



Case Study:

# FIERO POWERHOUSE

824 ST. CLAIR STREET, PONTIAC, MI

## FACTS

Site ID: 11160

Acres: 18.84

SF at Time of Sale: N/A (property remains on the market)

FMV: N/A

Congressional District: MI-14

Date Sold: N/A

Buyer: N/A

End-User(s): N/A

New Use: Vacant property for redevelopment

Jobs Pledged: N/A

Jobs Actual: N/A

Investment Pledged: N/A

Investment Actual: N/A

Est. New Tax Base: N/A

Regulatory Programs: U.S. EPA RCRA Corrective Action

Remedial Activities: As part of a RCRA

Facility Investigation, two areas were identified as warranting additional evaluation. These two areas are industrial wastewater collection sumps in the basement of the former powerhouse and the former coal storage area. The industrial wastewater collection sumps were cleaned and inspected and repaired if necessary. In addition, soil and groundwater in the vicinity of the sumps were tested for VOCs, SVOCs, PCBs and inorganics; no exceedances of applicable criteria were identified.

Est. Cleanup Cost: Site is among properties folded into the larger former GM Pontiac North Campus (no separate EA budget)

## BEFORE



## AFTER



## THE CHALLENGE:

The Fiero powerhouse, approximately 50,000 square feet, had provided high-pressure steam and electricity for nearby General Motors operations before being idled in early 2011. The facility had become functionally obsolete as an energy facility, and there was no market for adaptive reuse of the building because of extensive rehabilitation and renovation costs that would have been necessary to repurpose it. The powerhouse building contained a significant amount of asbestos, another cost barrier to its potential reuse. A former GM wastewater treatment plant was located less than a quarter-mile from the powerhouse building. As with the powerhouse, there was no market for adaptive reuse.

## THE OUTCOME:

RACER undertook the decommissioning and demolition of the remaining structures at the former GM Fiero Powerhouse property and the wastewater treatment plant property in the fall of 2019 to enhance the property's reuse potential. RACER Trust is actively marketing the property as vacant land for redevelopment. Remedial investigations found no current unacceptable risks to users of the property or adjacent properties. Redevelopment and future site uses will be subject to appropriate use restrictions. As with all RACER Trust properties, RACER will seek a buyer who will maximize the property's redevelopment potential and create jobs, new, net tax base and other benefits to the community.



**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://linkedin.com/in/brucerasher/)