FLINT
Property: Flint West
Location: ~ 1.5 miles west of downtown Flint
Acreage: 3.2 +/-
Proximity to substation: On-site
Local electric provider: Consumers Energy
Description: Flat parcel in vicinity of Chevy Commons park. Kettering University and the Genesee Land Bank own adjoining properties.

FLINT TOWNSHIP
Property: Linden Road Landfill
Location: ~ 1 mile W of I-75; ~4 miles W of downtown Flint
Acreage: 28.4 +/-
Proximity to substation: 1.35 miles
Local electric provider: Consumers Energy
Description: General waste landfill until the 1960s, now community soccer fields with gravel access and parking. Property was remediated and capped with 2.5 feet of soil and vegetation.

SAGINAW
Property: Howard Industrial Land
Location: ~ 1 mile southeast of downtown Saginaw
Acreage: 3.93 +/-
Proximity to substation: 0.5 miles
Local electric provider: Consumers Energy
Description: Vacant parcel bordered to the north and east by residential properties, to the south by a rail line, and to the west by other industrial properties.

MICHIGAN

GENESEE TOWNSHIP
Property: Coldwater Road Landfill
Location: ~ 1 mile from I-475, N of downtown Flint
Acreage: 116.9 +/-
Proximity to substation: 0.3 miles
Local electric provider: Consumers Energy
Description: 20-acre wastewater treatment sludge landfill (closed in 2003); restored wetlands; leachate accumulation facility.

BAY CITY
Property: Bay City Powertrain Industrial Land
Location: Downtown Bay City
Acreage: 10.1 +/-
Proximity to substation: 0.06 miles (Consumers Energy)
Local electric provider: Bay City Electric Light & Power
Description: Containment cell adjacent to GM Bay City Powertrain Plant and Saginaw River. Previous use primarily equipment storage.

SALINA
Property: Ley Creek Land
Location: ~ 6 miles north of downtown Syracuse
Acreage: 20.6 +/-
Proximity to substation: 0.16 miles
Local electric provider: National Grid
Description: A narrow strip of land immediately south of I-90 (NYS Thruway), between the highway and Factory Avenue, near the Salina Industrial Powerpark.

NEW YORK

SALINA
Property: Ley Creek Land
Location: ~ 6 miles north of downtown Syracuse
Acreage: 20.6 +/-
Proximity to substation: 0.16 miles
Local electric provider: National Grid
Description: A narrow strip of land immediately south of I-90 (NYS Thruway), between the highway and Factory Avenue, near the Salina Industrial Powerpark.

MICHIGAN

BURTON
Property: Hemphill Industrial Land
Location: Just E of I-475, S of downtown Flint
Acreage: 7.87 +/-
Proximity to substation: 0.29 miles
Local electric provider: Consumers Energy
Description: Vacant, partially paved former parking and storage lot. Former landfill with a history of disposal dating to 1941.

TOLEDO
Property: Toledo Landfill
Location: ~ 5 miles SW of downtown Indianapolis
Acreage: 105.9 +/-
Proximity to substation: 1,100 feet
Local electric provider: AES Indiana
Description: Former 8-acre hazardous waste site; closure overseen by U.S. EPA.

OHIO

ELYRIA
Property: Elyria Industrial Land
Location: ~ 2 miles W of Elyria, 2 miles S of I-80
Acreage: 95.3 +/-
Proximity to substation: 0.36 miles
Local electric provider: FirstEnergy Corp.
Description: Capped landfill portion of larger site that is being marketed for redevelopment. Landfill closed per Ohio EPA guidelines.

MORAYE
Property: Moraine West Industrial Land
Location: ~ 1.5 miles from I-475, N of downtown Flint
Acreage: 18.7
Proximity to substation: 0.5 miles
Local electric provider: AES Ohio
Description: Closed processed waste disposal facility capped with 10 feet of clean fill and a vegetative soil cover.

www.racertrust.org/properties/solar
Option for Solar Lease
Flexible Terms that Minimize Upfront Costs

Advantages of Leasing from RACER
- Close proximity to node and access to transmission capacity
- Flexible timing and certainty of control
- Competitive lease terms
- Environmental liability protections

Property Control
For a nominal cost, secure site control by customizing the timing and order of option conditions, such as:
- RFP
- Power Purchase Agreement
- Community solar program
- Off-taker agreement
- Interconnection agreement
- Net metering agreement
- Incentives
- Financing

Typical Sequence
1. Execute option for lease to lock in option and lease terms
2. Prove out project and due diligence
3. Lease and royalty payments start after construction completion and commencement of commercial operation

Environmental Cleanup
Environmental Liability Protection:
- RACER implements remedial activities as approved by the primary or “lead” environmental regulatory agency designated for each site. RACER continues the cleanups until they are approved as complete by the lead agency. Buyer/lessee is not responsible for cleanup activities resulting from prior use and can be protected from liability associated with pre-existing contamination.
- RACER’s goal for each cleanup is to secure a No Further Action letter (or similar determination) based on non-residential standards from the lead agency.
- Purchasers/lessees are responsible for compliance with environmental laws and regulations post-closing, including institutional controls; costs relating to management/disposal of regulated materials generated by the purchaser/lessee; and extra cost, if any, to achieve a more stringent cleanup to support a change in land use.
- RACER is permitted and encouraged to sell/lease its properties before completing its cleanup activities at these properties, while retaining responsibility for completing the cleanup of pre-existing contamination.
- Additional liability protections may be available from the relevant environmental regulatory agencies for purchasers/lessees of RACER properties.

The RACER Team

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About RACER Trust
RACER (Revitalizing Auto Communities Environmental Response) Trust was created to clean up and position for redevelopment properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy.

When it was formed in 2011, RACER was one of the largest holders of industrial property in the United States and was the largest environmental response and remediation trust in U.S. history. Its initial property holdings were at 83 locations in 12 states, principally in the Midwest and Northeast.

The Trust was created by a settlement agreement in the U.S. Bankruptcy Court between the U.S. Government, the states where the former GM properties are located, and the St. Regis Mohawk Tribe, which owns land adjoining one of the properties in Upstate New York.

Leasing or Buying a RACER Property
RACER Trust welcomes interest from solar developers and others interested in leasing or purchasing RACER properties. RACER evaluates property lease or sales opportunities based on the following:
- Sufficiency of price
- Job creation
- Tax revenue, other benefits
- Integration with cleanup
- Community support
- Buyer’s/Lessee’s reputation

See Our Model Term Sheet
See Our Model Transaction Document