



# The RACER Trust:

## Empowering America's Auto Communities

## Genesee Township, MI

RACER Site 13270

Coldwater Road Industrial Land  
1245 East Coldwater Road  
Genesee Township, MI 48458

Updated January 2024

### Site Description

The former Coldwater Road facility was operated by various GM business units, including Delphi, which manufactured window regulators, door hinges, door modules and seat adjusters. GM sold the plant in 1996 to Peregrine, which manufactured window regulators and door hinges until it ceased operations in 1998. GM's subsidiary, REALM, acquired the property in 1999. GM leased the Administration Building until 2000. REALM completed environmental decommissioning and removal of all structures in June 2001, leaving only the majority of the slabs of the buildings.

The 118.27-acre Property — partially paved and fenced — is currently leased, and is used for storage of automobile part shipping containers and vehicles or semi-trailers. It is bordered by a rail line to the east and Coldwater Road to the south, is zoned heavy industrial, and has easy access to Interstate 475.

Cleanup activities are performed by RACER Trust, with the approval and oversight of the Michigan Department of Environment, Great Lakes and Energy (EGLE). The Settlement Agreement that established RACER Trust set aside \$1.7 million for environmental remediation and oversight at this Property.

### Environmental History

Environmental work is ongoing under the Resource Conservation Recovery Act (RCRA) Corrective Action program under EGLE oversight. A RCRA Facility Investigation (RFI) was completed at the Property in 1996. Additional investigations and interim measures were implemented between 2000 and 2005. Those measures included excavation of oil-impacted areas and soils exceeding cleanup criteria and replacing such areas with clean fill; demolition of the building; delineation of areas of interest; and investigations of groundwater. Reports summarizing the remedial activities at the Property were submitted to EGLE in August 2010.

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Between 2010 and 2012, a shallow and deep groundwater quality investigation and Property-specific background evaluation were completed, at the request of EGLE, to determine the extent of on-Property groundwater impacts and the potential for off-Property migration of impacted groundwater. Five rounds of quarterly groundwater samples were collected from select wells screened in a shallow water-bearing unit and the deeper aquifer. Property-specific background values were developed in consultation with EGLE, and a groundwater quality analysis was submitted in February 2013 that summarizes the results of the sampling program. The shallow water-bearing unit sampling identified elevated levels of lead and manganese above the state drinking water criteria. The deeper aquifer sampling did not identify any Property-related impacts. In October 2013, four new, shallow groundwater monitoring wells were installed to allow for further assessment of the extent of lead and manganese concentrations on-Property and to allow for monitoring of potential shallow groundwater migration within utility corridor bedding.

In March 2014, a three-year groundwater monitoring program was initiated to further assess the extent of groundwater impacts and groundwater migration. Groundwater samples were subsequently analyzed for per- and polyfluoroalkyl substances (PFAS) in November 2016. The results of the monitoring activities were summarized and presented to EGLE in 2018. On September 17, 2018, EGLE confirmed that RACER should prepare and submit a RCRA corrective action complete with controls request for the Property.

Since 2018, additional investigation of PFAS in the subsurface storm water system has been completed and several storm water discharge points from the Property have been bulkheaded or plugged to prevent off-Property discharge of storm water containing PFAS.

## Next Steps

Anticipated next steps include continuing groundwater and storm water monitoring and working with EGLE toward the goal of obtaining Corrective Action Complete with Controls. It is expected that deed restrictions will be recorded that at a minimum limit use of the Property to nonresidential, prohibit use of groundwater, require soil vapor management and require contaminated soil management.

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*More information on the site is available at the RACER website at [www.racertrust.org](http://www.racertrust.org).*

## For More Information

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