

## Economic Profile

# RACER Moraine

Moraine, Ohio

### BEFORE

Automobile manufacturing

### AFTER



Industrial  
Park

**CLEANUP OVERSEEN BY**  
U.S. EPA

From 1979 to 2008, GM manufactured trucks and SUVs at four plants on this facility in Moraine, Ohio. Prior to that, Frigidaire manufactured appliances at the facility starting in the late 1920s. Manufacturing processes generated wastes containing heavy metals and solvents. Historically, wastes were stored in a surface impoundment at the facility, contaminating soil and groundwater. In 2009, GM went bankrupt, and the RACER Trust took ownership of all former GM properties to clean them up and position them for redevelopment.

RACER is cleaning up the facility under the RCRA Hazardous Waste Cleanup Program (formerly the RCRA Corrective Action Program), with oversight by the U.S. Environmental Protection Agency. The cleanup has included excavation of contaminated soils, removal of storage tanks containing hazardous waste and treatment of contaminated groundwater. Ventilation systems were also installed in the facility. While the cleanup was underway, a developer purchased the property and renamed it Progress Park, the foundation for what is now an industrial park that provides 2,834 jobs and generates over \$980 million in revenue per year.



**2,834**

EMPLOYEES



**\$982 million**

ANNUAL SALES



**\$161 million**

ANNUAL WAGES





THE FORMER GM SITE HAS HAD SOME GREAT REDEVELOPMENT SUCCESSES, WITH FUYAO BEING THE MOST INFLUENTIAL AS IT REPURPOSED A MASSIVE FACILITY WITH OVER 3 MILLION SQUARE FEET, GENERATING MAJOR JOB CREATION WHILE ALSO ENCOURAGING SIGNIFICANT INVESTMENT IN OUR COMMUNITY AND THE STATE OF OHIO.

- Michael Davis, City Manager of Moraine, Ohio

RACER Trust, committed to community revitalization, advocates for underserved communities such as in Moraine by identifying resources, hiring local contractors and incorporating infrastructure needs into site remediation plans. Through transparent actions, risk mitigation, infrastructure improvements, job creation, and support for local revitalization efforts, it addresses root causes of longstanding community concerns and contributes to their resolution.

Since 2014, Fuyao Glass America has transformed the former GM assembly plant into an economically productive global competitor, growing to become the second largest automotive glass manufacturer in the world. The Fuyao plant is currently undergoing a \$45 million expansion — at full capacity, the company will have 2,300 employees at the Moraine plant.

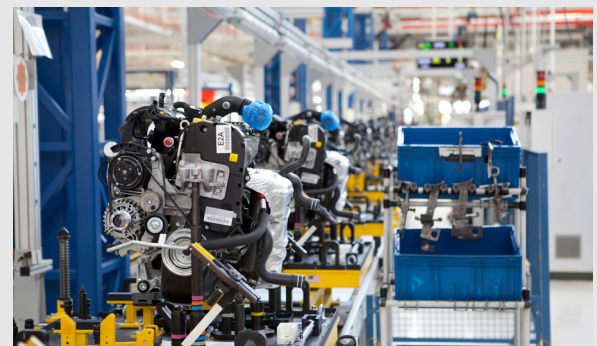
The second major tenant at Progress Park is DMAX, Ltd., a continuation of the site's automotive legacy. A partnership between GM and Isuzu Diesel Services of America, DMAX redesigned the Duramax diesel engine for GMC Sierra and Chevrolet Silverado pickup trucks. DMAX is the recipient of the JD Power 2014 Best in Segment Award for their work on this engine. DMAX began operating prior to GM's bankruptcy and was not a part of cleanup activities. Monitoring wells are in place to ensure contamination does not reach the DMAX area.

Part of the former GM plant is available for occupancy. The project has been developed to be a one-of-a-kind manufacturing building in the state. The facility features a new roof, 500 parking spaces and 150 trailer spots. Offices, docks, drive-ins and restrooms were built to suit, and the building has potential for build-to-suit rail access as well. Several other parcels at the site are in reuse or ready for future reuse.

The ongoing cleanup of the RACER Moraine facility has proceeded in tandem with the creation of a productive industrial park, allowing for new manufacturers to make innovative products while keeping alive the facility's automotive tradition.



Fuyao Glass America — the second largest automotive glass manufacturer in the world — employs 2,000 people at the site.



Today, employees at DMAX continue to pave the way for automotive ingenuity with their redesigned Duramax diesel engine for GMC Sierra and Chevrolet Silverado pickup trucks.