



Case Study:

# SAGINAW MALLEABLE INDUSTRIAL LAND

77 WEST CENTER STREET, SAGINAW, MI



## FACTS

Site IDs: 10030, 13280 & 11060

Acres: 334 +/-

SF at Time of Sale: 0 (vacant land)

FMV: \$300,000

Congressional District: MI-05

Date Sold: October 2, 2019

Buyer: State of Michigan Department of Natural Resources

End-User(s): Saginaw County Parks

New Use: Passive recreational-use public park; habitat/wetland restoration and protection; preservation of historical assets; improvements to accommodate accessibility and user experience.

Jobs Pledged: N/A

Jobs Actual: 1

Investment Pledged: \$590,000

Investment Actual: \$700,000

Est. New Tax Base: \$0

Regulatory Programs: Michigan Department of Environment, Great Lakes, and Energy NREPA Parts 111 & 201; 40 CFR Part 761

Remedial Activities: Removed PCB- and lead-impacted materials, then installed various covers; mitigated PCB-impacted sewers; prepared supplement to Ecological Risk Assessment; recorded DRC.

Cleanup Cost: \$12,874,649

## BEFORE



## AFTER



## THE CHALLENGE:

In 2011, RACER Trust assumed title to this 334-acre, former GM auto manufacturing complex located in the floodplain along the Saginaw River, a tributary of Saginaw Bay/Lake Huron. The property was abandoned in GM's bankruptcy and is a designated site of environmental contamination, with deteriorating or abandoned infrastructure and three, closed landfills. RACER is addressing the environmental contamination there under the oversight of the Michigan Department of Environment, Great Lakes, and Energy. An assessment by RACER concluded that the property had the potential to provide much needed local recreational opportunities and that passive recreation is the highest and best use for the property. Consequently, with assistance from The Nature Conservancy, RACER initiated discussions with leaders in the Saginaw and the Great Lakes Bay region of Michigan and at the Michigan Department of Natural Resources who ultimately conceived the plan to convert the property into an urban, riverfront park and to restore a healthy natural resource which is easily accessible from the greater Saginaw area. This plan on that environmental conditions there would be remediated and managed fully by RACER, and that the property could be utilized safely with proper access and use restrictions.

## THE OUTCOME:

With careful remediation and management of environmental impacts by RACER's cleanup team, overseen by the state, the parties formed a unique partnership in which the buyer was the state Department of Natural Resources, with Saginaw County Parks and Recreation operating the property for hiking, fishing, wildlife watching and other light recreation, all supported by partners that included The Nature Conservancy and a local philanthropic foundation. It is the first park in the state of Michigan to be owned by the state but operated by a local parks department.

Development of the new Saginaw River Headwaters Rec Area was of such significance that the lieutenant governor of Michigan sent video greetings for the socially distanced ceremonial dedication, which took place on September 24, 2020.

In addition to creating a community resource and quality-of-life enhancement for the City of Saginaw, the Saginaw River Headwaters Rec Area replaces a blighted landscape of broken concrete, enhancing the city's revitalization and investment attraction initiatives.



## CONTACT: BRUCE RASHER

Web: [racertrust.org](http://racertrust.org) | Email: [brasher@racertrust.org](mailto:brasher@racertrust.org) | Phone: 734-355-2900

Twitter: [BRasher\\_RACER](https://twitter.com/BRasher_RACER) | [linkedin.com/in/brucerasher/](https://www.linkedin.com/in/brucerasher/)