



Case Study:

# BUICK CITY SITE

EAST PIERSON ROAD, FLINT, MI 48505

## FACTS

**Site ID:** 12950  
**Acres:** 18.898  
**SF at Time of Sale:** N/A (vacant land)  
**FMV:** \$133,388  
**Congressional District:** MI-05  
**Date Sold:** March 14, 2014  
**Buyer:** American Spiralweld Pipe, LLC  
**End-User(s):** American Cast Iron Pipe Co.  
**New Use:** 180K SF water transmission pipe manufacturer; additional 37.207+/- acres leased for storage  
**Jobs Pledged:** 60  
**Jobs Actual:** 56  
**Investment Pledged:** \$12.9MM  
**Investment Actual:** N/A  
**Est. New Tax Base:** \$10.12MM  
**Lead Agency:** U.S. EPA  
**Regulatory Programs:** RCRA Corrective Action  
**Remedial Activities:** Building demolitions; monitoring GW; addressing impacted soils.  
**Est. Cleanup Cost:** Less than \$150,000 including investigation and remedial activities.



## THE CHALLENGE:

One of the larger RACER properties, Buick City encompasses nearly 413 acres divided into the Northend (north of Leith Street) and the Southend (south of Leith Street). After extensive full-scale automotive production in the early 1900s, GM manufactured and assembled various transmission and engine components until it ceased operations at the Property in 2010. By 2012, all buildings on the Property had been demolished, leaving large areas of concrete slabs that, while functioning as an engineered cap on impacted soil and groundwater, may be perceived by some in the market as a potential barrier to development. As a community, Flint suffered widespread disinvestment in the manufacturing sector, with tens of thousands of GM jobs lost during a decline that started in the 1980s, and was struggling with perceptions that it was not an attractive place for new investment. The community was eager for new manufacturing jobs at Buick City, but no single employer was available to develop the entire Property and backfill all of the lost jobs.

## THE OUTCOME:

For Buick City to reach its full redevelopment potential, RACER sought to subdivide the Property and secure investments by multiple and varied end users because no single employer was available to develop the entire Property. A major breakthrough occurred when American Cast Iron Pipe Co., based in Alabama, won the contract to provide pipe to the Karegnondi Water Authority for a new water supply pipeline from Lake Huron to Mid-Michigan, resulting in RACER's first sale of a Buick City parcel. Working with local elected and economic development officials, RACER carved out a nearly 19-acre portion of Buick City for purchase by American, which built a 180,000-square-foot manufacturing building on top of an existing concrete slab, saving over \$1 million in construction costs. RACER Trust will continue post-sale to pursue remedial work necessary on the American Spiralweld property to obtain final agency closure approvals.



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