addition to the on-site staging of scrapped vehicles. There is ample space for additional construction at the properties, which are among several RACER has sold in Pontiac that have been redeveloped or otherwise put back in use as sources of jobs and tax revenue. Another portion of the Property was sold to a metals reclaiming and recycling facility that has since ceased operations.



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