



GRETCHEN WHITMER  
GOVERNOR

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



PHILLIP D. ROOS  
DIRECTOR

July 16, 2024

VIA E-MAIL

Connie Bargerstock  
Wyndham Garden Hotel – DTW  
Romulus Nights, Inc.  
9191 Wickam Road  
Romulus, Michigan 48174

Sam Saleh  
Berkshire Development, Inc.  
750 Golf Crest Drive  
Dearborn, Michigan 48124

SRN/ID: U822403716; Wayne County

Dear Connie Bargerstock and Sam Saleh:

**VIOLATION NOTICE**

On June 20, 2024, the Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division (AQD) conducted an inspection at the commercial property located at 31200 Express Highway (a.k.a. 9191 Wickam Road), Romulus, Wayne 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 our investigation, Wyndham Garden Hotel (Romulus Nights, Inc.) owns the property, and Berkshire Development, Inc. conducted the demolition activities. The National Emission Standard for Asbestos holds both the owner and operator equally liable for violations.

During the inspection, AQD staff noted a partially demolished commercial building. There was no notification of intent to demolish filed for this demolition. Upon inspection AQD staff sampled several suspect materials, two of which tested positive for asbestos-textured ceiling and floor tile. These materials were not identified in the asbestos survey that was completed prior to demolition and provided to AQD staff for review while on-site. Abatement of these materials has been scheduled and demolition postponed.

The demolition contractor continued demolition between June 24, 2024 and June 26, 2024, despite ownership postponing further activity pending AQD sample results. This did not affect the pending abatement activities, and AQD, ownership and the contractor are all clear that further demolition is postponed until further notice.

## VIOLATION NOTICE

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Process Description	Section Violated	Comments
Demolition activities at a subject commercial building.	40 CFR 61.145(b)(1)	Failure to provide 10 working day notification prior to demolition.
	40 CFR 61.145(a)	Failure to thoroughly inspect for the presence of asbestos containing materials.

Please initiate actions necessary to correct the cited violations and submit a signed written response to this Violation Notice by August 9, 2024. The response should include: the dates the violations occurred; an explanation of the causes and duration of the violations; whether the violations are ongoing; a summary of the actions that have been taken and are proposed to be taken to correct the violations and the dates by which these actions will take place; and what steps are being taken to prevent a reoccurrence.

The signed written response from the owner and operator to this violation notice may be submitted by mail and directed to the attention of Jeremy Howe, Supervisor, Technical Programs Unit at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760 and must include a copy to Jason Wolf, Enforcement Unit at the same address. The response may be scanned and e-mailed to [HoweJ1@Michigan.gov](mailto:HoweJ1@Michigan.gov) and [WolfJ2@Michigan.gov](mailto:WolfJ2@Michigan.gov).

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

Thank you for your attention to resolving the violations cited for 31200 Express Highway, Romulus. If you have any questions regarding the violation(s) or the actions necessary to bring this facility into compliance, please contact me at the number listed below.

Sincerely,



Jeffrey Benya  
Senior Environmental Quality Analyst  
Air Quality Division  
313-618-0372

Enclosure: Asbestos NESHAP Fact Sheet and Sample Results

cc: Annette Switzer, EGLE  
Christopher Ethridge, EGLE  
Brad Myott, EGLE  
Dr. April Wendling, EGLE  
Jeremy Howe, EGLE  
Jason Wolf, EGLE