



# Conestoga-Rovers & Associates Project Summary

## KEY PROJECT ELEMENTS

- Phase I & II Environmental Site Assessment
- Baseline Environmental Assessment
- 7a (Due Care) Compliance Analysis
- Remediation/ Demolition Third Party Oversight
- Brownfield Redevelopment Support

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## MIDTOWN SQUARE TROY, MICHIGAN



CLIENT: GRAND/SAKWA PROPERTIES, LLC  
DURATION: 1998 - 2001  
VALUE: \$300,000

In 1953, this 77-acre site was acquired by Ford Motor Company and developed as a Ford Tractor Division research and development operation. Ford's research and development activities at the site included the design and performance testing of diesel engines and tractors, testing of alternative fuels, reconditioning and rebuilding of diesel pumps and injectors, calibration and emission testing, and durability testing. Operations also included solvent degreasing, machining, painting, sand blasting, and welding, and receiving, storage, and distribution of Ford New Holland equipment parts.

Beginning in 1991, following the purchase of the site by Fiat S.p.A. and its renaming to New Holland North America, Inc. (New Holland), operations at the site were phased out until all operations ceased in June 1994. The site equipment was then dismantled and moved off-site. In November 1998, Grand/Sakwa Properties, LLC (Grand/Sakwa) entered into an agreement for the purchase of the site for redevelopment into mixed residential and commercial use. Under the agreement, New Holland would remediate environmental issues to applicable Michigan Act 451, Part 201 Generic Industrial/Commercial II Criteria and demolish two of three structures remaining on site.

CRA was retained by Grand/Sakwa to complete environmental due diligence activities including a Phase I Environmental Site Assessment (ESA), and a Phase II ESA. The Phase II ESA included the completion of test pits, monitoring wells, and soil borings, and the sampling of groundwater and soils. The results of the ESAs were included in a Baseline Environmental Assessment (BEA) prepared by CRA, which was submitted to the Michigan Department of Environmental Quality (MDEQ). In addition, CRA prepared a Section 7a Compliance Analysis to meet Grand/Sakwa's due care obligations at the site.

As requested by Grand/Sakwa, CRA provided third-party oversight during New Holland's implementation of remediation activities, which consisted of demolition oversight, excavation, and off-site disposal of impacted soils, above ground and underground storage tank decommissioning and closures, and on-site thermal remediation of impacted soils. In addition, CRA provided support to Grand/Sakwa during development of a Michigan Act 381 Brownfield Plan for the site, including attendance at several meetings/negotiations with the City of Troy.