

Prime Solar Opportunities For Lease or Purchase

INDIANA

INDIANAPOLIS

Property: Allison Gas Turbine Landfill

Location: ~ 5 miles SW of downtown Indianapolis

Acreage: 10.27 +/-

Proximity to substation: 1,100 feet

Local electric provider: AES Indiana

Description: Former 8-acre hazardous waste site; closure overseen by U.S. EPA.



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.



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.



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.



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.



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.



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.



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.



TOLEDO

Property: Toledo Landfill

Location: 5 miles N of downtown Toledo

Acreage: 34.1 +/-

Proximity to substation: 0.24 miles

Local electric provider: FirstEnergy Corp.

Description: Former disposal area and adjacent storm water pond covered by engineered soil cap. Property covered with trees and other vegetation.



MORaine

Property: Dryden West Industrial Land

Location: Adjacent to the northbound lanes of I-75

Acreage: 18.7

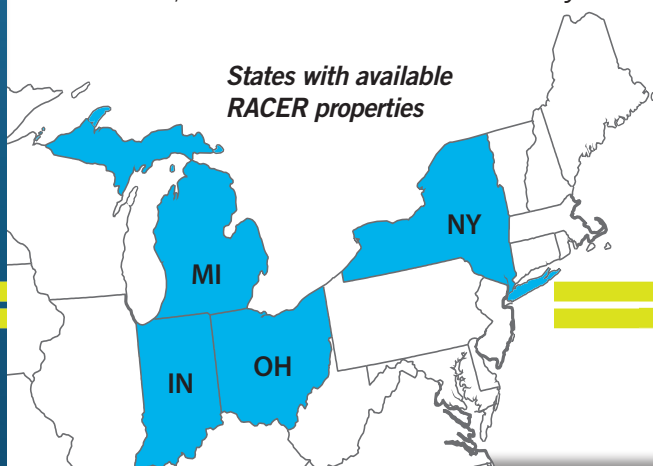
Proximity to substation: 0.5 miles

Local electric provider: AES Ohio

Description: Closed processed waste disposal facility capped with 10 feet of clean fill and a vegetative soil cover.



States with available
RACER properties



RACER

www.racertrust.org/properties/solar

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

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

Execute option for lease to lock in option and lease terms

Prove out project and due diligence

Lease and royalty payments start after construction completion and commencement of commercial operation

> [See Our Model Term Sheet](#) > [See Our Model Transaction Document](#)

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



Bruce Rasher
Redevelopment Manager
brasher@racertrust.org



Patricia Spitzley
Deputy Redevelopment Manager
& Director of Government Relations
pspitzley@racertrust.org



Steven Black
Transaction and Operations Manager
sblack@racertrust.org

