



# The RACER Trust: Empowering America's Auto Communities

## Moraine, OH

RACER Sites 10120, 12020 & 13170

Includes the former Delphi Harrison,  
GM Engine and GM Assembly Plants

U.S. Environmental Protection Agency  
ID Nos: OHD041063074, OHD980569388,  
OHD000817577

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### Site Description

The Moraine site consists of the former GM Truck Group Moraine Assembly Plant, the former GM Powertrain Group Moraine Engine Plant and the former Delphi Harrison Thermal Systems Moraine Plant. The properties encompass approximately 465 acres along Dryden, Stroop and Springboro roads.

Operations at the complex included the manufacture, assembly and painting of small trucks, sport utility vehicles and diesel truck engines. A regional haulaway referred to as the Vehicle Distribution Center was located at the complex. Frigidaire, a division of General Motors, also produced appliances on the site from the late 1920s until 1979. Delphi ceased operations in 2003 and GM stopped all manufacturing in late 2008. Many of the buildings have been torn down, but the 4.5-million-square-foot assembly plant remains.

Two of the three parcels that comprise the site were sold to Industrial Realty Group, a California-based development firm. The third parcel, located at 3600 Dryden Road, is available for sale.

The site is being managed under the U.S. EPA's Resource Conservation and Recovery Act (RCRA) program. Cleanup activities are performed by RACER Trust, with the approval and oversight of EPA Region 5 and The Ohio Environmental Protection Agency (Ohio EPA). The Settlement Agreement that established RACER Trust set aside nearly \$26 million for ongoing and future cleanup work.

### Environmental History

A multi-faceted RCRA Facility Investigation was performed at the complex and approved by the U.S. EPA in 2000. The investigation determined that a class of chemicals called volatile organic compounds (or VOCs) are present in soils, and shallow and deep groundwater. While several different VOCs were used at the complex over the years, the two of most concern are TCE (trichloroethylene) and PCE (tetrachloroethylene).

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Several cleanup activities have been performed to improve conditions at the property, including:

- The decommissioning and removal of underground and aboveground storage tanks;
- Construction of a groundwater pump-and-treat system;
- Diversion of industrial wastewater and process water to an on-site pretreatment facility;
- Closure of several surface impoundments and settling lagoons;
- Treatment of VOC-impacted groundwater through an air stripper tower before discharge to the Great Miami River;
- Excavation of contaminated soils;
- Installation of injection wells and monitoring wells to implement an enhanced bioremediation system to treat downgradient areas with lower VOC levels. The system involves injecting a molasses and water mixture into groundwater to enhance the degradation of chemicals in the water; and
- Installation of a dynamic groundwater recirculation zone at the downgradient portion of the plume in the area of the Riverview neighborhood plat.

In conjunction with the U.S. EPA and Ohio EPA, RACER conducted an air sampling program in an area southwest and east of the complex to determine if air in soils (known as soil vapor) contains VOCs. Sampling results detected the presence of TCE and/or PCE at levels above the U.S. EPA's action levels in approximately 80 percent of the structures sampled. RACER offered to install ventilation systems in these structures free of charge. These ventilation systems, which are similar to radon systems, are designed to address the potential for soil vapors containing VOCs to enter these homes and buildings. RACER also maintains these systems free of charge and pays for the electricity used to run the systems.

## Next Steps

The U.S. EPA has approved a Corrective Measures Proposal that recommended final cleanup activities and long-term monitoring and maintenance of the complex. These activities, expected to begin in the summer of 2022, include:

- Treatment of contaminated VOCs in the upper aquifer in the source area through enhanced reductive dechlorination

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## For More Information

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- Monitored natural attenuation following source area treatment to achieve long-term cleanup objectives
- Continued treatment of contaminated VOCs in the upper aquifer off-site through a dynamic groundwater recirculation treatment system. This system has been used since 2019 to address vapor intrusion concerns in the Riverview Plat neighborhood.
- Continued hydraulic containment of the lower aquifer to prevent contaminated groundwater migration
- Prohibition of groundwater use
- Vapor intrusion evaluation for all occupied buildings or other enclosed structures
- Prohibition of residential land use
- Environmental restrictive covenants for each parcel of the 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) or on the Environmental Protection Agency's website at [www.epa.gov/region5/cleanup/rcra/racer/index.html](http://www.epa.gov/region5/cleanup/rcra/racer/index.html).*

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