



ENFORCEMENT ORDER

Allegheny County Health Department

Air Quality Program

836 Fulton Street, Pittsburgh, PA 15233

Phone: (412) 578-8103

Address of Alleged Violator

**650 Smithfield Street
Pittsburgh, PA 15222**

Name of Alleged Violator #1

Centre City Tower

Contact Person #1

Alex Macedonia

Title

Property Manager

Phone Number

(412) 235-7102

Email

Alex.Macedonia@nmrk.com

Address of Alleged Violator #1

**650 Smithfield Street
Pittsburgh, PA 15222**

PART 1: DESCRIPTION OF INSPECTION(s)

On December 8, 2021, the Air Quality Program of Allegheny County Health Department (hereinafter "ACHD") issued Minor Source Operating Permit (0586-OP21) to Centre City Tower. 0586-OP21 Section III.24 requires payment of Annual Operating Permit Maintenance Fee (\$2103.40).

On November 19, 2025, ACHD sent the Annual Maintenance Fee Invoice, Invoice No. AQANN2600607, to the following billing email address provided by Centre City Tower, peggy.pratt@nmrk.com. The total amount due was \$1,000.00. The invoice due date was December 31, 2025. Per Article XXI § 2109.07a, a 15-day grace period allows for late submission without penalty. After the grace period expires, a mandatory civil penalty of 50% of the fee amount is assessed. Payment for this invoice was not received by the due date or within the grace period, and, pursuant to Article XXI § 2109.07.a, ACHD assessed a \$500.00 late fee.

On January 29, 2026, ACHD received a \$1,000.00 check from Centre City Tower.

On January 30, 2026, ACHD sent a past due maintenance fee notice, which included invoice AQANN2600607, reflecting the unpaid 50% civil penalty and advising Centre City Tower that failure to submit payment by February 13, 2026, may result in a separate enforcement action. On February 20, 2026, ACHD sent a second past due maintenance fee notice.

As of the date of this order, Centre City Tower has failed to pay the 50% civil penalty, \$500.00, associated with late payment of the 2026 annual maintenance fee.

Did the individual/company cooperate with ACHD personnel? If not, explain:

Centre City Tower failed to pay the pay the 50% civil penalty, \$500.00, associated with late payment of the 2026 annual maintenance fee. Currently, the total delinquent amount is \$500.00.

Inspection Date(s): **March 18, 2026**

Inspector Name(s): **Erick S. Vail**

PART 2: YOU ARE IN VIOLATION OF THE FOLLOWING REGULATION(s):

1	Regulation Section Article XXI §2109.07.a	Regulation Requirement Penalties, Fines, and Interest
	Description of Violation Fees. In the event a source fails to pay any fee required under this Article when due, the Department will compute a civil penalty of 50% of the fee amount, plus interest on the fee amount computed in accordance with Paragraph a.4 of §2109.06 of this Article from the date the fee was required to be paid. In addition, the source may have its permit revoked. The County will allow up to a fifteen (15) calendar day “grace period” from the due date of fees required under this Article prior to assessing the above referenced civil penalty and interest.	
	What You Must Do to Correct the Violation Submit the 50% civil penalty amount, \$2,125.00, within 30 days of the date of receipt of this Enforcement Order.	

PART 3: YOU ARE HEREBY ORDERED AS FOLLOWS:

- ☐ Immediately stop all work and/or cease operations at the following location(s):
- ☐ You are hereby Ordered to correct the violations(s) listed in Part 2 within _____ days of the service of this Enforcement Order.
- ☒ **You are hereby Ordered to comply with the following requirements within 30 days of the service of this Enforcement Order:**
- Submit payment of the 50% civil penalty amount, \$500.00, within 30 days of the date of receipt of this Enforcement Order.**

The Order(s) in this Part is enforceable upon issuance, and any appeal shall not act as a stay. The Order(s) shall remain in effect until you are notified in writing by the Department. Please contact the ACHD Air Quality Program at (412) 578-8103 to arrange for a reinspection or to request that the Order(s) be rescinded.

Please be advised that failure to comply with this Order within the times specified herein is a violation of Article XXI giving rise to the remedies provided by Article XXI § 2109.02 including civil penalties of up to \$25,000 per violation per day.

PART 4: CIVIL PENALTY

For the violations listed in Part 2, you are hereby assessed a civil penalty of \$500.00.

You shall pay the civil penalty amount within thirty (30) days of receipt of this Order. Payment shall be made by corporate or certified check, or the like, made payable to the “Allegheny County Clean Air Fund”, and sent to Air Quality Program Manager, Allegheny County Health Department, 836 Fulton Street, Pittsburgh, PA 15233.

PART 5: REQUEST FOR ADMINISTRATIVE HEARING

Pursuant to Article XI, § 1104.A (“Hearings and Appeals”), and Article XXI § 2109.06.a.5, of the Allegheny County Health Department Rules and Regulations, you are notified that if you are aggrieved by this Order, a Notice of Appeal shall be filed no later than thirty (30) days after receipt of written notice or issuance of this Order. Such a Notice of Appeal shall be filed in the Office of the Director at 542 Fourth Avenue, Pittsburgh, PA 15219.

This Order is enforceable upon issuance, and any appeal of this Order shall not act as a stay unless the Director or the Hearing Officer of the ACHD so orders. In the absence of a timely appeal, the terms of this Order shall become final.

Please be aware that if you wish to appeal this Order and a civil penalty has been assessed under Part 4, you are required within 30 days of receipt of this Order to either forward the penalty amount to the ACHD for placement in an escrow account or post an appeal bond to the ACHD in the amount of the penalty. Failure to forward the money or the appeal bond at the time of the appeal shall result in a waiver of all legal rights to contest the violation or the amount of the civil penalty unless you allege financial inability to prepay the penalty or to post the appeal bond. If you allege financial inability to prepay or post the bond, then you have the burden to prove it. Please review the specific requirements for prepaying the penalty or posting the appeal bond found in Article XXI § 2109.06.a.2-3.

A copy of Article XXI and Article XI may be found at <https://www.alleghenycounty.us/Health-Department/Health-Department-Regulations.aspx>.



Air Quality Program Manager

4/27/2026

Date

From: [Vail, Erick](mailto:Vail_Erick)
To: alex.macedonia@nmrk.com
Cc: peggy.pratt@nmrk.com; [Sedlak, Charlene A.](#); [AQ8Reports](#)
Subject: 0586-OP21 - Centre City Tower - ACHD 2026 Maintenance Fee Past-Due Notice
Date: Friday, January 30, 2026 3:15:25 PM
Attachments: [image001.png](#)
[0586-OP21 - Centre City Tower - ACHD 2026 Maintenance Fee Past-Due Notice.pdf](#)
[Invoice_AQANN2600607.pdf](#)
Importance: High

Hello Mr. Macedonia,

Attached please find your facility's 2026 Maintenance Fee Past-Due Notice and corresponding Annual Maintenance Fee Invoice. To avoid an Enforcement Order, the total amount due must be received by February 13, 2026. Please be advised, only the billing contact email address listed in our system will receive the 2027 Annual Maintenance Fee Invoice via GovOnline@govonlinesaas.com by mid November 2026, with a due date by December 31, 2026.

Thank you for your anticipated efforts to comply with all applicable regulations. If you have any questions, please contact me at your earliest convenience.

PLEASE CONFIRM RECEIPT OF THIS EMAIL.

Regards,
ESV



Erick S. Vail
[Training Coordinator/Engineer](#)
Compliance and Enforcement Program
836 Fulton Street
Pittsburgh, PA 15233-2124
phone: 412.578.8118
fax: 412.578.8144
alleghenycounty.us/healthdepartment

Please consider the environment before printing this e-mail and other documents.

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, forwarding, or distribution is prohibited. If you are not the intended recipient, please contact me, delete the e-mail, and any attachments. Thank you.

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

January 30, 2026

Centre City Tower
650 Smithfield Street
Pittsburgh, PA 15222

Dear Mr. Macedonia,

On December 8, 2021, your facility was issued Minor Source Operating Permit #: 0586-OP21 from the Air Quality Program of Allegheny County Health Department (hereinafter "ACHD"). On November 19, 2025, ACHD sent the Annual Maintenance Fee Invoice, Invoice No. AQANN2600607, via GovOnline@govonlineaas.com, to the following email address peggy.pratt@nmrk.com. The total amount due was \$ 1,000.00. The invoice due date was December 31, 2025. A 15-day grace period allows for late submission. The grace period has also elapsed. Since payment for this invoice was not received by the due date or within the grace period and pursuant to Article XXI §2109.07.a, a \$500.00 late fee was assessed. Currently, the total past due amount is \$500.00.

ACHD is not aware of any reason for non-payment; therefore, ACHD respectfully reminds you that your facility has neglected to submit the past due amount in accordance with Article XXI §2103.40. Please find attached an itemized invoice for the total amount due. Please utilize the REP system to submit your electronic payment. The invoice provides additional payment details. To avoid an Enforcement Order, the total amount due must be received by February 13, 2026.

Please be advised that failure to timely pay the 2026 maintenance fee notice by the date specified herein is a violation of Article XXI giving rise to the remedies provided by Article XXI § 2109.02. ACHD may issue a separate enforcement action or enforcement order which may result in a civil penalty.

Thank you for your prompt attention to this matter and future increased efforts to comply with all applicable regulations. Any questions concerning this notice should be directed to ACHD representative, Erick Vail, at 412-578-8118 or e-mail Erick.Vail@AlleghenyCounty.US.

Yours sincerely,

Erick S. Vail

Erick S. Vail
Air Quality Engineer
ACHD Air Quality Program



ALLEGHENY COUNTY HEALTH DEPARTMENT
AIR QUALITY PROGRAM

836 FULTON STREET • PITTSBURGH, PA 15233
PHONE (412) 578-8103 • FAX (412) 578-8144
24HR (412) 687-ACHD (2243)
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



Allegheny County Health Department
Air Quality Invoice
542 Fourth Avenue
Pittsburgh, PA 15219

Allegheny County Health Department

Phone: 412-578-8010
Fax: 412-578-8325

PEGGY PRATT
CENTRE CITY TOWER - 0586
650 SMITHFIELD STREET, SUITE 1830
PITTSBURGH, PA 15222

ANNUAL MAINTENANCE FEE INVOICE **PAST DUE**

Invoice Statement Date: January 30, 2026

INVOICE DATE:	November 20, 2025
DUE DATE:	December 31, 2025
TOTAL AMOUNT DUE:	\$500.00

Account Name:	CENTRE CITY TOWER - 0586		
Account Type:	Vendor/Organization/Company	Invoice Number:	AQANN2600607
SubSystem ID:	117193	FIMS Acct. ID:	28

Billing Summary

Invoice Period	Current Invoice Amount	Late Fee	Adjustment	Amount Paid	Total Due
01/01/2026 - 12/31/2026	\$ 1,000.00	\$ 500.00	\$ 0.00	\$ 1,000.00	\$ 500.00

Failure to pay the fee in a timely manner will result in an immediate penalty equaling 50% of the fee amount, plus interest on the fee in accordance with Article XXI of the Department's Rules and Regulations.

Electronic check payments will be subject to a \$2.00 fee. Credit Card payments will be subject to a 4% fee.

Pay online at <https://achd-public.govonlineaas.com/>

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PLEASE RETURN THIS PORTION OF YOUR INVOICE WITH YOUR PAYMENT.



PEGGY PRATT
CENTRE CITY TOWER
650 SMITHFIELD STREET, SUITE 1830
PITTSBURGH, PA 15222

INVOICE NUMBER:	AQANN2600607		
TRANS CODE:	27150002		
FEE PROGRAM ID:	36	DUE DATE:	12/31/2025
FIMS ACCT. ID:	28	TOTAL AMOUNT DUE:	\$ 500.00

AMOUNT ENCLOSED:

MAKE CHECK(S) PAYABLE TO: Air Pollution Control Fund

☐ Check this box if updated address information has been provided on the back of the form.

542 Fourth Avenue
Pittsburgh, PA 15219

03600000283AQANN260060700000500009

From: [Vail, Erick](#)
To: KARRIE.CHOLEWA@NMRK.COM
Cc: peggy.pratt@nmrk.com; [AQReports](#)
Subject: SECOND NOTICE: 0586-OP21 - Centre City Tower - ACHD 2026 Maintenance Fee Overdue Notice
Date: Monday, February 23, 2026 10:44:45 AM
Attachments: [image001.png](#)
[SECOND NOTICE - 0586-OP21 - Centre City Tower - ACHD 2026 Maintenance Fee Overdue Notice.pdf](#)
[Invoice_AQANN2600607.pdf](#)

Hello Ms. Cholewa,

Attached please find your facility's second 2026 Maintenance Fee Overdue Notice and corresponding Annual Maintenance Fee Invoice. To avoid an Enforcement Order, the total overdue amount must be received by March 9, 2026. Please be advised, only the billing contact email address listed in our system will receive the 2027 Annual Maintenance Fee Invoice via GovOnline@govonlineaas.com by mid-November 2026, with a due date by December 31, 2026.

Thank you for your anticipated efforts to comply with all applicable regulations. If you have any questions, please contact me at your earliest convenience.

PLEASE CONFIRM RECEIPT OF THIS EMAIL.

Regards,
ESV



Erick S. Vail
Training Coordinator/Engineer
Compliance and Enforcement Program
836 Fulton Street
Pittsburgh, PA 15233-2124
phone: 412.578.8118
fax: 412.578.8144
alleghenycounty.us/healthdepartment

Please consider the environment before printing this e-mail and other documents.

From: Vail, Erick
Sent: Friday, January 30, 2026 3:15 PM
To: alex.macedonia@nmrk.com
Cc: peggy.pratt@nmrk.com; Sedlak, Charlene A. <Charlene.Sedlak@AlleghenyCounty.US>; [AQReports](mailto:AQReports@AlleghenyCounty.US) <AQReports@AlleghenyCounty.US>
Subject: 0586-OP21 - Centre City Tower - ACHD 2026 Maintenance Fee Past-Due Notice
Importance: High

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

February 23, 2026

Centre City Tower
650 Smithfield Street
Pittsburgh, PA 15222

Dear Ms. Cholewa,

On November 19, 2025, ACHD sent the Annual Maintenance Fee Invoice, Invoice No. AQANN2600607, via GovOnline@govonlineaas.com, to the following email address peggy.pratt@mmrk.com. The total amount due was \$ 1,000.00. The invoice due date was December 31, 2025. A 15-day grace period allows for late submission. The grace period has also elapsed. Since payment for this invoice was not received by the due date or within the grace period and pursuant to Article XXI §2109.07.a, a \$500.00 late fee was assessed. On January 29, 2026, ACHD received a \$1,000.00 check but did not receive the late fee payment. Currently, the \$1,000.00 late fee remains overdue.

ACHD is not aware of any reason for non-payment; therefore, ACHD respectfully reminds you that your facility has neglected to submit the past due amount in accordance with Article XXI §2103.40. Please find attached an itemized invoice for the total amount due. Please utilize the REP system to submit your electronic payment. The invoice provides additional payment details. To avoid an Enforcement Order, the total amount due must be received by March 9, 2026.

Please be advised that failure to timely pay the 2026 maintenance fee notice by the date specified herein is a violation of Article XXI giving rise to the remedies provided by Article XXI § 2109.02. ACHD may issue a separate enforcement action or enforcement order which may result in a civil penalty.

Thank you for your prompt attention to this matter and future increased efforts to comply with all applicable regulations. Any questions concerning this notice should be directed to ACHD representative, Erick Vail, at 412-578-8118 or e-mail Erick.Vail@AlleghenyCounty.US.

Yours sincerely,

Erick S. Vail

Erick S. Vail
Air Quality Engineer
ACHD Air Quality Program



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