

FILED

May 3, 2024

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U.S. EPA REGION 7
HEARING CLERK

U. S. ENVIRONMENTAL PROTECTION AGENCY
REGION 7
11201 RENNER BOULEVARD
LENEXA, KANSAS 66219

BEFORE THE ADMINISTRATOR

In the Matter of:

8000 Ivory Avenue, LLC

8000 Ivory Avenue

St. Louis, Missouri 63111

Respondent.

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Docket No. TSCA-07-2024-0069

EXPEDITED SETTLEMENT AGREEMENT AND FINAL ORDER

The U.S. Environmental Protection Agency (“EPA”) is authorized to enter into this Expedited Settlement Agreement (“Agreement” or “ESA”) pursuant to Section 16(a) of the Toxic Substances Control Act (“TSCA”), 15 U.S.C. § 2615(a), and 40 C.F.R. § 22.13(b).

1. The U.S. Environmental Protection Agency (“EPA”) alleges that 8000 Ivory Avenue, LLC (“Respondent”), failed to comply with certain regulations governing Lead-Based Paint Disclosure Rule, in violation of Section 409 of the Toxic Substances Control Act (“TSCA”), 15 U.S.C. § 2689 *et seq.*

2. EPA has reason to believe that Respondent has violation Section 409 of the TSCA, 15 U.S.C. §2689, by failing to comply with the regulatory requirements of 40 C.F.R Part 745, *Subpart F, Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards Upon Sale or Lease of Residential Property*, promulgated pursuant to Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C. § 4852d.

3. Section 409 of TSCA, 15 U.S.C. § 2689, states that it shall be unlawful for any person to fail or refuse to comply with a provision of this subchapter or with any rule or order issued under this subchapter.

4. On December 13, 2023, pursuant to Section 11 of TSCA, 15 U.S.C. § 2610, representatives of the EPA conducted a records inspection at the offices of 8000 Ivory Avenue, LLC, to evaluate Respondent’s compliance with TSCA and the requirements of the Lead-Based Paint Disclosure Rule (“EPA inspection”).

5. The EPA inspection revealed that Respondent had failed to provide an EPA-approved pamphlet and disclosure activities at 3743 Louisiana Avenue, St. Louis, Missouri, built in 1911 which is “target housing” as defined by Section 401(17) of TSCA, 15 U.S.C. § 2681(17):

3743 Louisiana Avenue, Apt 2F, St. Louis, Missouri 63118;

6. The regulation at 40 C.F.R. § 745.107(a)(1) The seller or lessor shall provide the purchaser or lessee with an EPA-approved lead hazard information pamphlet. Such pamphlet includes the EPA document entitled *Protection Your Family From Lead in Your Home* (EPA #747-K-94-001) or an equivalent pamphlet that has been approved for use in that State by EPA.

7. For the property at 3743 Louisiana Avenue, St. Louis, Missouri, Respondent failed to provide the lessee with an EPA-approved lead hazard information pamphlet, as required by 40 C.F.R. § 745.107(a)(1). Respondent therefore violated Section 409 of TSCA, 15 U.S.C. § 2689.

8. In determining the amount of penalty to be assessed, EPA has taken into account the factors specified in Section 16(a)(2)(B) of TSCA, 15 U.S.C. § 2615(a)(2)(B). After considering these factors, EPA has determined, and Respondent agrees, that settlement of this matter for a civil penalty of one thousand dollars (\$1,000) is in the public interest.

9. Not more than thirty (30) days after the effective date of the Final Order, Respondent shall pay the penalty amount listed in Paragraph 8 by one of the following methods.

U.S. Environmental Protection Agency
Fines and Penalties
Cincinnati Finance Center
PO Box 979078
St. Louis, Missouri 63197-9000

or by alternate payment method described at <http://www.epa.gov/financial/makepayment>.

10. A copy of the signed agreement and check or other information confirming payment shall simultaneously be emailed to the following:

Regional Hearing Clerk
R7_Hearing_Clerk_Filings@epa.gov;

Christine Hoard
hoard.christine@epa.gov, and

Milady Peters, Paralegal
peters.milady@epa.gov.

By written notice to Respondent, EPA may change the address and/or persons listed above.

11. EPA is authorized to enter into this Expedited Settlement Agreement (“Agreement”), and this proceeding for the assessment of a civil penalty is simultaneously commenced and concluded pursuant to Section 16 of TSCA and 40 C.F.R. § 22.13(b).

12. In signing this Agreement, Respondent: (a) admits that it is subject to TSCA and its implementing regulations; (b) admits that EPA has jurisdiction over Respondent and Respondent's conduct as alleged herein; (c) neither admits nor denies the factual allegations contained herein; (d) consents to the assessment of this penalty; and (e) waives any and all remedies, claims for relief and other available rights to judicial or administrative review Respondent may have with respect to any issue of fact or law set forth in this Agreement and Final Order, including the opportunity for a hearing or appeal pursuant to TSCA and 40 C.F.R. Part 22 and any right of judicial review under Chapter 7 of the Administrative Procedure Act, 5 U.S.C. §§ 701-706.

13. By its signature below, Respondent certifies, subject to civil and criminal penalties for making a false submission to the United States Government, that Respondent: (a) has corrected the alleged violations and is in compliance with Section 402 of TSCA, 15 U.S.C. § 2682, and its implementing regulations at 40 C.F.R. Part 745; (b) agrees to provide payment of the civil penalty set forth in Paragraph 11; (c) agrees to submit a true and accurate proof of payment of said civil penalty as set forth in Paragraph 12; and (d) agrees to release said payment to EPA upon entry of the Final Order attached hereto.

14. Upon the effective date of this Agreement and subsequent payment of the civil penalty as set forth in Paragraph 8, Respondent shall only be resolved of liability for federal civil penalties for the violations and facts alleged herein.

15. No portion of the civil penalty or interest paid by Respondent pursuant to the requirements of this Agreement shall be claimed by Respondent as a deduction for federal, state, or local income tax purposes.

16. This Agreement does not affect the rights of EPA or the United States to pursue appropriate injunctive relief or other equitable relief or criminal sanctions for any violations of law. EPA reserves its rights to take enforcement action for any other violations by Respondent of TSCA, any other federal statute or regulation, or this Agreement.

17. Failure to pay the assessed penalty may result in the referral of this matter to the United States Department of Justice for collection of the amount due plus stipulated penalties and interest at the statutory judgment rate provided in 28 U.S.C. § 1961.

18. Each party shall bear its own costs and fees, if any.

19. This Agreement, authorized by EPA's execution of the Final Order attached hereto, constitutes a final order under 40 C.F.R. Part 22.

20. This Agreement is binding on the parties signing below, and in accordance with 40 C.F.R. § 22.31(b), is effective upon filing.

21. Respondent consents to receiving the filed Agreement electronically at the following e-mail address: *vucoinc@vushajconstruction.com*. Respondent understands that the Expedited Settlement Agreement and Final Order will become publicly available upon filing.

FOR THE RESPONDENT:


Signature

4-18-2024
Date

Alberto Vushaj
Printed Name

President
Title

FOR THE COMPLAINANT:

Jodi Bruno
Acting Director
Enforcement and Compliance Assurance Division

Date

Christopher Muehlberger
Office of Regional Counsel

Date

FINAL ORDER

Pursuant to the authority of Section 16 of Toxic Substances Control Act, 15 U.S.C. § 2615, and according to the terms of this Agreement, IT IS HEREBY ORDERED THAT:

1. Respondent shall comply with all terms of the Expedited Settlement Agreement;
2. Respondent is assessed a civil penalty of one thousand dollars (\$1,000); and
3. Respondent shall, in accordance with the payment provisions set forth in the Expedited Settlement Agreement, make payment via a certified or cashier's check or money order or through a wire transfer as described in the Expedited Settlement Agreement.

This Agreement shall be effective upon the filing of the Final Order by the Regional Hearing Clerk for EPA, Region 7. Unless otherwise stated, all time periods stated herein shall be calculated in calendar days from such date.

IT IS SO ORDERED.

Karina Borromeo
Regional Judicial Officer
U.S. Environmental Protection Agency, Region 7

Date

**CERTIFICATE OF SERVICE
(To be completed by EPA)**

I certify that that a true and correct copy of the foregoing Consent Agreement and Final Order, EPA Docket No. TSCA-07-2024-0069, was sent this day in the following manner to the following addressees:

Copy via e-mail to Complainant:

Christine Hoard, Enforcement and Compliance Assurance Division
hoard.christine@epa.gov

Milady Peters, Office of Regional Counsel
peters.milady@epa.gov

Copy via e-mail to Respondent:

Alberto Vushaj
Registered Agent for 8000 Ivory Avenue, LLC
8000 Ivory Avenue
St. Louis, Missouri 63111
vucoinc@vushajconstruction.com

Copy via e-mail to the State of Missouri:

Kim Morgan
Program Manager
Missouri Department of Health and Senior Services
kim.morgan@health.mo.gov

Dated this _____ day of _____, _____.
