

BUICK CITY SITE PUBLIC MEETING

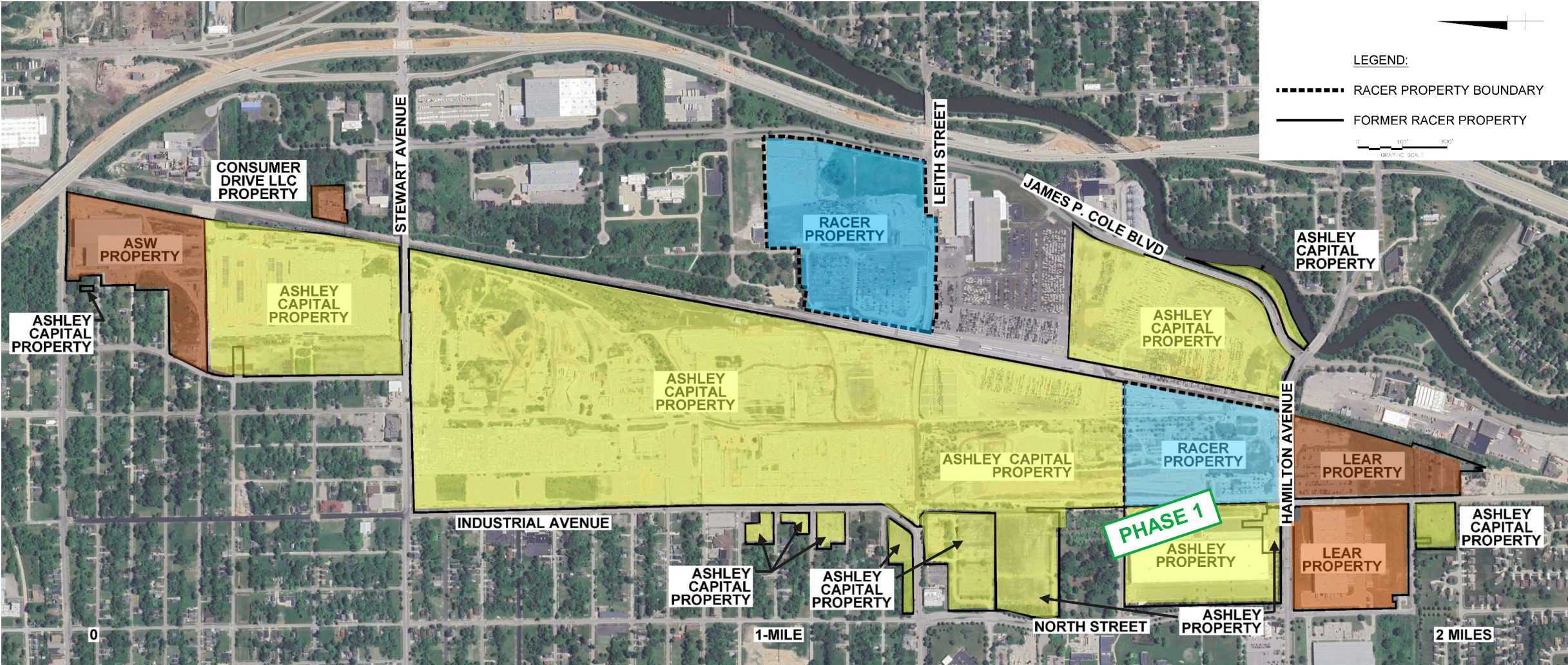
RACER Trust

November 21, 2024

6:00 – 8:00 pm

The Dome Auditorium – Flint City Hall

Site Redevelopment



 Ashley Capital Property

 Former RACER Property (non-Ashley)

 RACER Property

Redevelopment Updates

Phase 1

- Ashley Capital purchased 20 acres in March 2023
- Work began immediately to redevelop the property
- Governor Whitmer attended groundbreaking on June 5, 2023



RACER's Dual Mission: To perform environmental remediation, and to facilitate redevelopment for the creation of new jobs and economic growth.

Redevelopment Updates



Redevelopment Updates

Phase 1

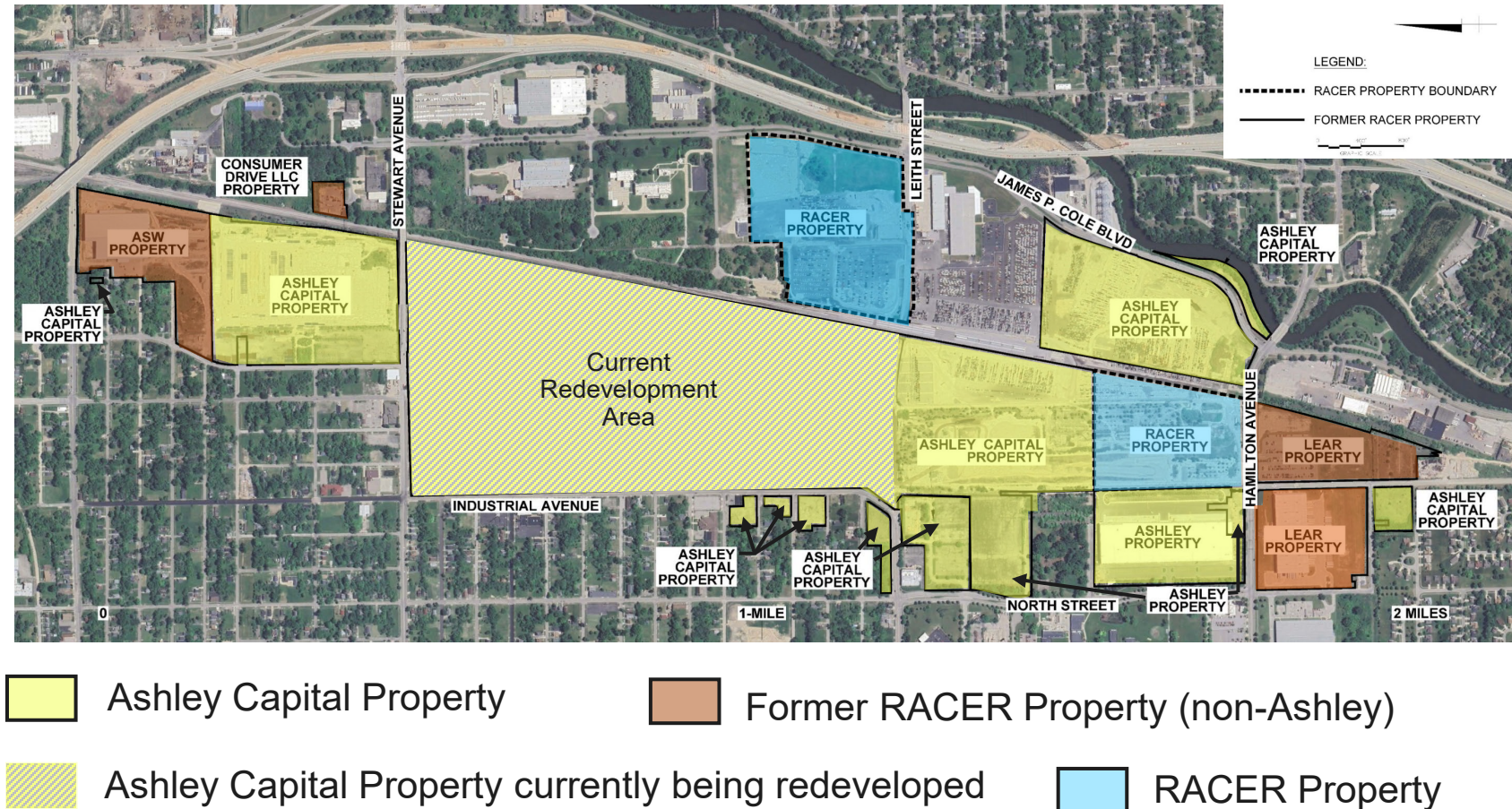
- Building construction was completed in early 2024
- The 330,000 sq ft building is the first for the new **Flint Commerce Center**
- Half the building was leased in August 2024



Redevelopment Updates

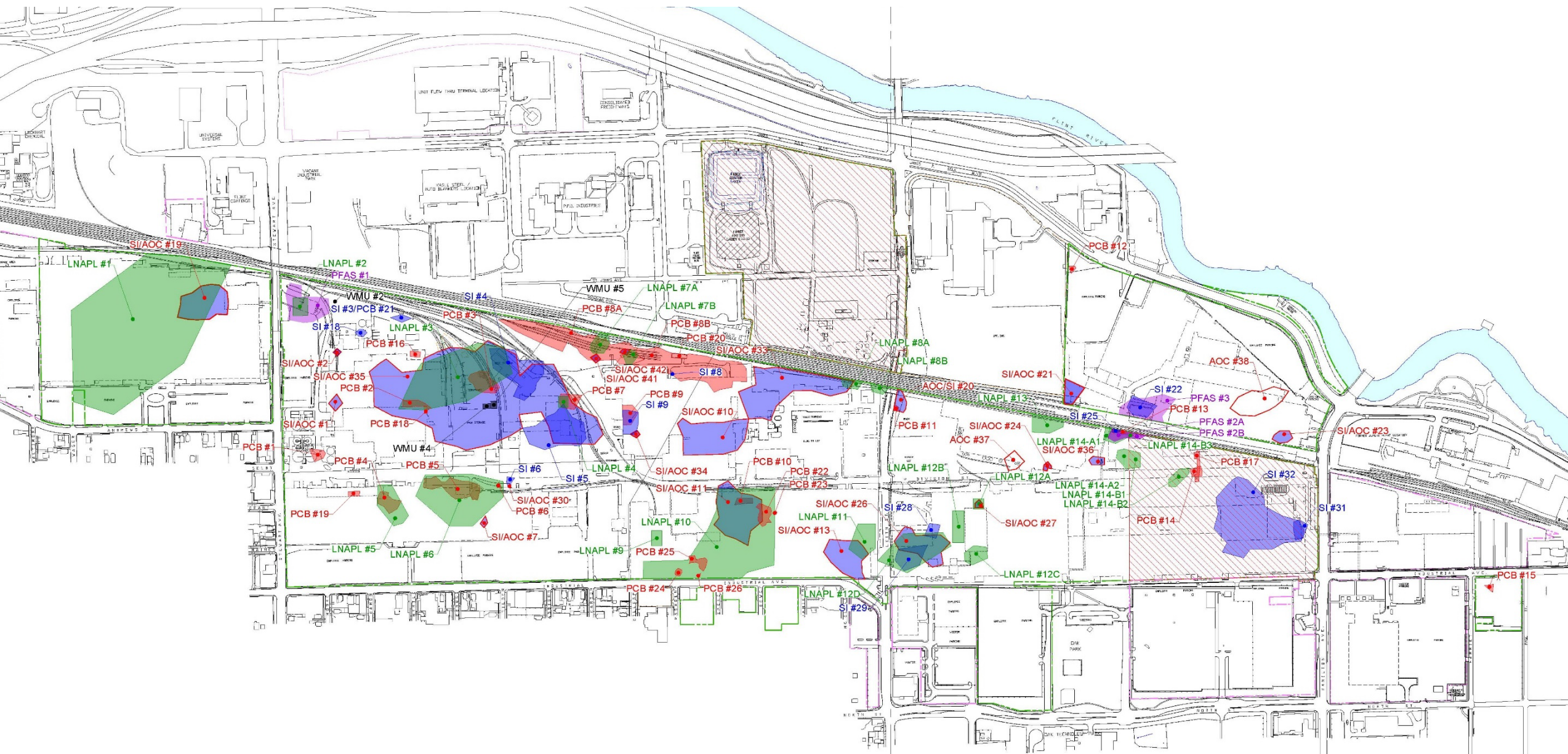
Phase 2

- Ashley Capital purchased 273 acres in November 2023
- Working closely with EGLE, Ashley Capital received approval of their Materials Management Plan to manage soil and groundwater
- Coordination of environmental work with redevelopment activities is ongoing
- Concrete slab removal began in June 2024 and is fully underway

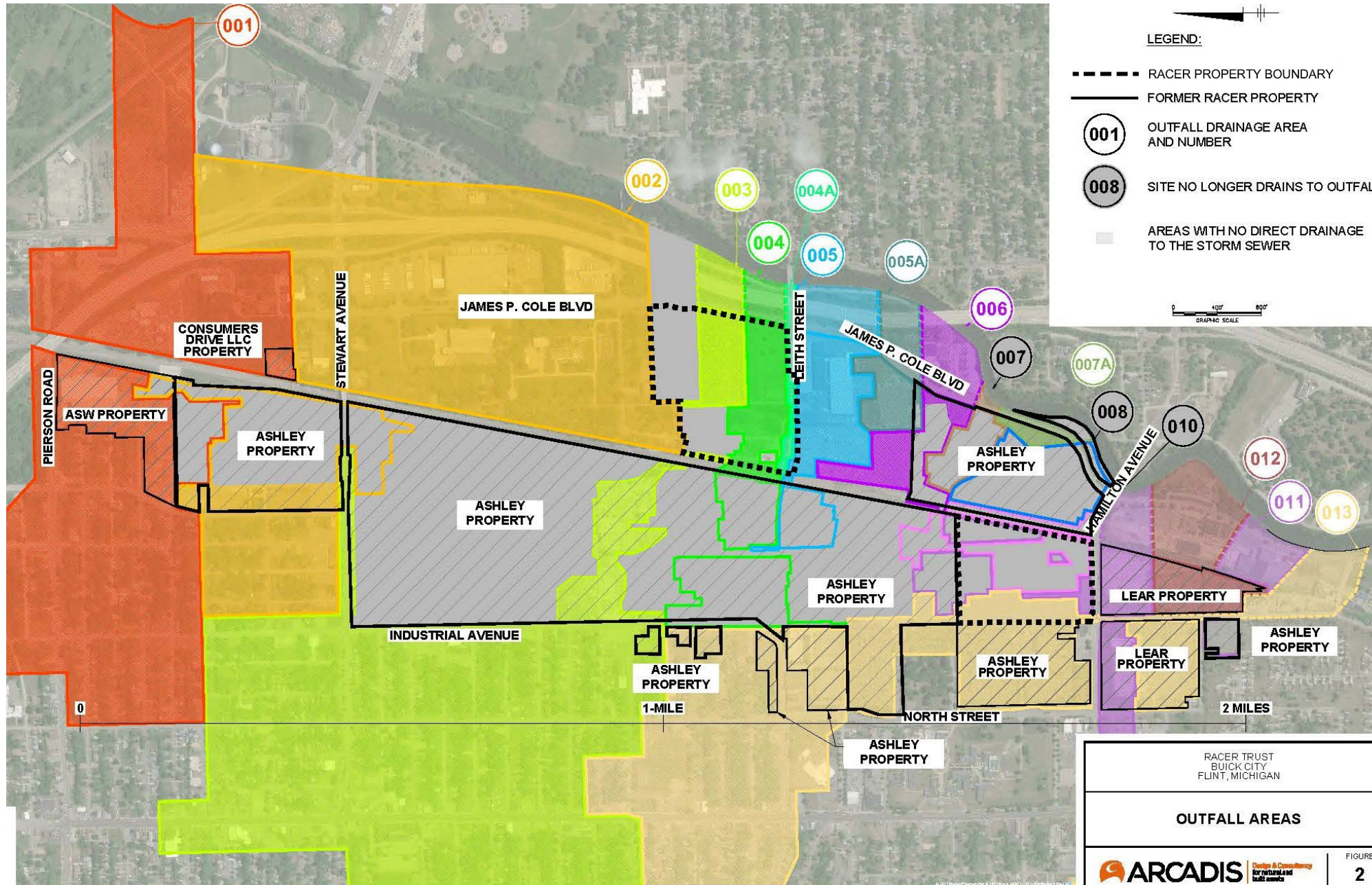


RACER's Dual Mission: To perform environmental remediation, and to facilitate redevelopment for the creation of new jobs and economic growth.

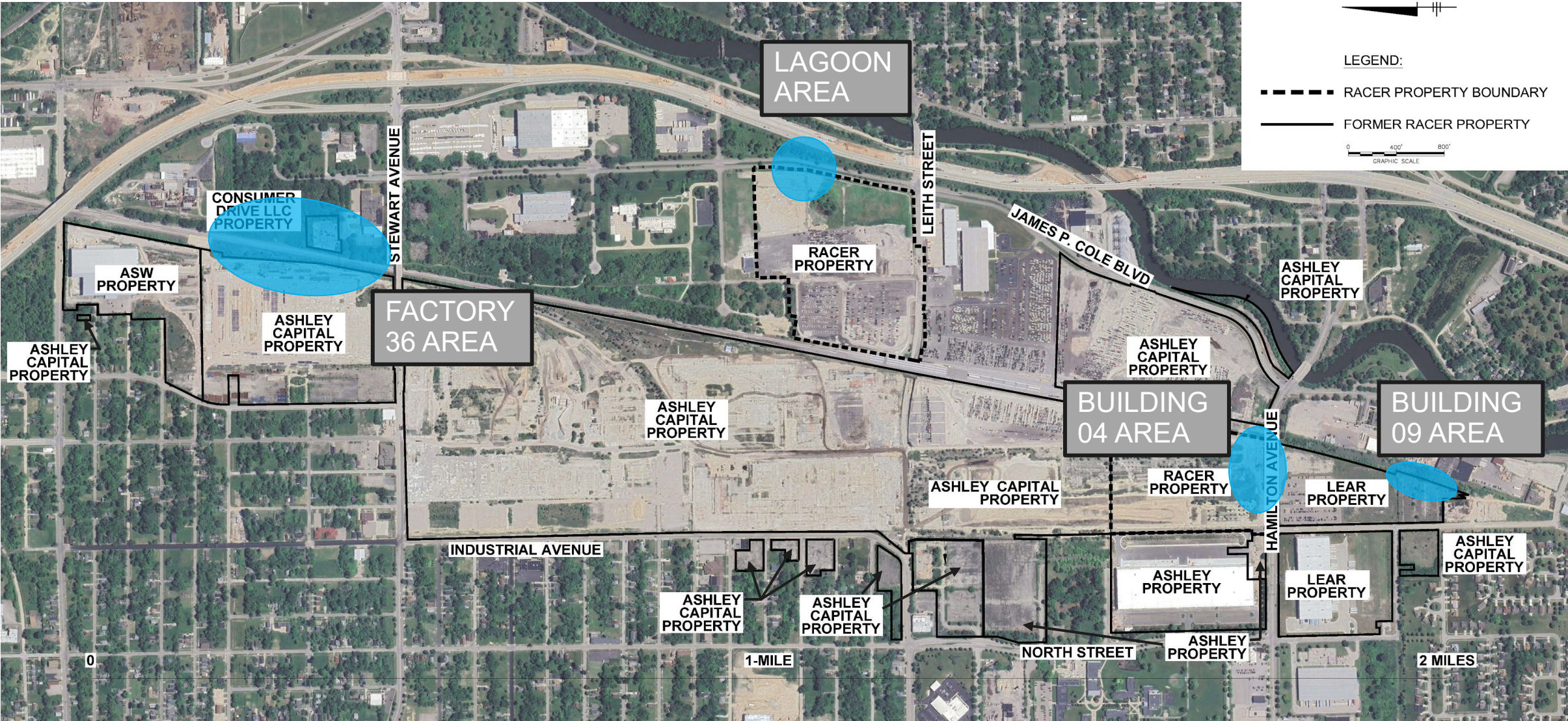
Environmental Restrictions



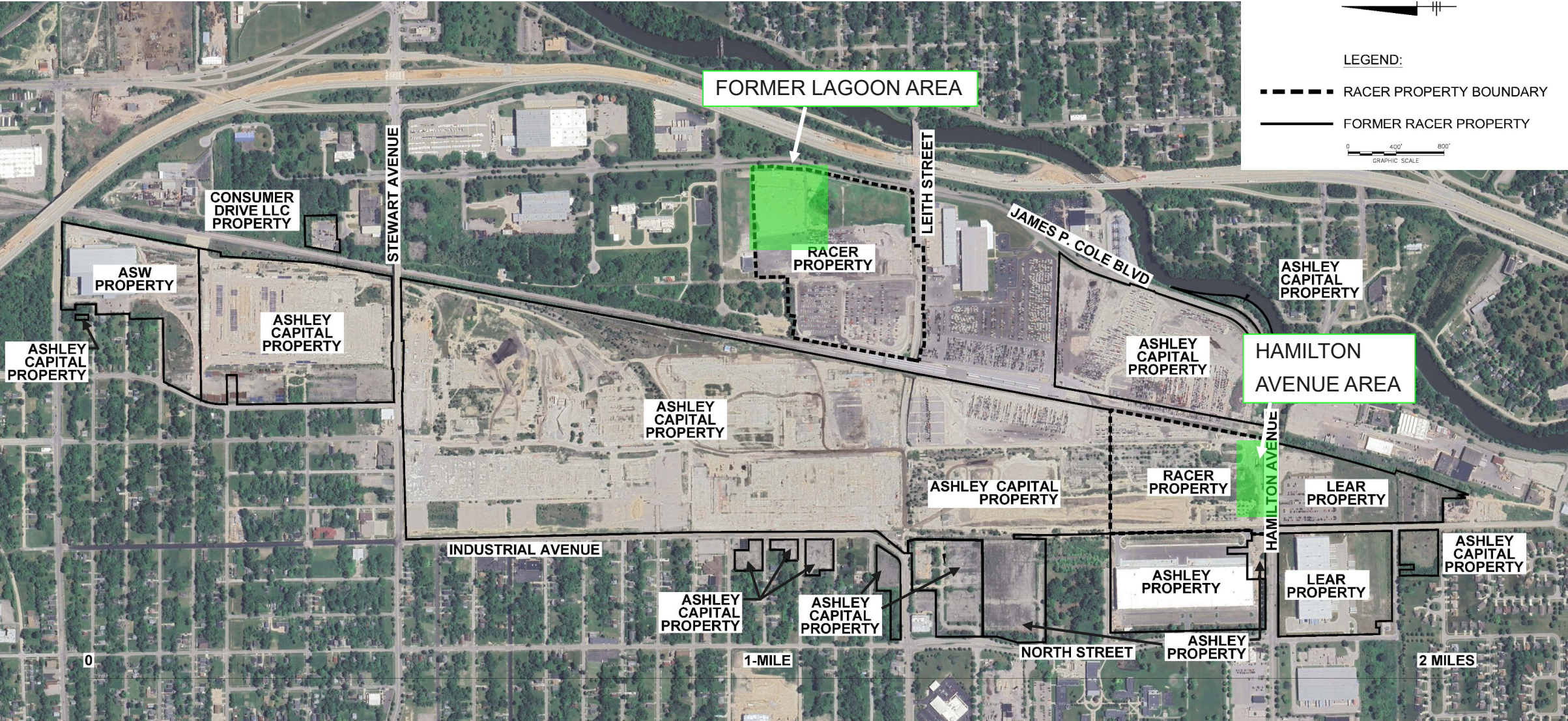
Site Drainage and Outfall Areas



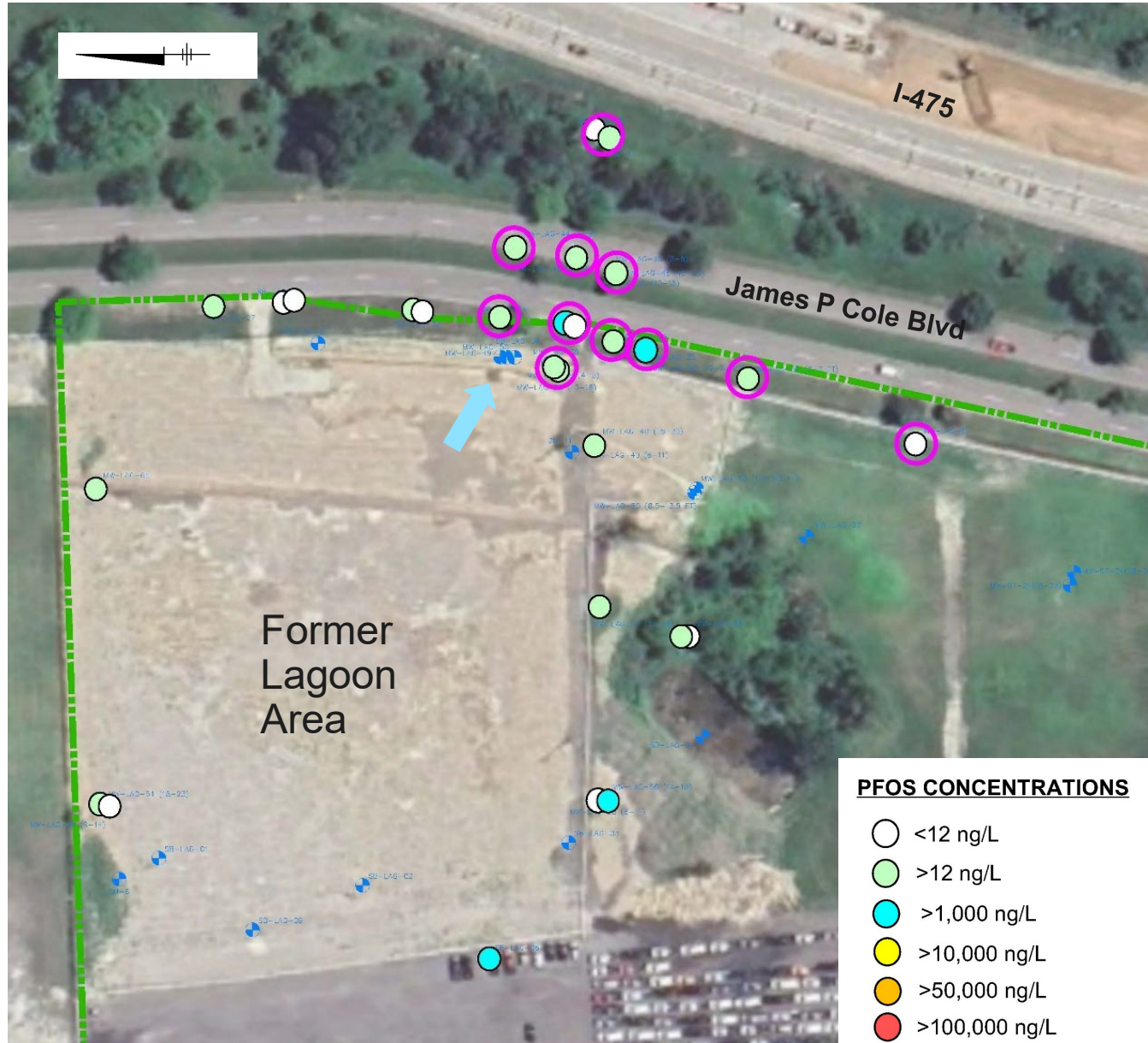
2024 Groundwater Sampling Areas



PFAS Investigation Updates

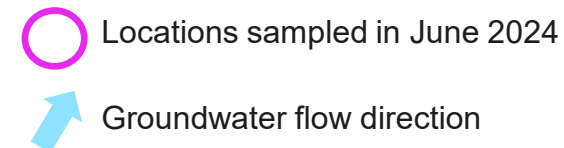


Former Lagoon Area

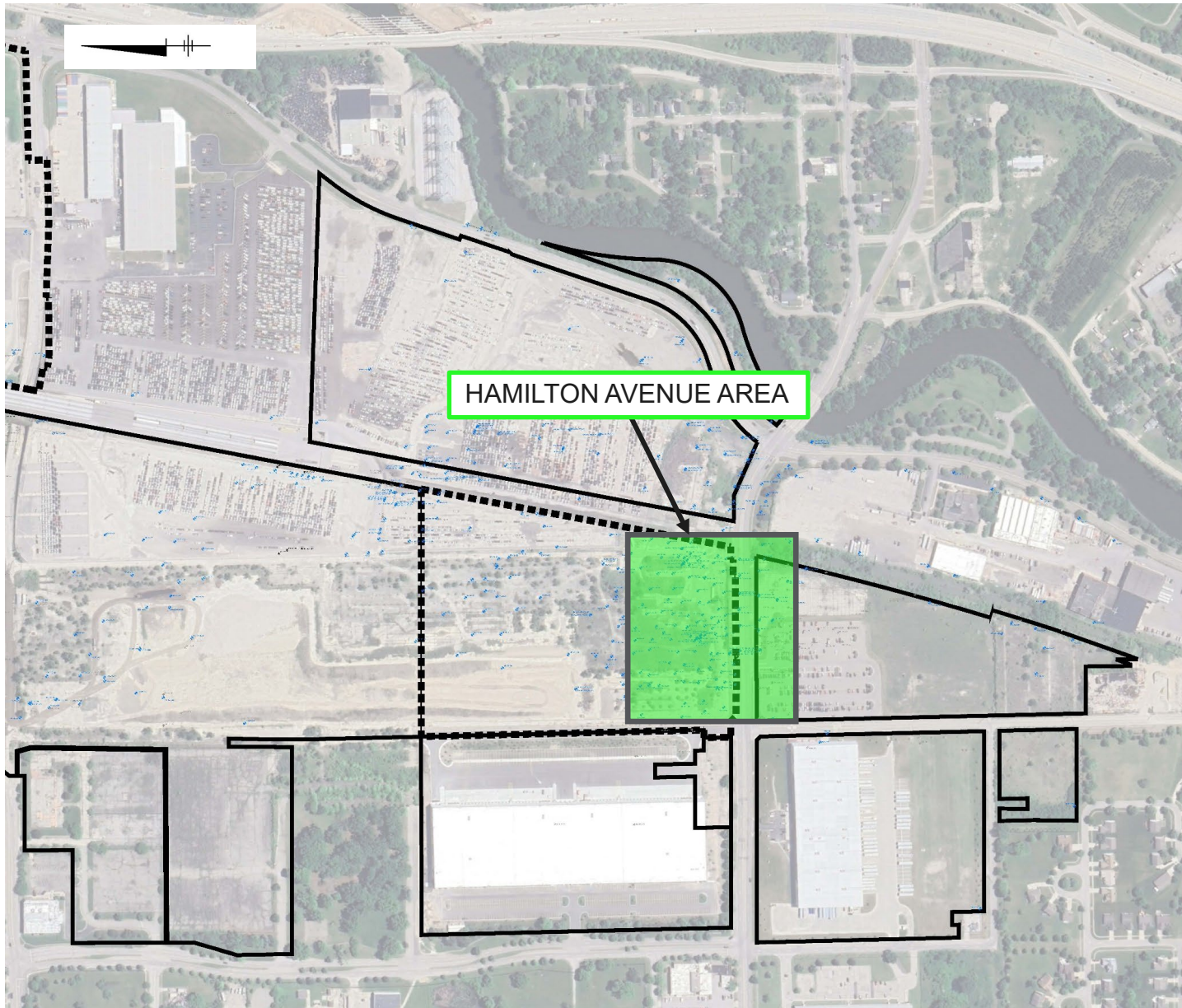


Recent Activities

- Groundwater sampling completed in June 2024 to monitor progress of 2022/2023 lagoon remediation work
- Evaluations on groundwater trends and movement ongoing
- Additional groundwater sampling planned for December 2024



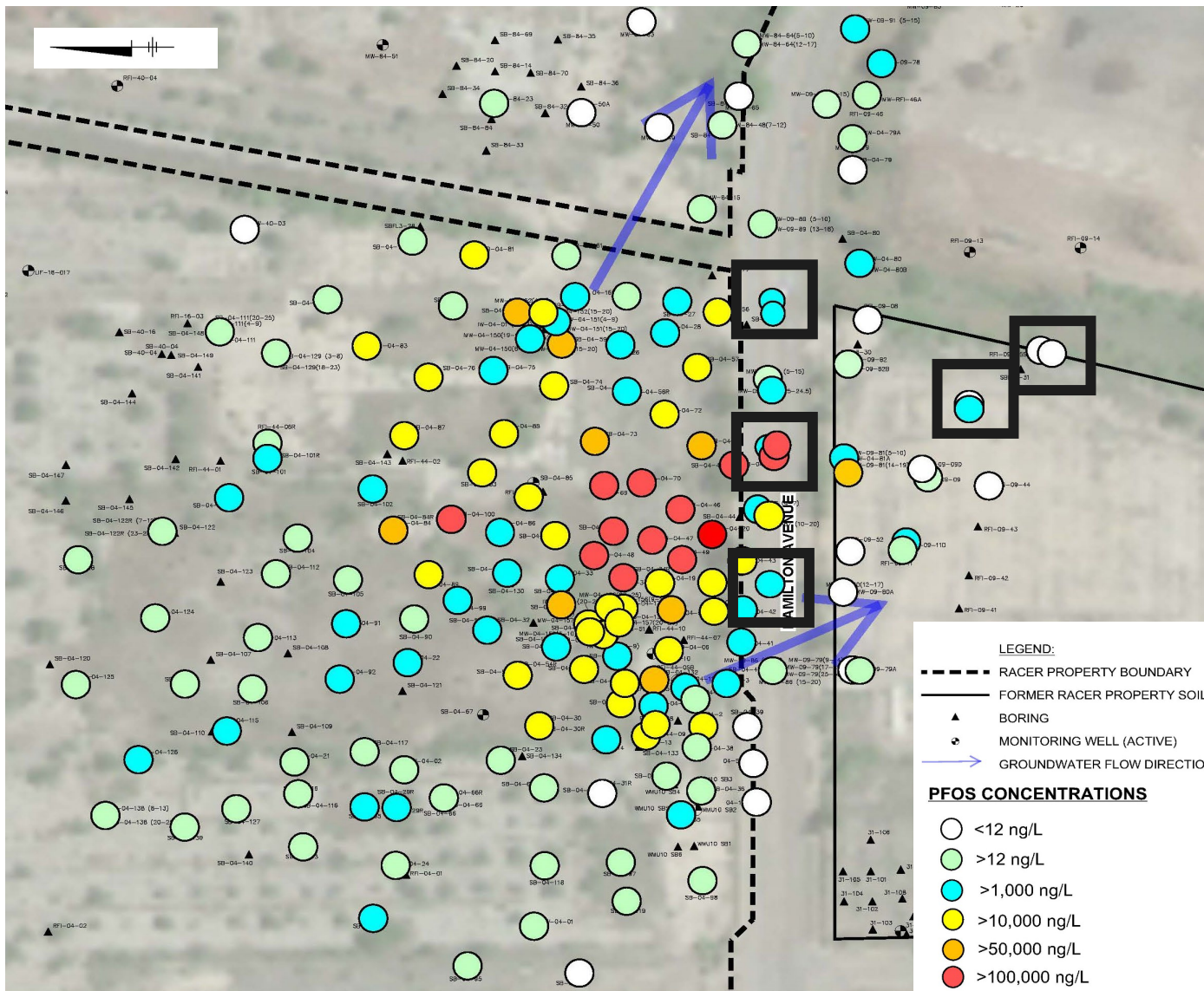
Hamilton Avenue Area: Update



Recent Activities

- Additional groundwater and soil sampling in 2023 and 2024
- Installation of new monitoring wells in 2024
- Outfall 011 reroute planning underway

Hamilton Avenue Area: PFOS Groundwater Data



2018 –2024 PFOS Groundwater Data

October 2023

- Three well pairs were installed in Hamilton Avenue
- One well pair and one deep well were installed south of Hamilton Avenue

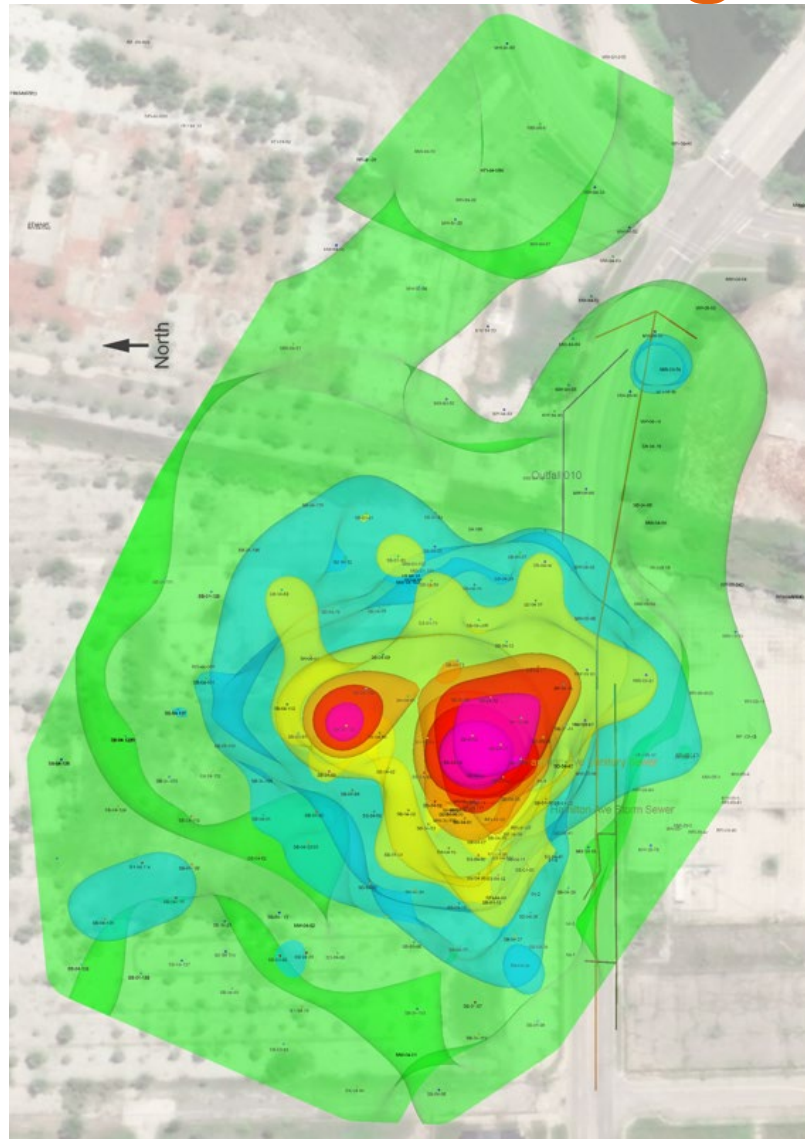
August 2024

- Groundwater samples collected from select wells in and south of Hamilton Avenue



New monitoring well location

Hamilton Avenue Area: 3-D Model – August 2023

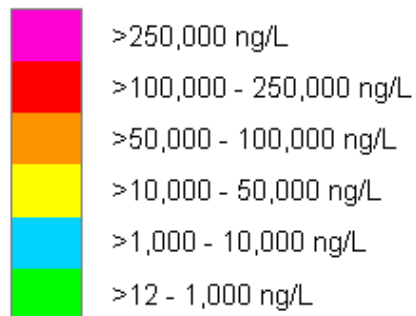


PFOS in Groundwater

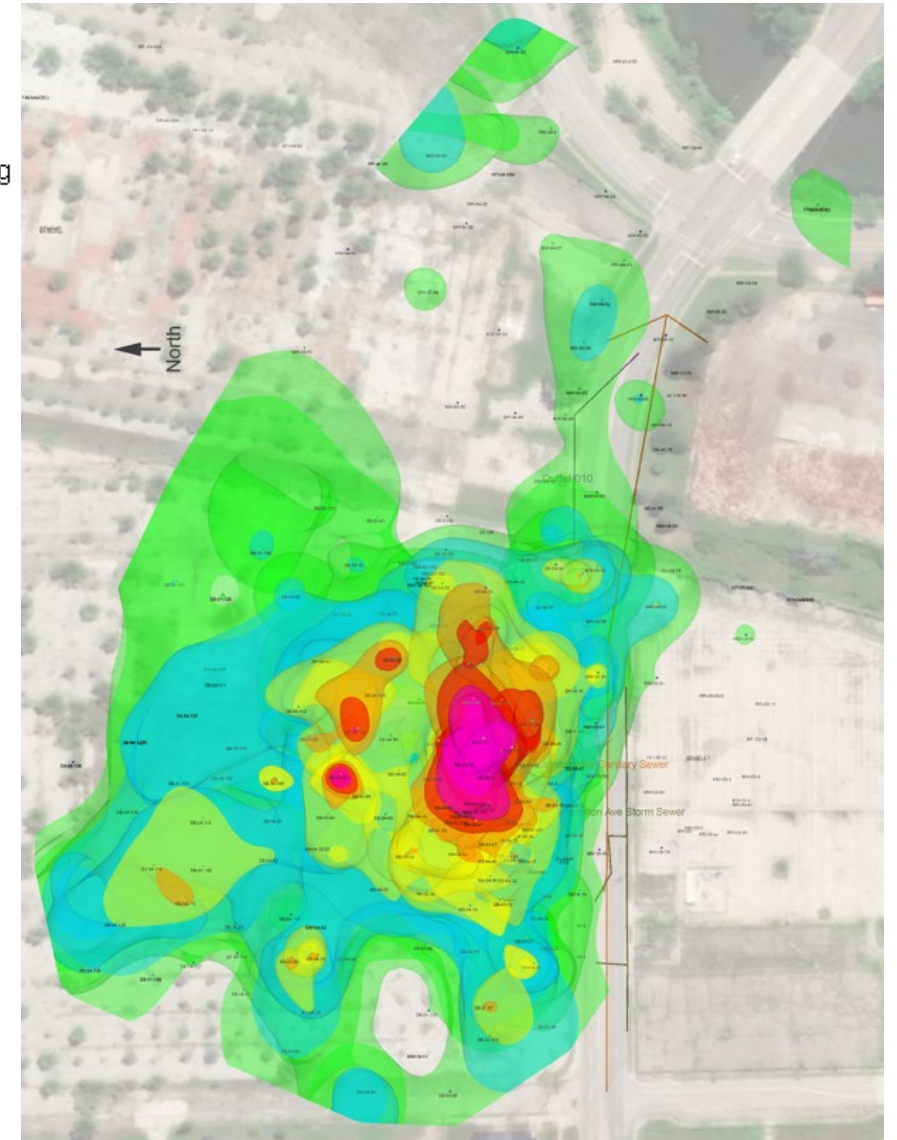
Posted Soil Analytical Data
PFOS



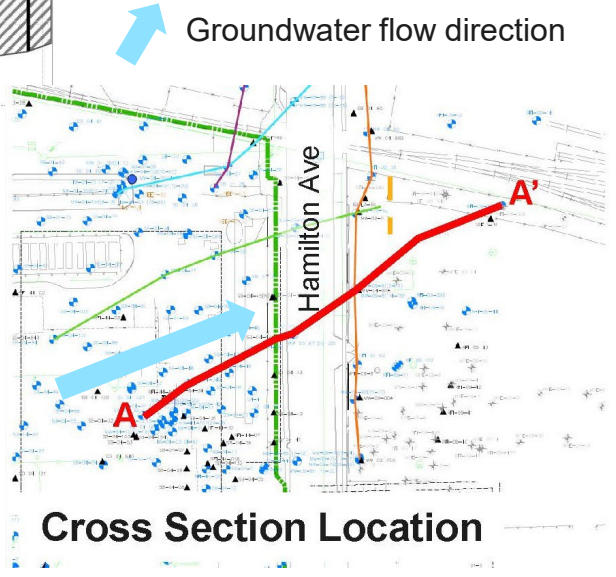
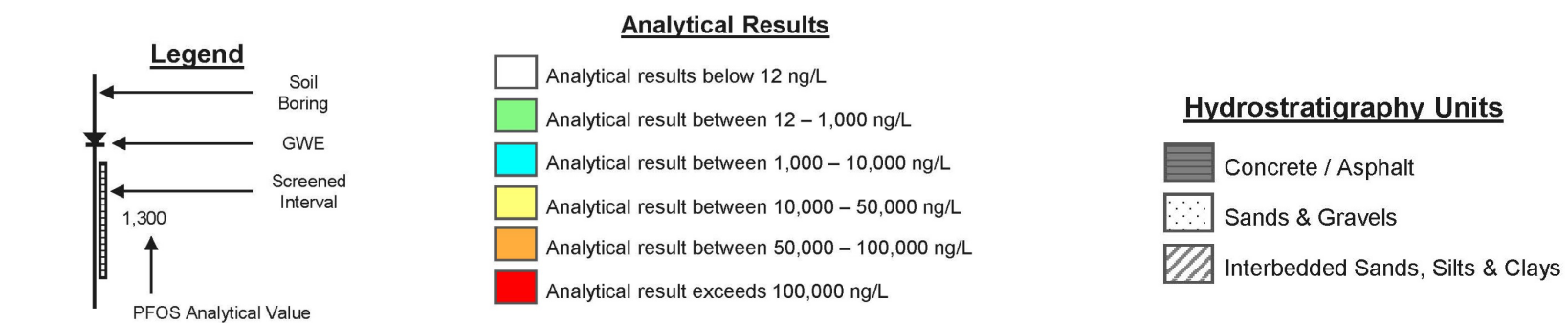
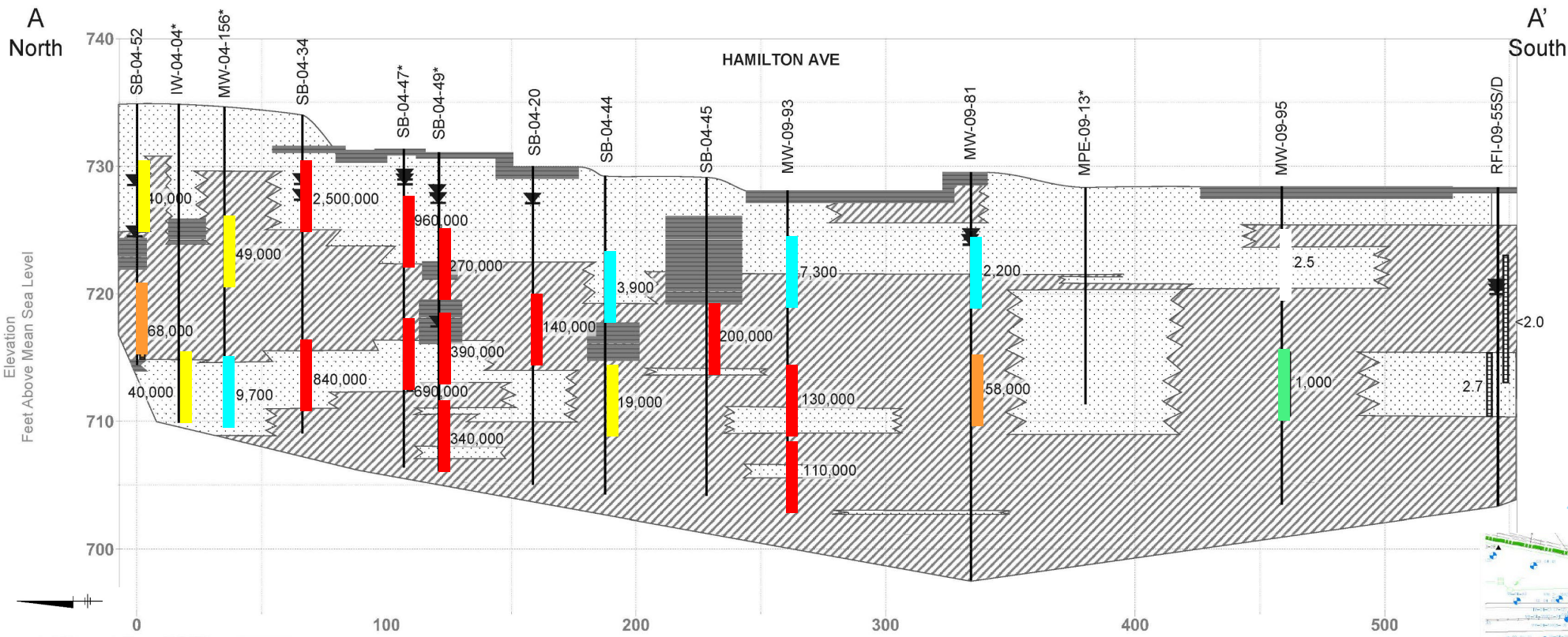
Posted Analytical Data
PFOS



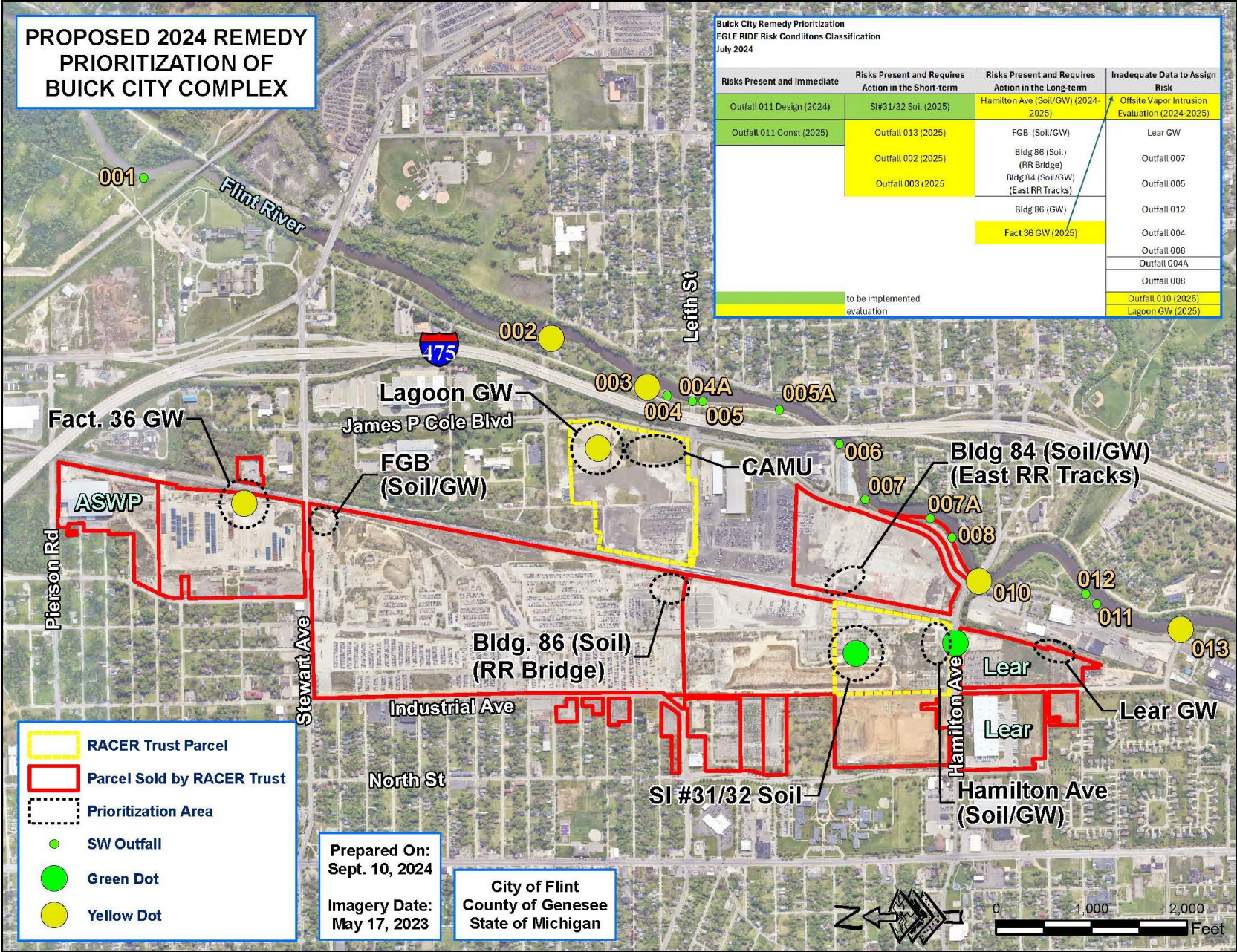
PFOS in Soil



Hamilton Avenue Area: Cross Section



2024 - 2025 Priority Areas



2024 - 2025 Priority Areas

Risks Present and Immediate	Risks Present and Requires Action in the Short-term	Risks Present and Requires Action in the Long-term	Inadequate Data to Assign Risk
Outfall 011 Design (2024)	SI#31/32 Soil (2025)	Hamilton Ave (Soil/GW) (2024-2025)	Offsite Vapor Intrusion Evaluation (2024-2025)
Outfall 011 Const (2025)	Outfall 013 (2025)	FGB (Soil/GW)	Lear GW
	Outfall 002 (2025)	Bldg 86 (Soil) (RR Bridge)	Outfall 007
	Outfall 003 (2025)	Bldg 84 (Soil/GW) (East RR Tracks)	Outfall 005
		Bldg 86 (GW)	Outfall 012
		Fact 36 GW (2025)	Outfall 004
			Outfall 006
			Outfall 004A
			Outfall 008
			Outfall 010 (2025)
			Lagoon GW (2025)

to be implemented

evaluation

Hamilton Avenue Sewers

Outfall 010

- Additional bulkhead installation completed in September 2021 to eliminate contributions from the Site.

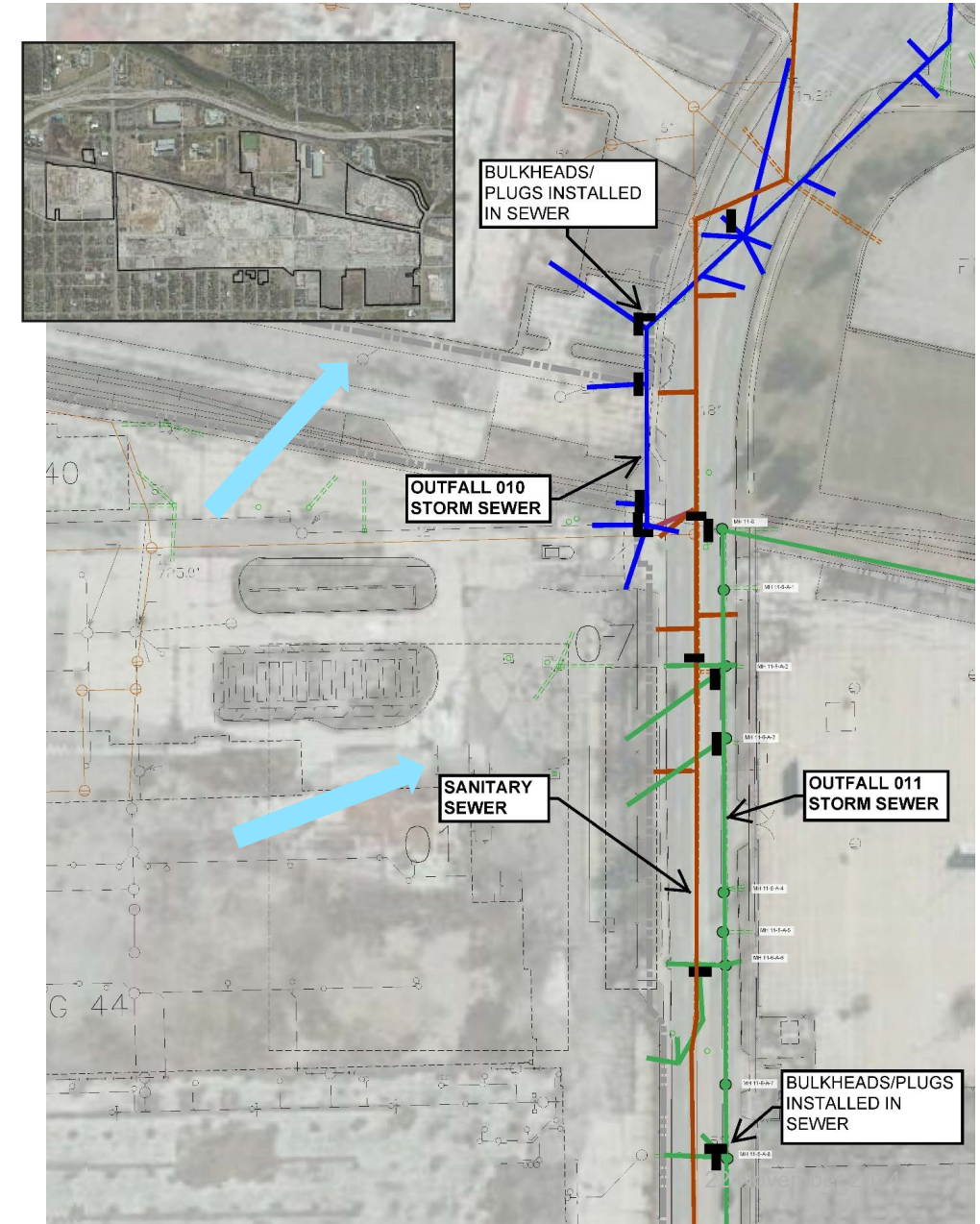
Outfall 011

- Additional permanent plugs installed in December 2021 to eliminate contributions from the Site.
- Storm sewer flow study completed.
- Sewer videos and inspections to assess conditions have been completed.
- Storm sewer reroute to Outfall 013 is planned to address groundwater infiltration of sewer lines and manholes servicing the road.

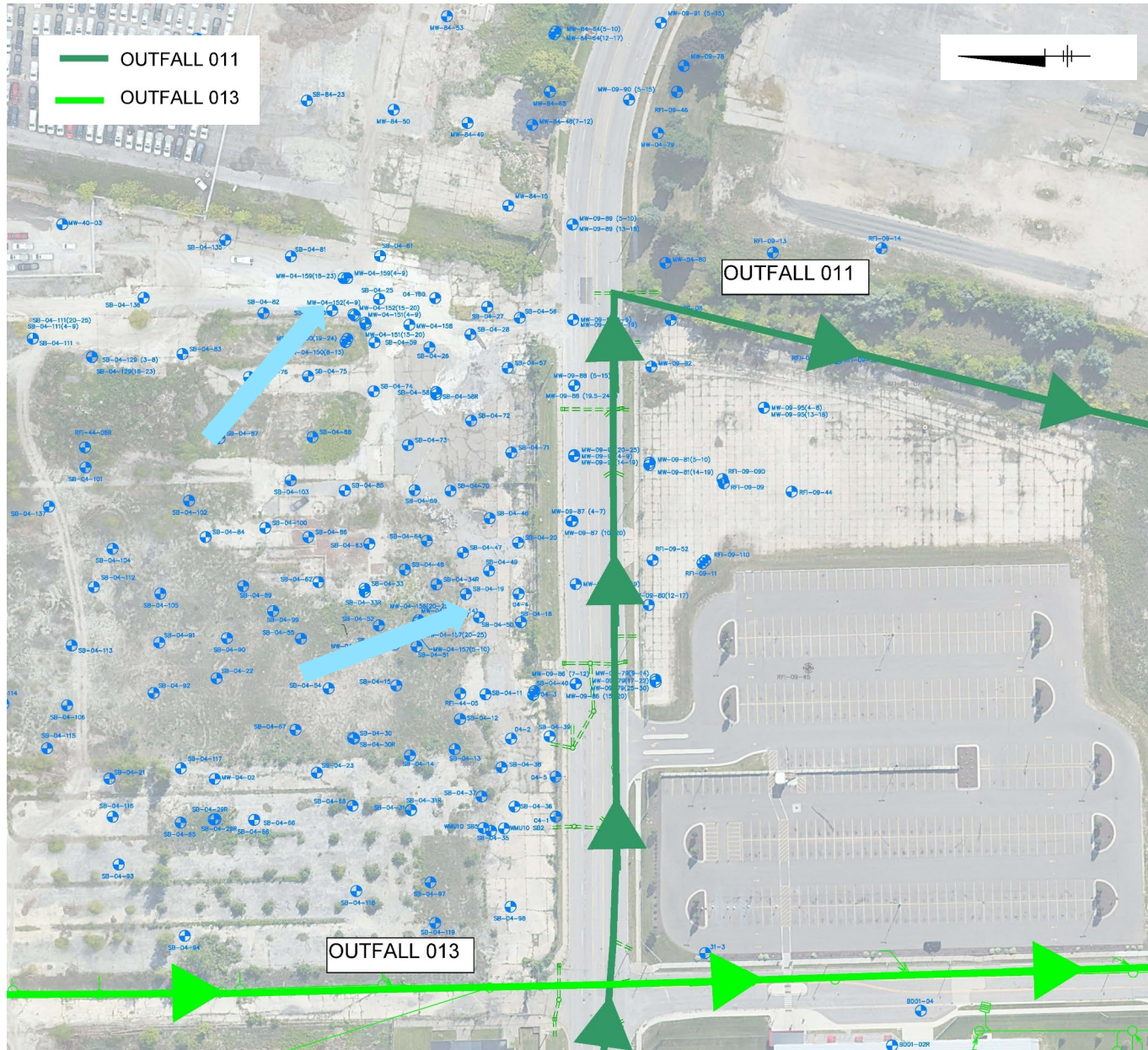
Sanitary Sewer

- Bulkhead installation completed in December 2021 to eliminate contributions from the Site.

 Groundwater flow direction



Outfall 011 Problem: Impacted Groundwater



PROBLEM:

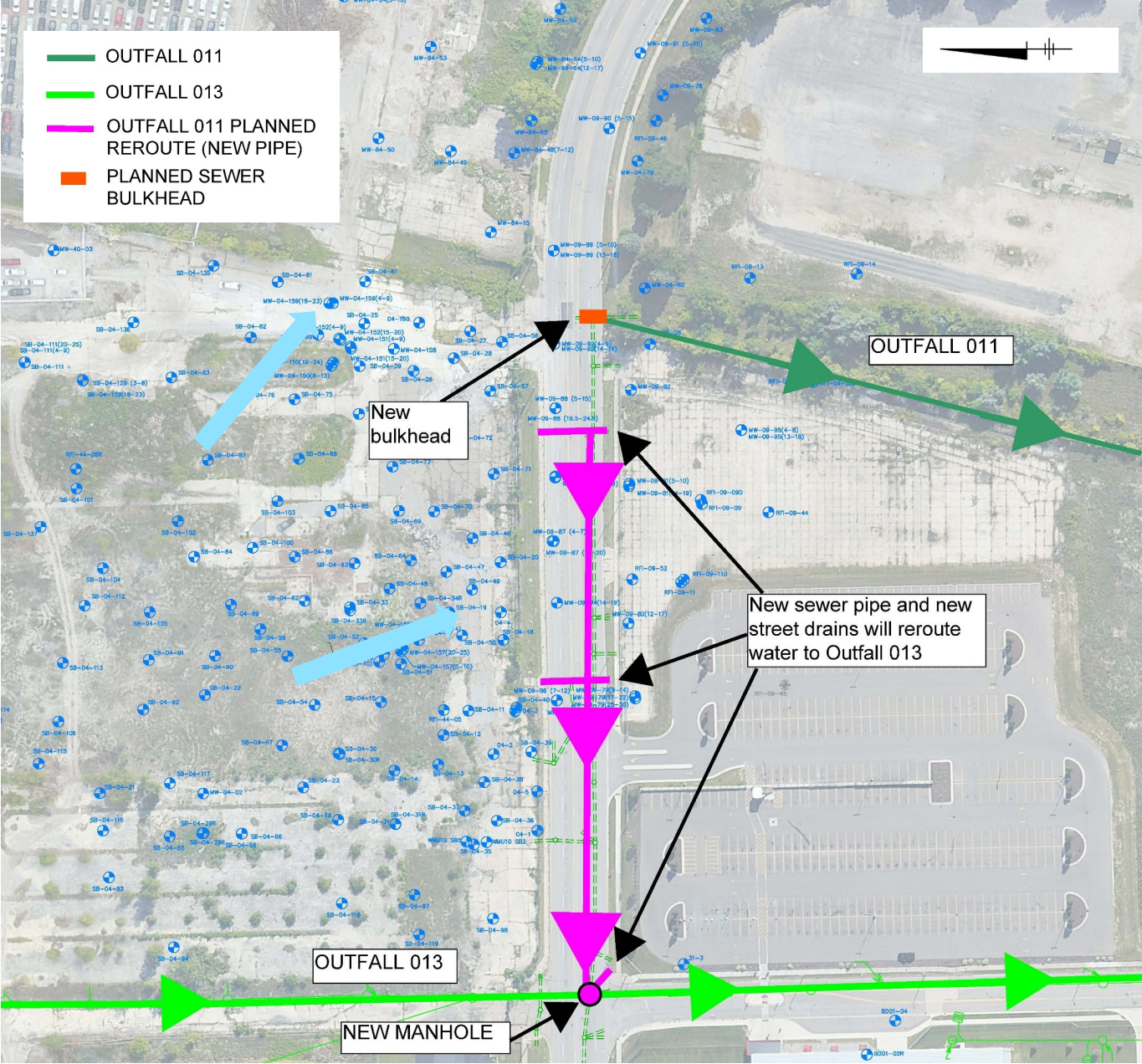
PFAS impacted groundwater entering storm sewer and migrating to the Flint River.

➡ Existing Outfall 011 alignment and flow direction

➡ Existing Outfall 013 alignment and flow direction

➡ Groundwater flow direction

Outfall 011 Solution: Install Reroute



SOLUTION:

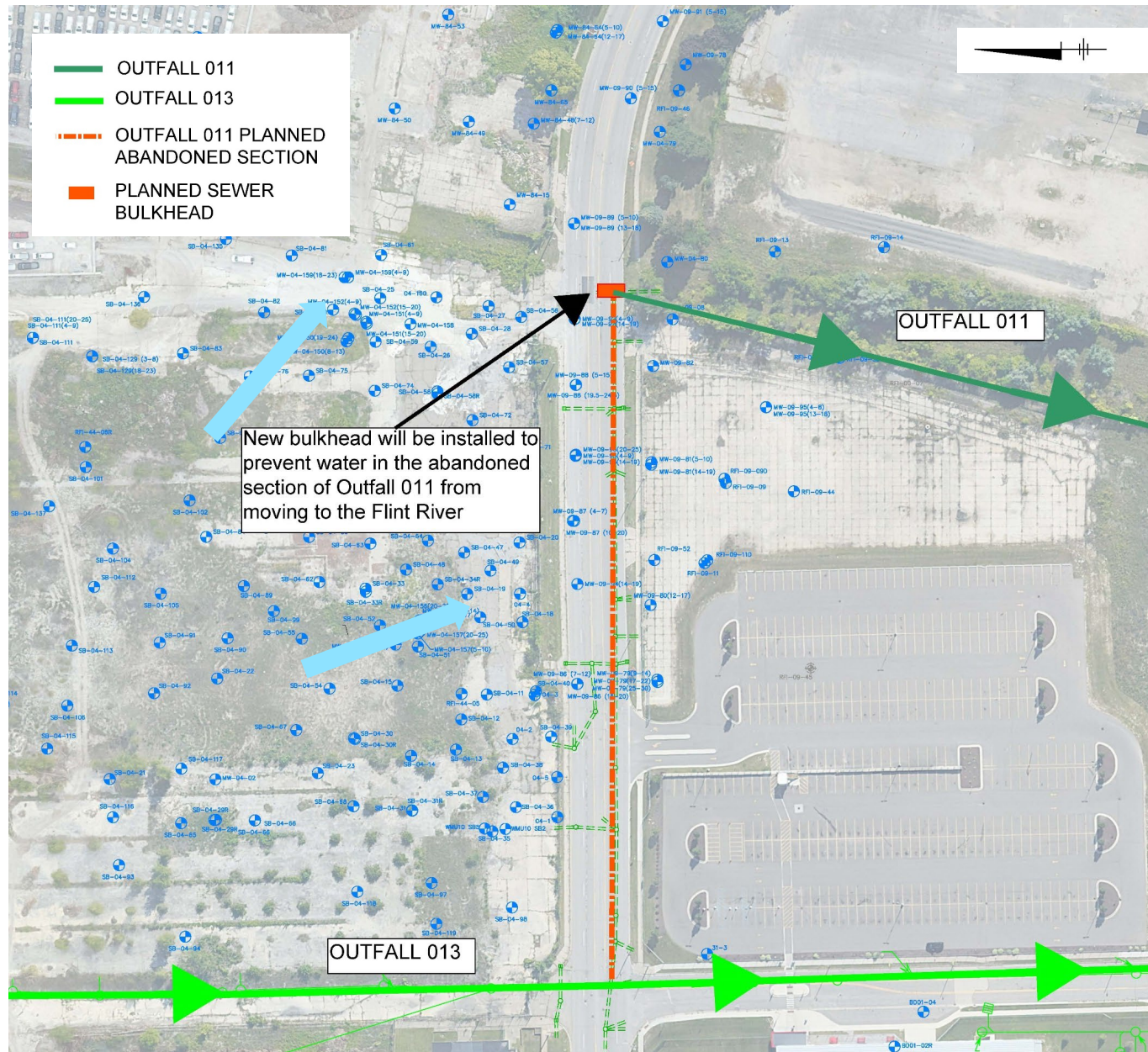
Install new street drains along Hamilton Avenue and direct water west into Outfall 013.

Design in 2024 and planned construction in 2025.

Water entering street drains on Hamilton Avenue will be redirected to Outfall 013

Groundwater flow direction

Outfall 011 Solution: Abandon Part of Sewer



SOLUTION:

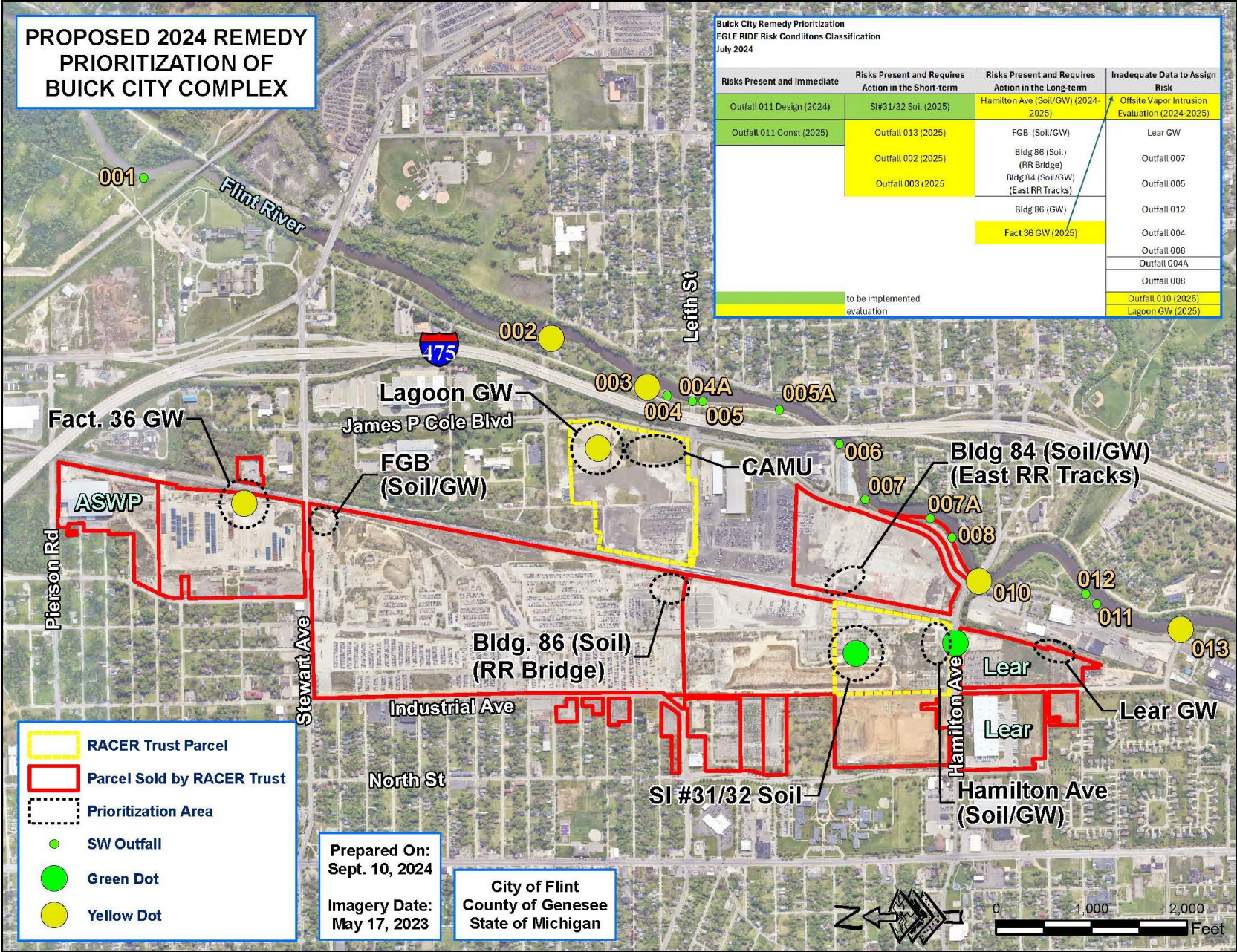
Abandon existing Outfall 011 sewer pipe along Hamilton Avenue.

Install a bulkhead downgradient of the Site to prevent storm water from Buick City discharging to the Flint River.

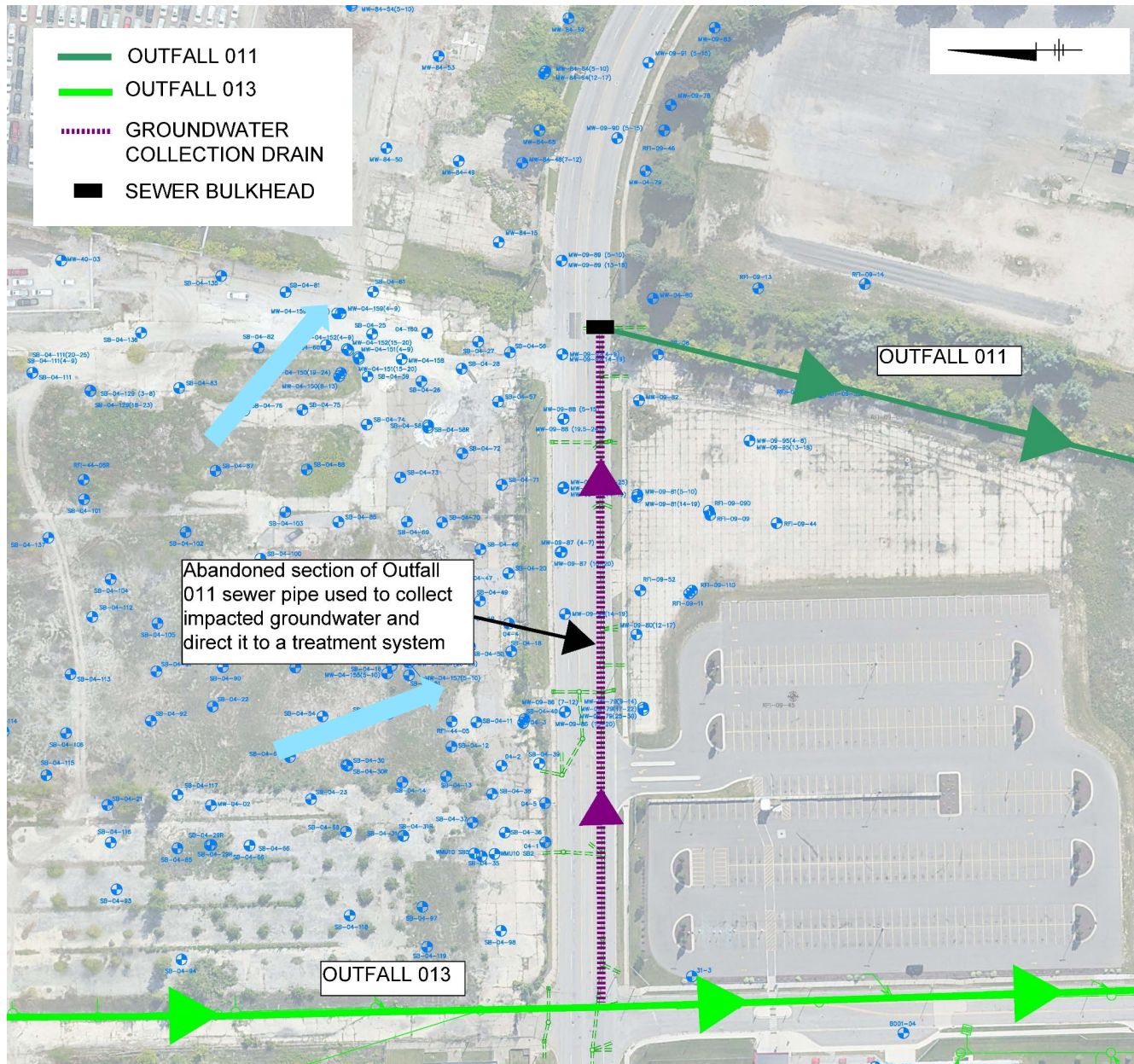
- Planned Outfall 011 bulkhead
- Planned abandoned section of Outfall 011

Groundwater flow direction

2024 - 2025 Priority Areas



Outfall 011 Solution: Collect Groundwater



FUTURE USE:

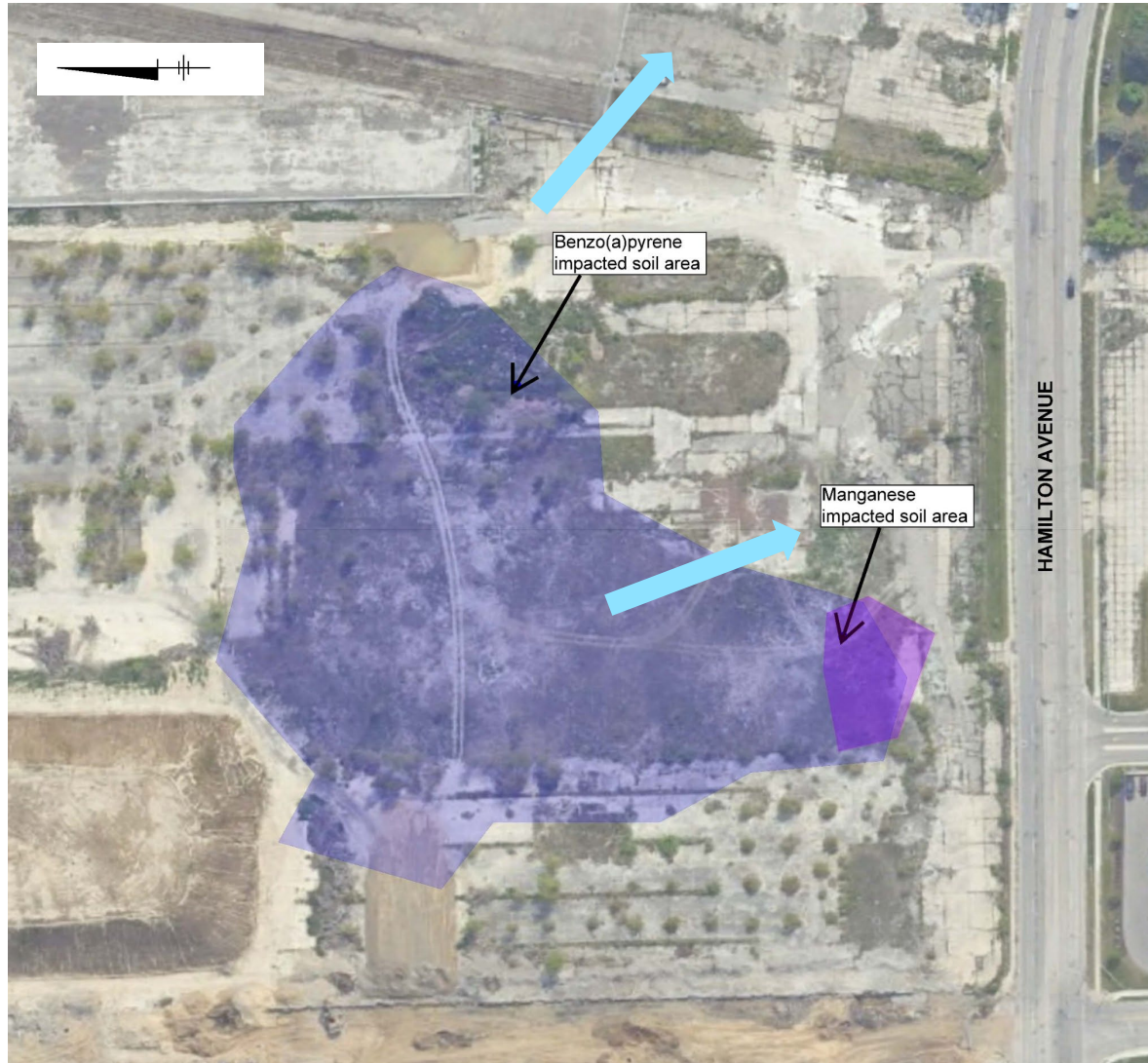
Evaluating how to use the abandoned section of Outfall 011 sewer pipe to collect and treat impacted groundwater in this area

Requires coordination with the EGLE, City of Flint, and adjacent property owners

■ Potential groundwater collection pipe

 Groundwater flow direction

Soil Cover: Benzo(a)Pyrene and Manganese



Surface Cover Installation

Soil Impacts: Benzo(a)pyrene (BaP)

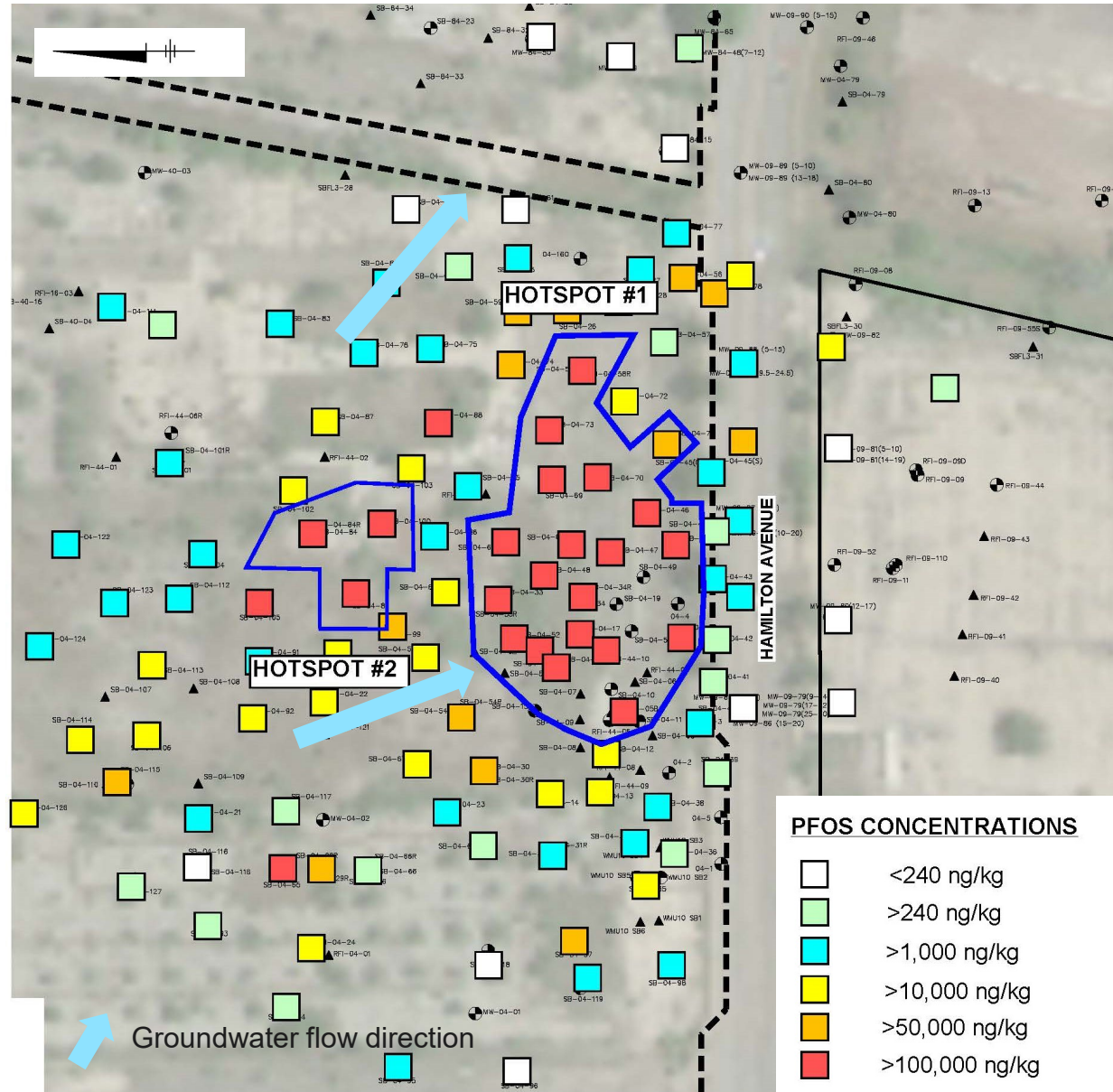
- Soil concentrations exceed the Michigan Part 201 Direct Contact criterion for BaP
- Approximately 190,000 sq ft of shallow impacted soil ranging from the surface to 7.5 ft below the surface
- Concrete present at the surface over 50,000 sq ft of impacted soils

Soil Impacts: Manganese (Mn)

- Soil concentrations exceed the Michigan Part 201 Particulate Soil Inhalation criterion for Mn
- Approximately 9,500 sq ft of shallow impacted soil ranging from the surface to 2 ft below the surface

 Groundwater flow direction

Soil "Hot Spot" Evaluation



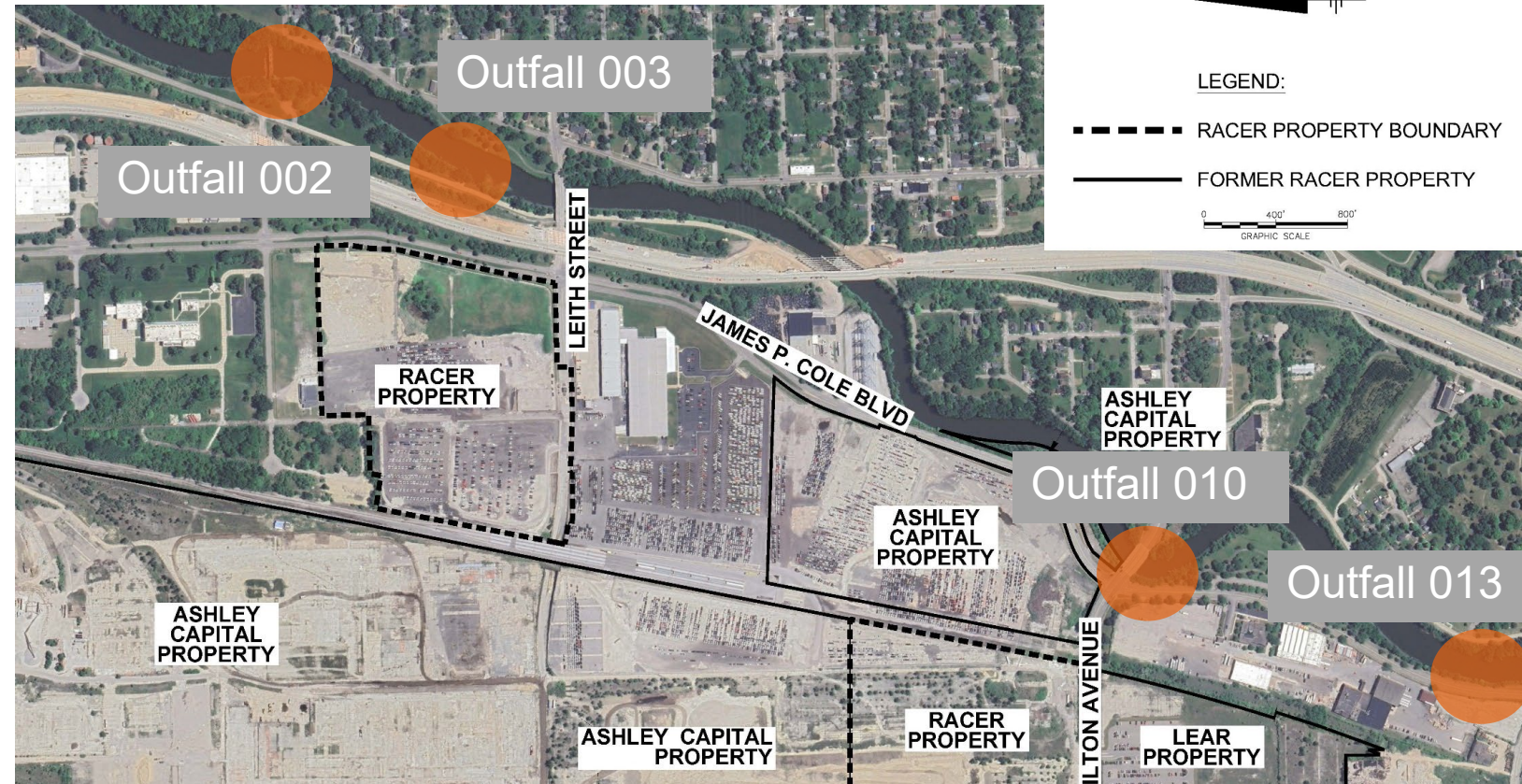
Hot Spot Evaluation

- Focus on areas with highest impacts of PFOS in soil
- Evaluate buried concrete obstructions from former building foundations
- Additional data collection to support remedy planning
- Remedy evaluation for PFOS in soil "hot spots" planned for 2025

Remedy Evaluation: Outfalls 002, 003, 010, and 013

Remedy Prioritization

- Goal: Eliminate the pathway for PFAS impacted water entering the storm sewers
- Plan: Investigate sources for PFAS impacts entering storm sewers with data evaluation and camera in sewer pipes
- Issues to Consider: Evaluate other sources of PFAS entering sewer
- Schedule: Identify potential remedies for select outfalls in 2024 and 2025



Questions?



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