



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING



PHILLIP D. ROOS
DIRECTOR

October 28, 2024

VIA E-MAIL

Garritt Bader
GB Real Estate Investments, LLC
300 North Van Buren Street
Green Bay, Wisconsin 54301

Andy Waitrovich
R & A Outdoor Services
114 5th Street
Iron Mountain, Michigan 49801

SRN/ID: U522406170; Marquette County

Dear Garritt and Andy:

VIOLATION NOTICE

On October 21, 2024, the Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division (AQD) conducted a complaint investigation at 628 Palms Street, Marquette, Marquette County. The purpose of this inspection was to determine compliance with the requirements of Title 40 of the Code of Federal Regulations (40 CFR), Part 61, Subpart M (National Emission Standard for Asbestos), and Rule 942 of Part 55, Air Pollution Control of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

According to my investigation, GB Real Estate Investments, LLC, owns the facility and R & A Outdoor Services, performed the demolition activities. The National Emission Standard for Asbestos (NESHAP) may hold both the *owner and operator* liable for all violations.

During the inspection, EGLE, AQD staff observed the following:

The former commercial building was demolished, and all demolition debris was removed. Both GB Real Estate Investments, LLC and R & A Outdoor Services failed to submit the Notice of Intent to Renovate/Demolish to the administrator prior to the demolition activities.

Process Description	Section Violated	Comments
On 10/16/2024, a complaint was received regarding a demolition at 628 Palms St., Marquette. On 10/21/2024, an investigation of the facility was performed. Upon arrival, the facility was demoed.	40 CFR §61.145(b)(1)	Failed to provide the administrator with written notice of intention to demolish or renovate.

VIOLATION NOTICE

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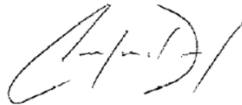
Please initiate actions necessary to correct the cited violation and submit a written response to this violation notice by November 22, 2024. The written response should include: the date(s) the violation occurred; an explanation of the causes and duration of the violation; whether the violation is ongoing; a summary of the actions that have been taken and are proposed to be taken to correct the violation, and the date(s) by which these actions will take place; and what steps are being taken to prevent a reoccurrence.

The *signed* written response to this violation notice, may be submitted by mail and directed to Jeremy Howe at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760. You must also include a copy to Jason Wolf, Enforcement Unit at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760. The response may be scanned and e-mailed to HoweJ1@Michigan.gov and WolfJ2@Michigan.gov.

If you believe the above observations or statements are inaccurate or do not constitute a violation of the applicable legal requirements cited, please provide appropriate factual information to explain your position.

Thank you for your attention to resolving the violation cited above and for the cooperation extended to me during our conversations. If you have any questions regarding the violation notice or the actions necessary to bring this facility into compliance, please contact me at 517-749-2891; DechyC@Michigan.gov; or at the post office box address provided in the paragraph above.

Sincerely,



Craig W. Dechy
Senior Environmental Quality Analyst
Air Quality Division

cc: Annette Switzer, EGLE
Christopher Ethridge, EGLE
Brad Myott, EGLE
Michael Conklin, EGLE
Jeremy Howe, EGLE
Jason Wolf, EGLE