



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 4

ATLANTA FEDERAL CENTER
61 FORSYTH STREET
ATLANTA, GEORGIA 30303-8960

OCT 13 2015

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Adam Sowatzka
King and Spalding, LLP
1180 Peachtree Street, NE
Atlanta, Georgia 30309

Re: Dothan Downtown Redevelopment Authority
Consent Agreement and Final Order
Docket No. CAA-04-2015-1515(b)

Dear Mr. Sowatzka:

Enclosed is a copy of the ratified Consent Agreement and Final Order (CAFO) in the above-referenced matter. The original CAFO has been filed with the Regional Hearing Clerk and served on the parties as directed in Section 22.6 of the Consolidated Rules of Practice, 40 C.F.R. Part 22.

Please refer to Section V of the CAFO for penalty information and payment requirements. To ensure proper processing, the Respondent's Name and Docket Number for this case, identified above and in the CAFO, should be noted on any cashier's or certified checks submitted in payment of the penalty.

Also enclosed is a copy of a document entitled "Notice of Securities and Exchange Commission Registrants' Duty to Disclose Environmental Legal Proceedings." This document puts your client on notice of its potential duty to disclose to the Securities and Exchange Commission any environmental enforcement actions taken by the U. S. Environmental Protection Agency Region 4. Where used in the document "SEC" refers to the Securities and Exchange Commission.

Should you have any questions about this matter or your compliance status in the future, please contact Ms. Pamela McIlvaine of the EPA Region 4 staff at (404) 562-9197.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony G. Toney for".

Anthony G. Toney
Chief
Chemical Safety and Enforcement Branch

Enclosures

UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
REGION 4
ATLANTA, GEORGIA

In the Matter of:)
)
Dothan Downtown Redevelopment)
Authority)
)
Respondent.)
_____)

Docket No. CAA-04-2015-1515(b)

CONSENT AGREEMENT AND FINAL ORDER

I. Nature of the Action

1. This is a civil penalty proceeding pursuant to Section 113(d) of the Clean Air Act (CAA), 42 U.S.C. § 7413(d), and pursuant to the Consolidated Rules of Practice Governing Administrative Assessment of Civil Penalties and the Revocation/Termination or Suspension of Permits (Consolidated Rules), 40 C.F.R. Part 22. Complainant is the Director of the Air, Pesticides and Toxics Management Division, U.S. Environmental Protection Agency, Region 4. Respondent is Dothan Downtown Redevelopment Authority ("Respondent"). The authority to take action under Section 113(d) of the CAA, 42 U.S.C. § 7413(d), is vested in the Administrator of the EPA. The Administrator of the EPA has delegated this authority under the CAA to the Regional Administrators by EPA Delegation 7-6-A, last updated on August 4, 1994. The Regional Administrator, Region 4, has re delegated this authority to the Director of the Air, Pesticides and Toxics Management Division, by EPA Region 4 Delegation 7-6-A. Pursuant to the aforementioned Delegations, the Director of the Air, Pesticides and Toxics Management

Division has the authority to commence an enforcement action as the Complainant in this matter (“EPA” or “Complainant”).

2. Complainant and Respondent have conferred for the purpose of settlement pursuant to 40 C.F.R. § 22.18 and desire to resolve this matter and settle the allegations described herein without a formal hearing. Therefore, without the taking of any evidence or testimony, the making of any argument, or the adjudication of any issue in this matter, and in accordance with 40 C.F.R. § 22.13(b), this Consent Agreement and Final Order (CAFO) will simultaneously commence and conclude this matter.

II. Preliminary Statements

3. Pursuant to Section 112(l) of the CAA, the EPA delegated the Administrator’s authorities and responsibilities to implement and enforce emission standards and prevention requirements for asbestos under Section 112 of the CAA, 42 U.S.C. § 7412, to the State of Alabama. The State has incorporated and adopted the EPA’s rules for asbestos located at 40 C.F.R. Part 61, Subpart M, promulgated pursuant to Section 112 of the CAA, by reference. As indicated in Section 112(l)(7) of the CAA, nothing in Section 112(l) of the CAA shall prohibit the Administrator from enforcing any applicable emission standard or requirement under Section 112 of the CAA.
4. Asbestos is a “hazardous air pollutant” as that term is defined in Section 112(a) of the CAA, 42 U.S.C. § 7412(a), and is the subject of regulations codified at 40 C.F.R. Part 61, Subpart M, “National Emission Standard for Asbestos,” promulgated pursuant to Section 112 of the CAA, 42 U.S.C. § 7412.
5. A “person” is defined in Section 302 of the CAA, 42 U.S.C. § 7602 as an individual, corporation, partnership, association, state, municipality, political subdivision of a state

and any agency, department or instrumentality of the United States and any officer, agent or employee thereof.

6. A “facility” is defined in 40 C.F.R. § 61.141, in part, as any institutional, commercial, public, industrial or residential structure, installation or building (including any structure, installation or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding residential buildings having four or fewer dwelling units).
7. “Demolition” is defined in 40 C.F.R. § 61.141 as the wrecking or taking out of any load supporting structural member of a facility together with any related handling operations or the intentional burning of any facility.
8. “Renovation” is defined in 40 C.F.R. § 61.141 as altering a facility or one or more facility components in any way, including the stripping or removal of regulated asbestos containing material from a facility component.
9. An “owner or operator of a demolition or renovation activity” is defined in 40 C.F.R. § 61.141 as any person who owns, leases, operates, controls or supervises the facility being demolished or renovated or any person who owns, leases, operates, controls or supervises the demolition or renovation operation or both.
10. An “installation” is defined in 40 C.F.R. § 61.141 as any building or structure or any group of buildings or structures at a single demolition or renovation site that are under the control of the same owner or operator (or owner or operator under common control).
11. Since the EPA has delegated the Administrator’s authorities and responsibilities for asbestos under Section 112 of the CAA to the State of Alabama, owners or operators of demolition or renovation activity occurring in the State must notify the Alabama

Department of Environmental Management, Lead-based Paint and Asbestos Program (“ADEM”) of any such activity pursuant to 40 C.F.R. § 61.145(b).

12. Any person who violates Section 112 of the CAA may be assessed a penalty of up to \$25,000 for each such violation, in accordance with Section 113(d) of the CAA, 42 U.S.C. § 7413(d). The Debt Collection Improvement Act of 1996 requires the EPA to review and adjust penalties, as necessary, for inflation at least once every four years. Pursuant to the Adjustment of Civil Monetary Penalties for Inflation Rule, 40 C.F.R. Part 19, the current revised maximum penalty for each violation occurring after January 12, 2009, is \$37,500. Each day a violation continues may constitute a separate violation.

III. Specific Allegations

13. Respondent is a “person” as defined in Section 302 of the CAA, 42 U.S.C. § 7602.
14. Respondent was the owner of an apartment complex formerly known as the Saints Apartments consisting of two, multi-family residential buildings located at 507 North Foster Street and 103 Powell Street in Dothan, Alabama (the Facility),
15. The EPA alleges that “Renovation” occurred on or about April 9, 2013, at the Facility at 507 North Foster Street.
16. The EPA alleges that “Demolition” occurred on or about July 21, 2014, but less than 10 working days after July 17, 2014, at the Facility at 103 West Powell Street.
17. At the time of renovation, the Facility was an apartment complex consisting of two, multi-family residential buildings (507 North Foster Street and 103 Powell Street). At the time of demolition, the portion of the facility located at 507 North Foster Street had been destroyed in a fire; therefore, the Facility was a multi-family residential building located

at 103 West Powell Street. Therefore, the Facility met the definition of a “facility” by being a residential installation and a multi-family residential building, respectively.

18. Respondent owned the Facility at the time of demolition and renovation. Therefore, the EPA alleges that Respondent is an “owner or operator of a renovation or demolition activity.”
19. The EPA investigated Respondent’s compliance with the National Emission Standard for Asbestos through inspections and information requests conducted at or from the Facility, the Dothan Downtown Redevelopment Authority (DDRA) offices, Alabama Environmental, Inc., the City of Dothan Landfill and the Black Warrior Solid Waste Landfill.
20. Respondent agreed to complete an assessment of the site of the former Facility to determine the presence of any asbestos in the soil at the site. Respondent completed the required assessment and submitted the results to the EPA on or about July 24, 2015.
21. The EPA alleges that Respondent did not provide written notice of intention to demolish the Facility postmarked at least ten (10) working days prior to demolition. Respondent provided a notification dated July 17, 2014, for a demolition that occurred on or around July 21, 2014, and less than 10 working days after July 17, 2014.
22. Written notice of intention to demolish postmarked at least 10 working days prior to demolition is required by 40 C.F.R. § 61.145(b)(3)(i).
23. The EPA alleges that Respondent violated Section 112 of the CAA, 42 U.S.C. § 7412, and 40 C.F.R. § 61.145(b)(3)(i) by failing to provide written notice of intention to demolish postmarked at least 10 working days prior to demolition.

IV. Consent Agreement

24. For the purposes of this CAFO, Respondent admits the jurisdictional allegations set forth above and neither admits nor denies the factual allegations set forth above.
25. Respondent waives its right to a hearing on the allegations contained herein and its right to appeal the proposed Final Order accompanying the Consent Agreement.
26. Respondent consents to the assessment of the penalty proposed by the EPA and agrees to pay the civil penalty as set forth in this CAFO.
27. Respondent certifies that as of the date of its execution of this CAFO, it is in compliance with all relevant requirements of the National Emission Standard for Asbestos, 40 C.F.R. Part 61, Subpart M.
28. Compliance with this CAFO shall resolve liability for civil penalties associated with the allegations of violations contained herein. This CAFO shall not otherwise affect any liability of Respondent to the United States. Other than as expressed herein, neither the EPA nor Complainant waives any right to bring an enforcement action against Respondent for violation of any federal or state statute, regulation or permit; to initiate an action for imminent and substantial endangerment; or to pursue criminal enforcement.
29. Complainant and Respondent agree to settle this matter by their execution of this CAFO. The parties agree that the settlement of this matter is in the public interest and that this CAFO is consistent with the applicable requirements of the CAA.
30. Pursuant to 40 C.F.R. § 22.5(c)(4), the following individual is authorized to receive service for the EPA in this proceeding:

Pamela McIlvaine
Lead and Asbestos Section
U.S. EPA Region 4
61 Forsyth Street, S.W.
Atlanta, Georgia 30303-8960
(404) 562-9197.

V. Final Order

31. Respondent is assessed a civil penalty of **FIVE HUNDRED FORTY DOLLARS (\$540)** which shall be paid within thirty (30) days of the effective date of this CAFO.
32. Respondent shall remit the penalty payment by either a cashier's or certified check made payable to the "Treasurer, United States of America." **Respondent shall note on the face of the check the Respondent's name and the Docket Number associated with this CAFO.** The penalty payment shall be sent by one of the methods below.

Address for payment submittal using the United States Postal Service (USPS)
(excluding USPS overnight mail):

U.S. Environmental Protection Agency
P.O. Box 979077
St. Louis, Missouri 63197-9000.

Address for payment submittal using USPS overnight mail or other delivery
service (e.g., Federal Express, United Parcel Service, DHL, etc.):

U.S. Environmental Protection Agency
Government Lockbox 979077
1005 Convention Plaza
SL-MO-C2-GL
St. Louis, Missouri 63101
Contact Phone Number: (513) 487-2091

33. At the time of payment, Respondent shall send a separate copy of the check and a written statement that the payment is being made in accordance with this CAFO, to the following persons at the following addresses:

**Regional Hearing Clerk
U.S. EPA Region 4
61 Forsyth Street, S.W.
Atlanta, Georgia 30303-8960;**

**Pamela McIlvaine
Lead and Asbestos Section
U.S. EPA Region 4
61 Forsyth Street, S.W.
Atlanta, Georgia 30303-8960; and**

**Saundi Wilson
Office of Environmental Accountability
U.S. EPA Region 4
61 Forsyth Street, S.W.
Atlanta, Georgia 30303-8960.**

- 34. For the purposes of state and federal income taxation, Respondent shall not be entitled, and agrees not to attempt, to claim a deduction for any civil penalty payment made pursuant to this CAFO. Any attempt by Respondent to deduct any such payments shall constitute a violation of this CAFO.**

- 35. Pursuant to 31 U.S.C. § 3717 and 40 C.F.R. § 13.11, the EPA is entitled to assess interest and penalties on debts owed to the United States and a charge to cover the cost of processing and handling a delinquent claim. In accordance with 40 C.F.R. § 13.11(a), interest on any civil penalty assessed in a CAFO begins to accrue on the date that a copy of the CAFO is mailed or hand-delivered to the Respondent. However, the EPA will not seek to recover interest on any amount of such civil penalty that is paid within thirty (30) calendar days after the date on which such interest begins to accrue. Interest will be assessed at the rate of the United States Treasury tax and loan rate in accordance with 40 C.F.R. § 13.11(a). A charge will also be assessed to cover the administrative costs, both direct and indirect, of overdue debts. In addition, a late payment penalty charge shall be applied on any principal amount not paid within 90 days of the due date.**

36. Complainant and Respondent shall bear their own costs and attorney fees in this matter.
37. This CAFO shall be binding upon Respondent and its successors and assigns.
38. Each undersigned representative of the parties to this CAFO certifies that he or she is fully authorized by the party represented to enter into this CAFO and hereby legally binds that party to this CAFO.

THIS SECTION INTENTIONALLY LEFT BLANK

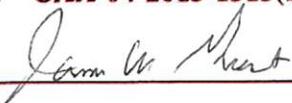
VI. Effective Date

39. The effective date of this CAFO shall be the date on which the CAFO is filed with the Regional Hearing Clerk.

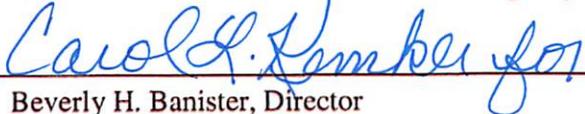
AGREED AND CONSENTED TO:

Respondent: Dothan Downtown Redevelopment Authority

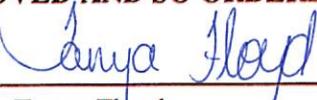
Docket No.: CAA-04-2015-1515(b)

By:  Date: 9/18/2015
Name: JAMES W. GENSIOR
Title: Command

Complainant: U.S. Environmental Protection Agency

By:  Date: 9/28/15
Beverly H. Banister, Director
Air, Pesticides and Toxics
Management Division

APPROVED AND SO ORDERED this 13th day of October, 2015.

By: 
Tanya Floyd
Regional Judicial Officer

CERTIFICATE OF SERVICE

I hereby certify that on the date set out below, I filed the original and one copy of the foregoing Consent Agreement and Final Order and served a true and correct copy of the foregoing Consent Agreement and Final Order, In the Matter of: Dothan Downtown Redevelopment Authority, Docket Number CAA-04-2015-1515(b), to the addressees listed below.

Mr. Adam Sowatzka (via Certified Mail, Return Receipt Requested)
King and Spalding, LLP
1180 Peachtree Street, NE
Atlanta, Georgia 30309

Ms. Pamela McIlvaine (via EPA's internal mail)
Lead and Asbestos Section
U.S. EPA Region 4
61 Forsyth Street, S.W.
Atlanta, Georgia 30303

Ms. Bonnie Sawyer (via EPA's internal mail)
Office of Environmental Accountability
U.S. EPA Region 4
61 Forsyth Street, S.W.
Atlanta, Georgia 30303

Mr. Robert Caplan (via EPA's internal mail)
Office of Environmental Accountability
U.S. EPA Region 4
61 Forsyth Street, S.W.
Atlanta, Georgia 30303

By: Claudette D. Harey
for Patricia A. Bullock
Regional Hearing Clerk
U.S. EPA Region 4
61 Forsyth St., S.W.
Atlanta, GA 30303

Date: October 13, 2015

(404) 562-9511