



Case Study:

# WILLOW RUN COMMERCIAL VEHICLE OPERATIONS

2901 TYLER ROAD, YPSILANTI TOWNSHIP, MI 48198

## FACTS

Site ID: 30640

Acres: 22

SF at Time of Sale: 24,506

FMV: \$490,000

Congressional District: MI-12

Date Sold: June 17, 2014

Buyer: ARM Holdings, LLC

End-User(s): International Turbine Industries

New Use: Reuse of existing structure to expand airplane maintenance ops

Jobs Pledged: 25 new

Jobs Actual: 4 new, 4 retained, 4 temp. construction

Investment Pledged: \$50,000

Investment Actual: \$100,000

Est. New Tax Base: \$80,000

Lead Agency: MDEQ

Regulatory Programs: Part 201 of the Michigan Natural Resources and Envir. Protection Act; RCRA Corrective Action

Remedial Activities: Conditioning, excavation, disposal of targeted soils for the remediation of VOCs and PCBs; sub-slab depressurization; paint sludge mitigation; in-situ treatment of VOCs in groundwater; DRC recorded in 2014

Est. Cleanup Cost: \$7,573,707

## BEFORE



## AFTER



## THE CHALLENGE:

The 22-acre Willow Run Company Vehicle Operations Property is located southwest of and adjacent to the much larger former Willow Run Powertrain property. It includes an intact office/ vehicle maintenance building and paved parking, and was used by GM to process, store and maintain company-owned vehicles. In the 1940s and 1950s, paint sludge was disposed of along the border of the Property with Tyler Pond. Environmental impacts require conditioning, excavation and disposal of targeted soils and installation of a sub-slab depressurization system to prevent migration of VOCs to indoor air. The Property, located on a remote corridor near Willow Run airport, was structurally sound and in good condition, but highly specialized for GM's purposes, making its market very limited. Environmental conditions at the Property required close coordination between RACER's redevelopment and environmental teams to explain the liability protections that were available to buyers and end-users post-closing.

## THE OUTCOME:

RACER aggressively marketed the Property to flex space prospects. RACER concluded a sale to International Turbine Industries, an aircraft maintenance facility that was based across the road from the Willow Run Company Vehicle Operations Property and needed to expand its business. The company, which performs engine overhaul, inspection and repair services and features an onsite test cell, acquired the property in 2014 and added 25 employees to its workforce. Remediation of the Property was ongoing throughout the marketing and sales process and continued after the sale. A team of professionals from the Michigan Department of Environmental Quality and the U.S. Environmental Protection Agency received an award from the EPA Office of Solid Waste and Emergency Response for their innovative, collaborative and effective work related to the Property.



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