# The RACER Trust:
Empowering America's Auto Communities

# Flint, MI
## RACER Site ID 12990

Flint West
Stevenson Street & Glenwood Avenue
Flint, MI 48503

Updated August 2025

## Site Description



RACER owns 3.2+/- acres near the corner of Stevenson Street and Glenwood Avenue south of the Flint River. The Property included the former Building 9 and a small right-of-way. Almost the entire Property is covered with concrete or asphalt and a portion of the Property is currently used as an electrical substation. The Property is zoned heavy manufacturing.

Surrounding properties include Kettering University, Chevy Commons, and a GM LLC tool and die facility.

The Property initially was developed with residences before the former General Motors Corp. constructed Building 9 in 1929. Building 9 initially was used as a mechanical repair shop. It eventually was converted to automotive manufacturing purposes and was operated in this capacity until 1997, when it was decommissioned and demolished. The primary operations involved machining and manufacturing of automotive engine valves, which included chrome plating operations and use of a trichloroethene (TCE) degreaser. The locations of these operations were viewed as areas of concern for possible environmental remediation, as were areas on the northwestern exterior of the building where containerized chemicals previously were stored.

RACER Trust is performing Resource Conservation and Recovery Act (RCRA) Corrective Actions for the Property, with the approval and oversight of the United States Environmental Protection Agency (U.S. EPA). The Settlement Agreement that established RACER Trust set aside approximately $3.1 million for corrective action work at this Property.

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## Environmental History



Several soil and groundwater investigations have been completed on the Property since 1993. Before 2018, investigations focused on locations where chlorinated volatile organic compounds (cVOCs), including TCE, had the potential to impact the soil and groundwater. As described below, investigation and monitoring of per- and polyfluoroalkyl substances (PFAS) have been completed since 2018. Investigations conducted to date indicated there are exceedances of drinking water and groundwater-surface water interface criteria in soil and groundwater at the Property, but that there is no current risk to human health as there are no current exposures resulting from the exceedances. There is no expected impact to surface water quality in the Flint River, located approximately 600 feet west of the site.

In 2014, RACER submitted a Corrective Measures Proposal (CMP) to U.S. EPA, which proposed in-situ treatment of residual cVOCs with the goal of reducing concentrations of cVOCs in groundwater, followed by groundwater monitoring and deed restrictions. In 2017-18, an in-situ treatment pilot study and follow-up groundwater monitoring were completed. Results from the pilot study and follow-up groundwater monitoring indicated the in-situ treatment technology would effectively enhance the observed decreasing concentrations of cVOCs in groundwater. Based on the pilot study results, a work plan to implement full-scale in-situ treatment was prepared and submitted to U.S. EPA in late 2019. However, that work was put on hold to allow for investigation of PFAS.

PFAS are known as “emerging contaminants” that, since the late 2010s, have been identified as a potential concern at some contaminated sites. PFAS often are associated with fire suppressant foams, but also are found in relation to chrome plating operations, like those previously conducted at the Property. Based on the former

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chrome plating operations at the Property, groundwater samples were first analyzed for PFAS in 2018. PFAS were identified above the then-applicable screening criteria. After the Michigan Department of Environment, Great Lakes and Energy (EGLE) adopted drinking water maximum contaminant levels and more stringent screening criteria for certain PFAS in late 2020 and early 2021, it became necessary to complete additional investigation of PFAS at the Property. Additional investigation for PFAS was completed in 2021 and a summary report was submitted in early 2022.

## Next Steps

RACER will continue to work with U.S. EPA to complete additional investigations and groundwater monitoring as necessary to develop a cost-effective remedy for the Property. Development of a cost-effective remedy is in progress and a revised CMP is being prepared for submittal. It is anticipated that, at a minimum, the remedy will include groundwater monitoring to observe groundwater quality trends and deed restrictions to prevent exposures to residual contaminants, with the goal of obtaining a RCRA Corrective Action Complete with Controls determination from U.S. EPA. Once a cost-effective remedy is identified, RACER Trust will work with U.S. EPA to provide information in order for U.S. EPA to move forward in its formal remedy selection process (i.e. corrective measures). U.S. EPA's remedy selection process includes preparation of a Statement of Basis, which will be made available for public comment.

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

## For More Information

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