



# The RACER Trust: Empowering America's Auto Communities

## Moraine, OH

RACER Site ID 10120

Dryden West Industrial Land  
3801 Dryden Road  
Moraine, OH 45439

U.S. Environmental Protection Agency  
ID No. OHD 000 817 577, OHD 980 569  
388, OHD 041 063 074

Updated: May 2024

### Site Description

The 18.7-acre Property was formerly owned by General Motors Corporation (GM) and is now owned by RACER Properties, LLC. There are currently no buildings or structures on the Property.

The subject property was part of the former GM Corporation facility used for industrial purposes since the Property was acquired in the mid-1920s. The primary industrial facility was located to the east and north of the Property.

For approximately 35 years, GM was associated with the manufacturing of refrigerators; manufacturing, assembly, and painting of small trucks and sport utility vehicles; and machining and assembly of automotive air conditioning compressors, accumulator dehydrators, and miscellaneous air conditioning valves.

Industrial wastewater generated during manufacturing was treated at an on-site water treatment plant. The resultant sludges were disposed in three former surface impoundments located on the Property.

The surface impoundments received dilute acid and alkali rinses from small cleaning and non-cyanotic electroplating processes, water softening sludges, non-contact cooling water, stormwater runoff, and fly ash dewatering filtrate. The impoundments were taken out of service in 1989.



The 18.7-acre Property is located at the corner of Dryden and Hoylake Roads, just east of I-75.

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## Environmental History

In November 1985, GM submitted a closure plan for the three basins associated with the subject Property. Negotiations and settlement discussions continued through August 2000. On August 24, 2000, the Ohio EPA approved the closure plan and GM began implementation.

As shown in the figure to the right, three basins were used at the Property. The Primary and Secondary Basins were used for settling solids from the wastewater generated as part of the industrial processes. The Sludge Drying Basin was used for dewatering the sludge removed from the Primary and Secondary Basins. Prior to solidification, the waste from the Sludge Drying Basin was moved to the secondary basin. On-site sludges were then solidified in the ground by mixing the waste with soil and solidification reagents.



After the waste was solidified, a minimum of 10-feet of clean backfill was placed on top of the solidified waste. In addition, a clay cap was installed to limit rainwater infiltration. This landfill is now closed in accordance with the plans and specifications approved by the Ohio EPA.

On June 1, 2009, former GM and certain subsidiaries filed voluntary petitions for relief under Chapter 11 of the Bankruptcy Code. RACER Trust was established on March 31, 2011 by a federal bankruptcy court to own, manage, remediate, and revitalize the properties from the 2009 former GM Corporation bankruptcy. An affiliated entity, RACER Properties, LLC, currently owns the Property. RACER Trust is performing groundwater cleanup activities in the area with the approval and oversight of the United States EPA and the Ohio EPA. The Settlement Agreement that established the RACER Trust set aside approximately \$26 million for cleanup work and long-term maintenance of the previous industrial facility, including the subject Property.

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**Information on the site and past environmental tests can be viewed at the RACER website at [www.racertrust.org](http://www.racertrust.org).**



## Next Steps

RACER Trust is planning to implement a remedial strategy called Phase 1 Dynamic Groundwater Recirculation (DGR™). The remedy is designed to address impacted groundwater in the neighborhood to the south of the Property. This remedy will require access to multiple groundwater wells for monitoring and remediation on the subject Property. A building will be constructed in the southern area of the Property to house the groundwater treatment system. The budget allocated by the Settlement Agreement for the site will fund the monitoring and remedial implementation of Phase 1 DGR™.



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**For More Information**

RACER: Pam Barnett • 855-RACER-411 • [pbarnett@racertrust.org](mailto:pbarnett@racertrust.org)