



The RACER Trust: Empowering America's Auto Communities



Wyoming, MI

RACER Site 11980

Grand Rapids Stamping Plant
300 36th Street SW
Wyoming, MI 49548

Updated: March 2024

Site Description

An 88-acre Property near US 131, this Property, zoned industrial, was the home of the former Grand Rapids Stamping Plant. RACER Trust sold the Property in 2011 to Thunder Ventures, which subsequently transferred the Property to the City of Wyoming Brownfield Redevelopment Authority (WBRA). Franklin Site 36 LLC acquired the Property in 2022. The portion of the Property to the west of the railroad tracks was sold to Kendall Electric, Inc. in 2014 and redeveloped by J.O. Galloup, a subsidiary of Kendall Electric. RACER Trust retains certain responsibilities related to subsurface contamination associated with historical operations at the Property.

The Property was originally developed in 1936 by the Fisher Body Division of General Motors and was formerly operated as an automobile metal fabrication and assembly plant until 2010, when operations ceased. The Property included a 2 million-square-foot main manufacturing building, in addition to several outbuildings, and a wastewater treatment plant.

Operations included the use of various heavy metal-based materials, oils, and solvents. Decommissioning and demolition activities in support of future redevelopment were completed by MCM Management Corporation on behalf of Thunder Ventures in 2011 and 2012. The activities included decommissioning and demolition of all structures except for the Primary Switch House, Storm Sewer Pump House, Guard House, and a Consumers Energy Company substation, removal of the former building slabs, and re-grading of the Property. An off-Property stormwater retention pond remains present in a Consumers Energy Company easement to the west of the Property, which has been conveyed with the Property.

Investigation and cleanup activities are being performed by RACER, working with the Michigan Department of Environment, Great Lakes and Energy (EGLE). The Settlement Agreement that established RACER set aside \$3,785,208 for investigation and cleanup work at this Property.

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Environmental History

Numerous environmental investigations were conducted at the Property between 1981 and 2010. A Current Conditions Report (CCR) was prepared and submitted to EGLE in December 2010, which provided a summary of the historical operations and environmental investigations associated with the Property. Thirty-eight Areas of Interest (AOIs) were identified in the CCR at the Property, with two additional AOIs identified during the demolition and slab removal activities in 2011 and 2012. Additional investigations were completed on behalf of RACER between 2011 and 2017 to evaluate the AOIs to determine if impacts were present that posed potential unacceptable risk/exposures to human health and the environment requiring remedial/mitigation measures.

Remedial actions undertaken at the Property included a soil vapor extraction (SVE) system, a groundwater pump and treat system, and excavation and off-Property disposal of impacted materials. Between 1989 and 2005, the former General Motors Corp. operated soil and groundwater treatment systems at the Property to remediate a trichloroethene (TCE) release associated with former degreaser operations. With the approval of EGLE, the soil vapor extraction and groundwater treatment systems were shut down in May 2003 and March 2005, respectively, after it was concluded that the systems had effectively removed the majority of the TCE. Routine monitoring of on- and off-Property groundwater monitoring wells for volatile organic compounds (VOCs) was initiated in 1989 and continued through 2018, when approval from EGLE was received to discontinue monitoring. Groundwater monitoring wells on the Property were abandoned, with groundwater monitoring wells remaining on off-Property areas to the north of 36th Street and along Buchanan Avenue. Excavation and off-Property disposal of soil impacted with metals, polychlorinated biphenyls (PCBs), and polynuclear aromatic hydrocarbons (PAHs) was completed in 2012 and 2015. A light non-aqueous phase liquid (LNAPL) Conceptual Site Model evaluation was completed and concluded that there were no current or future compositional or saturation-based risks associated with the LNAPL identified at the Property and that no further evaluation was warranted. Land and groundwater use deed restrictions were recorded as part of the remedial action process. Additionally, a Groundwater Ordinance (City Code Section 30-203) titled “Water Well Restrictions” was approved by the City of Wyoming on July 16, 2018, that restricts, among other things, installation and use of wells for potable purposes within the defined boundaries, which includes the Property and adjoining areas.

No Further Action (NFA) Reports were submitted for the Kendall Electric property in December 2014 and for the Property in February 2018, which were approved by EGLE in March 2015 and March 2018, respectively. The NFAs submitted did not include two off-Property areas; the railroad property adjoining the Property to the west and on the northern portion of the Property, which are currently undergoing further evaluation. PCBs and PAHs have been identified in soil on the adjoining railroad property and volatile organic compounds (VOCs) have been detected in soil gas on the northern portion of the Property. Soil sampling was completed in the off-Property railroad area in 2014, 2021, and 2022 to delineate the extent of impacts in soil. Soil gas sampling was conducted between 2019 and 2023 to evaluate potential vapor intrusion risks associated with VOC impacts in groundwater in the northern portion of the Property. A total of eight consecutive quarterly soil gas sampling events have been completed, with no exceedances of the Site-Specific Volatilization to Indoor Air Inhalation Criteria.

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Next Steps

Work is being performed under the Natural Resources and Environmental Protection Act, 1994 Public Act 451, Part 201 (Environmental Remediation). RACER is working with EGLE to conduct further evaluation of soil impacts within the railroad property adjoining the Property to the west and of potential soil vapor impacts in the northern portion of the Property, respectively, to confirm these impacts do not pose potential unacceptable risk/exposures to human health and the environment. In addition, RACER is also working with the U.S. Environmental Protection Agency (USEPA) to address PCB impacts on the adjoining railroad property. Necessary activities beyond the planned evaluations will depend on the findings of those evaluations and EGLE's and USEPA's reviews.

More detailed information on the site can be viewed at the RACER website at www.racertrust.org.

For More Information

RACER: Brendan Mullen • 855-RACER-411 • bmullen@racertrust.org
EGLE: Brent Ritchie • 616-356-0023 • RitchieB1@michigan.gov