

## SITE SUMMARY

### Site Name

Packard Plant (former)  
East Grand Blvd. & Concord Ave.  
Detroit, Michigan

County: Wayne

MDEQ District: S.E. Michigan

Site ID#: 821563

MAIN Project #: 454639

Site Score: 32

### LOCATION

The former Packard Motor Plant is located South of I-94 at the intersection of East Grand Boulevard and Concord Avenue in the city of Detroit. The approximate boundaries are I-94 to the North, a Conrail railroad track to the west, Frederick Avenue to the south and Concord Avenue to the East. The plant is located in a densely populated industrial/residential area of Detroit.

### SITE HISTORY

The Packard Motor Company utilized the factory building on the site in the production of automobiles. It is uncertain when their use of the building ended. It is apparent from signs mounted on the exterior of the buildings that a wide variety of businesses have occupied subdivisions of the factory buildings since Packard vacated the property. These companies include warehousing operations, a metal treatment facility, electric equipment reconditioners, transportation companies, food distribution companies and number of others.

### SITE STATUS

The site consists of an enormous (50) building that runs for several blocks and is bisected by East Grand Blvd. Portions of many of the buildings and property remain in severe disrepair and are vacant. All of the property subdivisions that formerly comprised the Packard Motor Plant have either been subject to tax foreclosure by the City of Detroit or have tax-reverted to the state. The U.S. Environmental Protection Agency (USEPA) conducted a PCB cleanup in one tenant space in the southern end of the property, which was occupied by Berger Electric Company. Investigations of the interior of the Berger Electric operation, now abandoned, conducted by the USEPA, also revealed substantial PCB contamination in the block wooden floors and possibly the walls of the building, which remain in place

In addition to the known PCB contamination, a large tank battery was identified on the northwestern end of the site. There is no evidence that these tanks have been emptied or removed from the ground. A complete asbestos survey and inventory of hazardous materials was completed in order to bid demolition and clean-up of the site.

In January of 1999 MDEQ initiated Interim Response activities including asbestos abatement, debris removal, hazardous material removal and demolition on the north half of the property. All site activities were halted in April of 1999, due to a court issued injunction requested by a party claiming to hold a mortgage interest in the property.

In June of 2000, the contractor for the LOE, gave notice of termination of contract. for failure to resume for contracted work within 360 days. Final payment made to trade contractor, and contract terminated in December of 2001. Malcolm Pirnie was advised to put project on hold in October of 2000, however in January of 2001, MDEQ had Malcolm Pirnie conduct an emergency removal of all drums staged, roll-off boxes containing asbestos, and all other containers stored and staged during 1999 work phase. At least 32 entire buildings remain at

the site that was not addressed by MDEQ response activities. These buildings contain a minimum of : 1) 260 linear feet of friable (ACM) asbestos, 2) lead paint in the buildings and in the soils above generic residential and industrial cleanup criteria, 3) PCB present in soils and floors of former Berger building , all of which would require removal prior to demolition.

### ENFORCEMENT STATUS

The City of Detroit now holds clear title to all of the Packard properties; however an appeal is still in process according to the Law Department, City of Detroit.

### RESPONSE ACCOMPLISHMENTS

### EXPENDITURES

#### INTERIM RESPONSE

**\$152,000.00**

Approximately 270,000 tires were removed from a section of the southern half of the site in buildings 37, 38 and 38C.

#### REMEDIAL INVESTIGATION

**\$70,000**

An asbestos survey and inventory of hazardous material and debris was conducted for the entire building complex.

#### INTERIM RESPONSE

**\$163,000**

A contract for asbestos abatement, hazardous material removal, debris removal, and demolition for the entire plant was awarded in December of 1998. Asbestos abatement, waste removal and demolition of the North half of the plant began in January of 1999, and was stopped by a cease and desist court injunction in March of 1999. The demolition of six of the buildings (23, 23A, 23B, 7, 8, 9) were completed before the injunction.

### EMERGENCY INTERIM RESPONSE

**\$35,550.00**

Emergency waste removal tasks associated with waste left on site as a result of waste removal and demolition contract work suspension due to litigation of ownership of property. Approximately 130 drums, 57 which contained non-hazardous liquids, 10 roll-off boxes containing asbestos and floor tiles, 2 AST's, and approximately 240 small containers containing various types of waste were removed and disposed of at a licensed landfill facility.

### FUNDING HISTORY

| General Fund Authorizations |        |        | Bond Fund Appropriations |        |             |        |          |        |        |
|-----------------------------|--------|--------|--------------------------|--------|-------------|--------|----------|--------|--------|
| YEAR                        | ACTION | AMOUNT | YEAR                     | ACTION | AMOUNT      | ACTION | AMOUNT   | ACTION | AMOUNT |
|                             |        |        | 1997                     | IR     | \$4,000,000 | RI     | \$500,00 |        |        |
|                             |        |        | 1998                     |        | \$1,000,000 |        | 0        |        |        |

\* Note \* As of October 1995, the cleanup program responsibilities were transferred from the MDNR to the new Michigan Department of Environmental Quality (MDEQ).