



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 8

1595 WYNKOOP STREET
DENVER, CO 80202-1129
Phone 800-227-8917
<http://www.epa.gov/region08>

2:29 pm

April 23, 2021

Received by
EPA Region VIII
Hearing Clerk

DOCKET NO.: TSCA-08-2021-0005

IN THE MATTER OF:)	
)	
TRI PROPERTY MANAGEMENT)	FINAL ORDER
)	
)	
)	
RESPONDENT)	

Pursuant to 40 C.F.R. § 22.13(b) and §§ 22.18(b)(2) and (3) of EPA’s Consolidated Rules of Practice, the Consent Agreement resolving this matter is hereby approved and incorporated by reference into this Final Order.

The Respondent is hereby **ORDERED** to comply with all of the terms of the Consent Agreement, effective immediately upon filing this Consent Agreement and Final Order.

SO ORDERED THIS 23rd DAY OF April, 2021.

KATHERIN HALL
Digitally signed by KATHERIN HALL
Date: 2021.04.23 14:26:43 -06'00'

Katherin E. Hall
Regional Judicial Officer

2:29 pm

April 23, 2021

Received by
EPA Region VIII
Hearing Clerk

**UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
REGION 8**

Docket No. TSCA-08-2021-0005

IN THE MATTER OF:)
)
TRI Property Management)
1422 8th Avenue)
Greeley, Colorado 80631)
)
Respondent.)

CONSENT AGREEMENT

Complainant, the United States Environmental Protection Agency, Region 8, and Respondent, TRI Property Management (collectively the Parties), by their undersigned representatives, hereby consent and agree as follows:

I. AUTHORITY

1. This Consent Agreement is entered into by the EPA, by its duly delegated officials, and by Respondent for the purpose of simultaneously commencing and concluding this matter, as authorized by 40 C.F.R. § 22.13(b), and pursuant to 40 C.F.R. § 22.18(b)(2) and (3).
2. The EPA has jurisdiction over this matter pursuant to sections 16 and 409 of the Toxic Substances Control Act (TSCA), 15 U.S.C. §§ 2615, 2689, and the regulations promulgated under TSCA Subchapter IV, as set forth at 40 C.F.R. part 745.

II. STATUTORY AND REGULATORY BACKGROUND

3. As directed by section 402(c) of TSCA, the EPA promulgated the Renovation, Repair, and Painting (RRP) Rule, codified at 40 C.F.R. part 745, subpart E, with the purpose of protecting the public from lead-based paint hazards associated with renovation, repair, and painting activities.
4. The RRP Rule requires that individuals performing renovations for compensation in target housing are properly trained, renovators and firms that perform renovations are certified, and the work practice standards at 40 C.F.R. § 745.85 are followed during renovations.
5. "Target housing" means any housing constructed prior to 1978, except for housing for the elderly or persons with disabilities (unless any child who is less than six years of age resides or is expected to reside in such housing) or any zero-bedroom dwelling. 15 U.S.C.

§ 2681(17).

6. "Renovation" means the modification of any existing structure, or portion thereof, that results in the disturbance of painted surfaces, unless that activity is performed as part of an abatement as defined at 40 C.F.R. § 745.223. 40 C.F.R. § 745.83.
7. Failure to comply with any provision of the RRP Rule, 40 C.F.R. part 745, subpart E, constitutes a violation of section 409 of TSCA, 15 U.S.C. § 2689. EPA may assess a civil penalty of up to \$41,056 for each violation of section 409. 15 U.S.C. § 2615, 40 C.F.R. part 19.

III. RESPONDENT

8. Respondent is a company doing business in the State of Colorado.
9. Respondent is a "person" for purposes of sections 16 and 409 of TSCA, 15 U.S.C. §§ 2615, 2689, and as defined at 40 C.F.R. § 745.83.
10. Respondent is a "firm" as defined by 40 C.F.R. § 745.83.

IV. STATEMENTS OF FACT AND CONCLUSIONS OF LAW

11. On February 28, 2020, authorized representatives of the Weld County Department of Public Health and Environment (WCDPHE) visited Respondent's rental property at 1406 11th Street, Apt. 1, Greeley, CO (Jobsite) to determine the source of a reported elevated blood lead level in a child (Weld County investigation). During that investigation, the inspectors observed replacement of the porch railing, posts, and balusters with visible dust and paint chips on the porch and driveway adjacent to where the work was occurring. The WCDPHE contacted the EPA later that day to report potential violations of the RRP Rule.
12. On March 4, 2020, an authorized representative of the EPA conducted a recordkeeping inspection at Respondent's office located at 1422 8th Avenue in Greeley, CO to determine compliance with the RRP Rule.
13. The Jobsite is a residential property constructed prior to 1978 and is "target housing" as the term is defined in 15 U.S.C. § 2681(17).
14. Respondent performed a "renovation," as the term is defined in 40 C.F.R. § 745.83, by replacing painted exterior components including the porch railing, posts, and balusters at the Jobsite.

Count 1

15. The "initial certification" requirement at 40 C.F.R. § 745.89(a) provides that firms performing renovations on target housing are required to apply to the EPA for certification. In accordance with 40 C.F.R. § 745.81(a)(2)(ii), no firm may perform, offer, or claim to perform renovations without certification from EPA under § 745.89 in target housing or

child-occupied facilities, unless the renovation qualifies for one of the exceptions identified in § 745.82.

16. Respondent's renovation at the Jobsite did not qualify for any of the exceptions identified in 40 C.F.R. § 745.82.
17. Respondent failed to apply for initial certification from the EPA prior to performing a renovation on target housing, as required by 40 C.F.R. § 745.89(a).
18. Respondent's failure to apply for and obtain initial certification for the renovation at the Jobsite constitutes a violation of 40 C.F.R. § 745.81(a)(2)(ii) and section 409 of TSCA, 15 U.S.C. § 2689.

Count 2

19. Firms performing renovations on target housing must ensure that a certified renovator is assigned to each renovation performed by the firm and discharges all of the certified renovator responsibilities identified in 40 C.F.R. § 745.90, as required by 40 C.F.R. § 745.89(d)(2).
20. Respondent did not assign a certified renovator to this renovation, as required by 40 C.F.R. § 745.89(d)(2).
21. Respondent's failure to assign a certified renovator constitutes a violation of 40 C.F.R. § 745.89(d)(2) and section 409 of TSCA, 15 U.S.C. § 2689.

Count 3

22. Firms performing renovations on target housing are required, before beginning the renovation, to cover the ground with plastic sheeting or other disposable impermeable material to collect falling paint debris, pursuant to 40 C.F.R. § 745.85(a)(2)(ii)(C).
23. Based upon evidence obtained from the Weld County Investigation, Respondent failed to cover the ground with plastic sheeting or other disposable impermeable material to collect falling paint debris during the renovation, as required by 40 C.F.R. § 745.85(a)(2)(ii)(C).
24. Respondent's failure to cover the ground with plastic sheeting or other disposable impermeable material constitutes a violation of 40 C.F.R. § 745.85(a)(2)(ii)(C) and section 409 of TSCA, 15 U.S.C. § 2689.

Count 4

25. Firms performing renovations on target housing are required to contain waste from renovation activities to prevent releases of dust and debris before the waste is removed from the work area, pursuant to 40 C.F.R. § 745.85(a)(4)(i).

26. Based upon evidence obtained from the Weld County Investigation, Respondent failed to contain waste, including paint chips and debris, prior to removing it from the work area, as required by 40 C.F.R. § 745.85(a)(4)(i).
27. Respondent's failure to contain waste from renovation activities to prevent releases of dust and debris before the waste is removed from the work area constitutes a violation of 40 C.F.R. § 745.85(a)(4)(i) and section 409 of TSCA, 15 U.S.C. § 2689.

Count 5

28. The RRP Rule requires that firms performing renovations provide occupants of target housing with the EPA pamphlet titled "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools" (Renovate Right pamphlet) no more than 60 days before beginning renovation activities, pursuant to 40 C.F.R. § 745.84.
29. Respondent failed to provide the occupant of the Jobsite with the Renovate Right pamphlet prior to beginning the renovation, as required by 40 C.F.R. § 745.84(a)(2).
30. Respondent's failure to provide the occupant of the Jobsite with the Renovate Right pamphlet prior to beginning the renovation constitutes a violation of 40 C.F.R. § 745.84(a)(2) and section 409 of TSCA, 15 U.S.C. § 2689.

V. SETTLEMENT

31. The Parties agree that settlement of this matter is in the public interest, and the Parties agree that execution of this Consent Agreement and issuance of a Final Order without further litigation and without adjudication of any issue of fact or law, is the most appropriate means of resolving this matter.
32. In determining the amount of any penalty to be assessed, the EPA considered the nature, circumstances, extent and gravity of the violations alleged and, with respect to Respondent, the ability to pay, the effect of the proposed penalty on the ability to continue to do business, any history of prior violations, the degree of culpability, and such other matters as justice may require, in accordance with section 16 of TSCA, 15 U.S.C. § 2615.
33. By signing this Consent Agreement, Respondent: (a) admits that Respondent was subject to the RRP requirements, 40 C.F.R. part 745, subpart E, at the time the work described herein was being conducted; (b) admits the jurisdictional allegations made herein; (c) neither admits nor denies the factual allegations contained herein; and (d) consents to the assessment of the penalty specified in this Consent Agreement.
34. Pursuant to section 16 of TSCA, 15 U.S.C. § 2615, the EPA has determined that a civil penalty of sixty-one thousand five hundred dollars (\$61,500) is appropriate to settle this matter.

35. Respondent consents and agrees to pay a civil penalty in the amount of sixty-one thousand five hundred dollars (\$61,500) in the manner described below.
36. Payment by Respondent of the full penalty amount is due within thirty (30) calendar days of the Effective Date of the Final Order issued by the EPA Regional Judicial Officer adopting this Consent Agreement. If the due date for payment falls on a weekend or legal federal holiday, the due date is the next business day. Payment must be received by 11:00 A.M. Eastern Time to be considered received that day.
37. Payment shall be made by one of the following methods. The payment shall be made by remitting a check or making a wire transfer or online payment. The check or other payment shall designate the name and docket number of this case, be in the amount stated above, and be payable to "Treasurer, United States of America." The payment shall be sent as follows:

If sent by regular U.S. mail:

U.S. Environmental Protection Agency / Fines and Penalties
Cincinnati Finance Center
P.O. Box 979077
St. Louis, Missouri 63197-9000

If sent by any commercial carrier or signed receipt confirmation:

U.S. Environmental Protection Agency
Government Lockbox 979077
1005 Convention Plaza
SL-MO-C2-GL
St. Louis, Missouri 63101

If sent by wire transfer: Wire transfers must indicate the name and docket number of this case and be sent directly to the Federal Reserve Bank in New York City with the following information:

Federal Reserve Bank of New York
ABA: 021030004
Account Number: 68010727
SWIFT Address: FRNYUS33
33 Liberty Street
New York, New York 10045
Beneficiary: U.S. Environmental Protection Agency

Automated Clearing House (ACH) for receiving U.S. currency:

U.S. Treasury REX / Cashlink ACH Receiver
ABA: 051036706
Account Number: 310006, Environmental Protection Agency

CTX Format Transaction Code 22 – checking

Physical location of U.S. Treasury facility:
5700 Rivertech Court
Riverdale, Maryland 20737

U.S. Treasury Contact Information:
REX (Remittance Express): 866-234-5681

Online debit and credit card payment:

***.Pay.gov

Enter “sfo 1.1” in the form search box. Open form and complete required fields.

38. At the time of payment, a copy of the check or notification of other type of payment, including proof of the date payment was made, shall be sent at the same time to:

Kristin Jendrek
U.S. EPA Region 8 (8ENF-AT-P)
Technical Enforcement Program
1595 Wynkoop St.
Denver, Colorado 80202-1129
jendrek.kristin@epa.gov

and

Melissa Haniewicz
Regional Hearing Clerk (8RC)
U.S. EPA Region 8
1595 Wynkoop St.
Denver, Colorado 80202-1129
haniewicz.melissa@epa.gov

39. Respondent agrees that the penalty specified in this Consent Agreement and any interest paid shall not be deductible for purposes of local, state, or federal taxes.
40. If Respondent fails to timely pay any portion of the penalty assessed under this Agreement, EPA may:
- a. Request the Attorney General to bring a civil action in an appropriate district court to recover: the amount assessed; interest at rates established pursuant to 26 U.S.C. § 6621(a)(2); and the United States’ enforcement expenses;
 - b. Refer the debt to a credit reporting agency or a collection agency, 40 C.F.R. §§ 13.13, 13.14, and 13.33;
 - c. Collect the debt by administrative offset (i.e., the withholding of money payable by the United States to, or held by the United States for, a person to satisfy the debt the person owes the Government), which includes, but is not limited to, referral to the Internal Revenue Service for offset against income tax refunds, 40 C.F.R. part 13, subparts C and H; and
 - d. Suspend or revoke Respondents’ licenses or other privileges or suspend or disqualify Respondents from doing business with EPA or engaging in programs

EPA sponsors or funds, 40 C.F.R. § 13.17.

41. Nothing in this Consent Agreement shall be construed as a waiver by the EPA or any other federal entity of its authority to seek costs or any appropriate penalty associated with any collection action instituted as a result of Respondent's failure to perform pursuant to the terms of this Consent Agreement.

VI. GENERAL PROVISIONS

42. The Parties agree to submit this Consent Agreement to the Regional Judicial Officer with a request that it be incorporated into a Final Order.
43. This Consent Agreement, upon incorporation into a Final Order, applies to and is binding upon the Parties, and Respondent's officers, directors, employees, agents, successors and assigns. Any change in ownership or corporate status of Respondent, including but not limited to any transfer of assets or real or personal property shall not alter Respondent's responsibilities under this Consent Agreement.
44. This Consent Agreement, upon incorporation into a Final Order and full satisfaction by both Parties, shall only resolve Respondent's liability for federal civil penalties for the violations and facts alleged in this Consent Agreement.
45. Respondent waives any and all available rights to judicial or administrative review or other remedies that Respondent may have, with respect to any issue of fact or law or any terms and conditions set forth in this Consent Agreement, including any right of judicial review under the Administrative Procedure Act, 5 U.S.C. §§ 701-706.
46. This Consent Agreement does not pertain to any matters other than those expressly specified herein. The EPA reserves, and this Consent Agreement is without prejudice to, all rights against Respondent with respect to all other matters including, but not limited to, the following:
 - a. Claims based on a failure by Respondent to meet a requirement of this Consent Agreement, including any claims for costs which are caused by Respondent's failure to comply with this Agreement;
 - b. Claims based on criminal liability; and,
 - c. Claims based on any other violations of the Act or federal or state law.
47. Nothing in this Consent Agreement shall relieve Respondent of the duty to comply with TSCA and its implementing regulations.
48. Failure by Respondent to comply with any of the terms of this Consent Agreement shall constitute a breach of the Consent Agreement and may result in referral of the matter to the United States Department of Justice for enforcement of this Consent Agreement and for such other relief as may be appropriate.

49. Each party to this action shall bear its own costs and attorney fees, if any.
50. The Parties agree that this Consent Agreement may be signed in any number of counterparts, each of which will be deemed an original and, when taken together, constitute one agreement; the counterparts are binding on the parties individually as fully and completely as if the Parties had signed one single instrument, so that the rights and liabilities of the Parties will be unaffected by the failure of any of the undersigned to execute any or all of the counterparts; any signature page and any copy of a signed signature page may be detached from any counterpart and attached to any other counterpart of this Consent Agreement and any signature page may be transmitted electronically (*e.g.*, a PDF file).
51. The undersigned representative of Respondent certifies that he/she is fully authorized to enter into the terms and conditions of the Consent Agreement and to bind Respondent to the terms and conditions of this Consent Agreement.
52. In accordance with 40 C.F.R. § 22.31(b), the effective date of this Consent Agreement is the date on which the Final Order is filed approving this Consent Agreement.
53. The parties consent to service of the Final Order by e-mail at the following valid e-mail addresses: weiner.marc@epa.gov (for Complainant), and nealj@tripmnoco.com (for Respondent).

The foregoing Consent Agreement In the Matter of TRI Property Management is hereby stipulated, agreed, and approved for entry.

**UNITED STATES ENVIRONMENTAL
PROTECTION AGENCY, REGION 8,**

Complainant

DAVID

Digitally signed by

DAVID COBB

Date: 2021.04.19

11:22:03 -06'00'

COBB

By: _____

David Cobb, Supervisor

Toxics and Pesticides Enforcement Section

Enforcement and Compliance Assurance Division

Date: _____

TRI Property Management,

Respondent.

Date: 4/19/2021

By: _____



Printed Name: Neal Janorsau

Title: Owner

CERTIFICATE OF SERVICE

The undersigned certifies that the attached **CONSENT AGREEMENT** and the **FINAL ORDER** in the matter of **TRI PROPERTY MANAGEMENT; DOCKET NO.: TSCA-08-2021-0005** was filed with the Regional Hearing Clerk on April 23, 2021.

Further, the undersigned certifies that a true and correct copy of the documents were emailed to, Marc Weiner, Enforcement Attorney, and sent via certified receipt email on April 23, 2021, to:

Respondent

Mr. Neil Jandreau, Owner
TRI Property Management
1422 8th Avenue
Greeley, Colorado 80631
nealj@tripmnoco.com

EPA Financial Center

Jessica Chalifoux
U. S. Environmental Protection Agency
Cincinnati Finance Center
Chalifoux.Jessica@epa.gov

April 23, 2021

KATHERINE
TRIBBETT

Digitally signed by
KATHERINE TRIBBETT
Date: 2021.04.23
14:37:16 -06'00'

Kate Tribbett
Regional Hearing Clerk