



Case Study:

EMPLOYEE DEVELOPMENT CENTER

65 UNIVERSITY DRIVE, PONTIAC, MI 48342

FACTS

Site ID: 10010

Acres: 3.663

SF at Time of Sale: N/A (vacant land)

FMV: \$220,000

Congressional District: MI-14

Date Sold: February 15, 2017

Buyer: George W. Auch Company

End-User(s): George W. Auch Company

New Use: New 20K SF company HQ

Jobs Pledged: 50 retained

Jobs Actual: 0

Investment Pledged: \$3.6MM

Investment Actual: N/A

Est. New Tax Base: \$2.83MM

Lead Agency: MDEQ

Regulatory Programs: Part 201 of the Michigan Natural Resources and Envir. Protection Act

Remedial Activities: Soil boring and GW wells installed; delineated extent of contamination; excavation of 14,480 sq.ft. of soils/concrete/asphalt down as far as 17' below grade; removal of underground hydraulic lifts and trench drains; backfilled/compacted/graded w/9,152 tons of Class II sand and 268 yards of 21AA crushed stone; MDEQ approved the DRC and No Further Action in 2016.

Est. Cleanup Cost: \$1,213,426



THE CHALLENGE:

Located on the eastern edge of the downtown Pontiac central business district, this Property, originally an auto dealership in the 1950s, most recently was used by GM from 1994 to 2007 as an employee development center. Engineering and construction of prototype vehicles took place between 1978 and 1992. Buildings on the Property were vacated in 2007 and demolished in 2010. Petroleum-impacted soil was removed and follow-up groundwater monitoring is in progress. Deed restrictions prohibit use of groundwater on the Property or reuse of the Property for residential purposes. Asphalt, concrete and portions of a building slab were intact. A buried county drain bisects the parcel from north to south, limiting the buildable space. The location of the Property — a corner lot along a well-traveled thoroughfare into downtown Pontiac — made its revitalization a priority for the city of Pontiac. Environmental conditions at the Property required close coordination between RACER's redevelopment and remediation teams to overcome perceptions that the Property presented too great a risk to potential buyers and end users.

THE OUTCOME:

RACER sold the Property to George W. Auch Company, a 110-year-old general contractor and construction management firm, which cut the ribbon on a new, 20,000-square-foot corporate headquarters in July 2018. The building features an open floor plan that makes use of extensive natural daylight, features a lighting system that adjusts automatically to the natural light, and is projected to be U.S. Green Building Council LEED (Leadership in Energy and Environmental Design) Silver certified, a globally recognized symbol of quality and sustainability achievement. In addition, the parking lot uses natural swales to manage storm water runoff, considerably reducing the load on the local municipal treatment system. The headquarters, designed to emphasize views of the Pontiac skyline, considerably enhances the eastern gateway to the city, with more than 3.5 acres maintained as an open meadow and green space. Overall, Auch employs more than 100 construction professionals and support staff in its management of approximately \$150 million to \$200 million of annual volume in the educational, health care and municipal markets.



CONTACT: BRUCE RASHER

Web: racertrust.org | Email: brasher@racertrust.org | Phone: 734-355-2900

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