

# RACER BUICK CITY ACTION SUMMARY

## SUMMARY

Since August 27, 2022, RACER and the Flint Commerce Center, LLC, the prospective purchaser of the Buick City site, have submitted multiple documents to EGLE. These documents proposed well abandonment, additional property use restrictions, concrete slab removal and other activities and documentation of achieved cleanup objectives for Block 7. Additional corrective measures being considered for onsite contamination include soil consolidation, groundwater treatment, and sewer bulkheading to prevent contaminant migration.

EGLE is currently reviewing the submitted documents to ensure that the proposed actions pose no risks to human health or the environment, and that they comply with the Corrective Action Consent Order between EGLE and RACER; Part 111, Hazardous Waste Management, of the Michigan Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, the applicable portions of Part 201, Environmental Remediation, of Act 451; and the rules promulgated under these parts.

EGLE is engaging with the community to share details on the environmental cleanup activities occurring at the RACER Buick City site, answer questions, and solicit community input.



## SITE DESCRIPTION

RACER Buick City was approximately 413-acres. RACER sold 80 acres of the property to multiple owners who redeveloped it for manufacturing operations. The remaining 333 acres are still owned and managed by RACER. The property is located at 902 East Leith Street, Flint, Michigan. It is bounded to the north by Pierson Road, to the south by Hamilton Avenue, and to the west by Industrial Avenue. The site has been historically divided into the “Southend,” which refers to the parcels located south of Leith Street, and the “Northend,” which refers to the parcels located north of Leith Street. The site is zoned for non-residential use. The surrounding areas are zoned for a mixture of heavy manufacturing, heavy commercial, business, and residential uses. The site is entirely fenced and there is security on-site. The Flint River and Gilkey Creek are located near the Southend of the property.

## SITE AND REGULATORY HISTORY

In the late 1800s, the southern portion along Hamilton Avenue was developed for manufacturing. It was transitioned to automobile production around the turn of the 20<sup>th</sup> century. In 1980, General Motors Corporation (GM) filed an initial Notification of Hazardous Waste Activity (Part A) with the United States Environmental Protection Agency (U.S. EPA). The Part A filing sought a license to treat and store hazardous waste at the site, making it subject to the corrective action clean-up requirements found in Part 111, Hazardous Waste Management, of the Michigan Natural Resources and Environmental Protection Act (NREPA) and the Part 111 rules promulgated thereunder (Part 111). In light of the Part A filing, the U.S. EPA required GM to enter into an Administrative Order on Consent (AOC) in 2000 that detailed the corrective action environmental cleanup activities that applied to the site.

In the mid-1980s, GM acquired two additional areas west of Industrial Avenue for employee parking. These areas, designated by RACER as Blocks 7 and 7.5, are not part of the original Part A. Therefore, they are not subject to the Part 111 corrective action requirements. However, these areas are subject to the Michigan’s clean-up requirements found in Part 201, Environmental Remediation, of the NREPA, and the Part 201 rules promulgated thereunder. Historic Sanborn maps indicate that areas on the west part of the property were used for mixed residential purposes and a number of businesses, including dry cleaners and automobile repair shops.

Automobile production activities ended on the Southend part of the property in 1999 and the last of the buildings in that area were demolished in 2002. Northend automobile production activities ended in 2010 and the final demolition in that part of the property took place in 2012.

On June 1, 2009, GM filed for Chapter 11 bankruptcy. As part of their Chapter 11 bankruptcy, GM dispensed of multiple properties in 2011, including the Buick City site. The U.S. Bankruptcy Court ordered GM to develop and fund RACER to clean up and position the properties for redevelopment. To finalize this transfer, RACER entered into a new AOC in 2011 with the U.S. EPA providing for RACER to perform any necessary corrective action cleanup activities, and the 2000 order with GM was terminated.

On March 13, 2020, the U.S. EPA agreed to transfer regulatory oversight for the corrective action

cleanup activities at the site to EGLE. As part of the transfer, EGLE and RACER entered into a Corrective Action Consent Order on August 5, 2020, preserving RACER's corrective action obligations, and the U.S. EPA terminated the 2011 AOC.

## CORRECTIVE ACTION SUMMARY

### Prior Investigations

GM began investigation into the possibility and extent of releases of hazardous waste and/or hazardous constituents in 2006 under work plans approved by the U.S. EPA. In 2010, based on the investigation reports, the U.S. EPA issued a decision approving GM's proposed measures for addressing contamination at the Southend of the property. Following this, GM submitted a detailed work plan of the work that would be performed. That work plan that was approved by the U.S. EPA. The same year (2010), GM also proposed measures for addressing contamination found in the Northend of the property.

### On-going Work

Additional corrective action work that needs to be completed pursuant to Parts 111 and 201 of the NREPA include:

- Managing emerging contaminants and hazardous substances of concern such as per- and polyfluoroalkyl substances (PFAS) and light non-aqueous phase liquids (LNAPL).
- Reevaluating and managing the vapor intrusion pathway.
- Controlling exposures to contaminated soil and other contaminant sources.
- Establishing and maintaining engineering controls (e.g., disconnecting and plugging sewers onsite, etc.) and institutional controls (e.g., deed restrictions on soil movement, restrictions on development without appropriate safeguards, etc.).
- Managing contaminated groundwater.

Management of PFAS at this site is being coordinated internally within EGLE by MMD and the Michigan PFAS Action Response Team (MPART). For more information on PFAS investigation at this site, please visit the [Michigan PFAS Action Response Team \(MPART\): RACER Buick City](#) Webpage found at [Michigan.gov/PFASResponse](#).

Under Part 31, Water Resources Protection, of the NREPA, and its Part 4 (water quality standards) and Part 22 (groundwater quality) rules, RACER is required to maintain a National Pollutant Discharge Elimination System (NPDES) permit and to monitor discharges from the site to the Flint River. For more information on RACER's Buick City NPDES permit and any groundwater investigation, please contact Brian Zuber, EGLE, Water Resources Division, at [ZuberB@Michigan.gov](mailto:ZuberB@Michigan.gov) or 517-388-0267.

### Stay Connected

To receive future EGLE, MMD hard copy notifications concerning this site, please submit a written request for placement on the General Topic Materials Management Division Mailing List to Vickie Terry at [TerryV2@Michigan.gov](mailto:TerryV2@Michigan.gov). To receive future EGLE e-mail updates, go to [Michigan.gov/EGLEConnect](#)

and subscribe to Materials Management News and Info topic.

## Contact Information

Questions or comments about RACER's corrective action activities at Buick City, can be directed to:

Tianna Kilgore, Environmental Engineer  
EGLE, MMD  
[KilgoreT@Michigan.gov](mailto:KilgoreT@Michigan.gov) | 517-230-4395.

## Complaints

Through your observations and reporting of activities of concern, you play a valuable role in helping the EGLE protect human health and the environment. To file a complaint or share details about improper waste handling or disposal, contact EGLE through the [Pollution Emergency Alerting System \(PEAS\) Hotline](#) at 800-292-4706.

## MORE INFORMATION

Please visit our website at [Michigan.gov/BuickCity](https://Michigan.gov/BuickCity) to find additional information related to the site, corrective action, and proposed redevelopment.

To review the administrative record for the Buick City corrective action activities at EGLE Headquarters in Lansing, please contact Vickie Terry at [TerryV2@Michigan.gov](mailto:TerryV2@Michigan.gov) or at 517-284-6546. The administrative record is also available for review in the Local History section of the Gloria Coles Branch of the Flint Public Library located at 1026 East Kearsley Street, Flint, Michigan.

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