



DETROIT
**Water & Sewerage
Department**

Water Board Building
735 Randolph Street
Detroit, MI 48226

Customer Service
Phone: 313-267-8000
www.detroitmi.gov/dwsd

June 9, 2025

Rebuild Construction LLC
C/O Charlene Redmond
21940 Gardner
Oak Park, MI 48237

Re: Billing Review – Landlord Tenant Accounts

Dear Mrs. Redmond,

Please find this correspondence as a follow-up to the communication you provided on May 21, 2025, to the Detroit Water and Sewerage Department (DWSD) and the Board of Water Commissioners (BOWC) regarding billing accuracy for properties owned by Rebuild Construction LLC. After reviewing your accounts, I have summarized the findings below for clarity:

Accounts with \$0 Balance or Credit

- **20239 Murray Hill St (210-4791.300)** – Inactive; \$0 balance.
- **18467 Saint Mary's St (220-3268.300, 220-3268.301)** – One inactive and one active account; both with \$0 balances.
- **19320 Warwick St (250-4070.301 to 250-4070.304)** – Inactive accounts; affidavits filed; \$0 balances.
- **19794 Huntington Rd (260-2393.300 to 260-2393.303)** – Inactive accounts; \$0 balances.
- **17237 Conley St (700-0120.300, .301)** – Inactive; \$0 balances.
- **19611 Norwood St (720-0369.300 to 720-0369.304)** – Inactive; affidavits filed; \$0 balances.
- **13329 Rosemary St (810-0746.301)** – Active; credit balance of **\$82.07**; ownership transferred to Danielle Grandberry.
- **Various inactive tenant accounts across multiple properties** – All with \$0 balances and proper affidavit documentation on file.

Tenant-Occupied Properties

For properties where tenants have active accounts (e.g., Kimberly Logan, Vivian Nickens, Shekita Pearson), affidavits have been filed, and documentation appears to be in order. These accounts are not under the responsibility of Rebuild Construction LLC. It is the owner's responsibility to ensure that all required affidavits are properly filed with the Detroit Water and Sewerage Department (DWSD). This documentation is essential to establish each tenant's responsibility for water usage and billing. Without a valid affidavit on file, the account remains under the owner's name and liability, and the owner will be held responsible for all charges incurred.

Active Accounts with Balances Due

- **19320 Warwick St (250-4070.300)** – The account is active and currently billing based on actual meter reads, with an outstanding balance of \$828.67. To avoid interruption of water service, please pay the full balance or enroll in an Easy Pay installment plan.
- **19794 Huntington Rd (260-2393.302)** – The account has an outstanding balance of \$821.92, and water service is currently off. There is no affidavit on file for the current tenant. To restore water service, the outstanding balance must be paid in full or enroll in an Easy Pay installment plan.
- **17237 Conley St (700-0120.302)** – The account has an outstanding balance of \$475.20 and is currently inactive. Records indicate that there is an active tenant on file for the property.
- **720-0369.305 (19611 Norwood St)** – The account has an outstanding balance of \$17,168.63, and water service is currently off. A significant increase in usage was recorded between January 1, 2025, and April 3, 2025, totaling 1,489 CCF. This spike in consumption suggests a possible pipe burst. On March 18, 2025, water service was shut off at the customer's request to allow for necessary repairs. An inquiry regarding a potential leak credit was made on April 15, 2025. To apply the leak adjustment to this account, documentation verifying the completed repairs must be submitted to the Detroit Water and Sewerage Department (DWSD). Upon receipt of proof, the account will be eligible for a leak adjustment in the amount of \$4,388.83. Additionally, \$442.31 in late fees may also be waived, bringing the total potential adjustment to **\$4,831.14**.
- **20411 Revere St (720-1484.300)** – The account has an outstanding balance of \$2,196.69, and water service is currently off. Usage was previously estimated until a new meter was installed on September 28, 2015. The removed meter was tested and found to be 97.73% accurate, confirming that the high balance is not the result of a leak. A proration adjustment of \$400.20 was applied to the account on November 6, 2015. To restore water service, the outstanding balance must be paid in full or enroll in an Easy Pay installment plan. Additionally, a new meter installation is required at the property.
- **11296 College St (760-1650.301)** – The account has an outstanding balance of \$5,809.37, and water service is currently off. A significant increase in water usage was recorded from March 2, 2023, to May 2, 2023, totaling 985 CCF. On July 24, 2023, Michael Redmond reported the pipes burst in the home after the tenant vacated the property, which likely contributed to the high consumption. No adjustment can be made under DWSD's leak policy, as the account received the benefit of the fixed sewer rate cap. Although 985 CCF of water usage was billed, only 12 units were billed on the sewer side, resulting in a greater credit than what would have been provided under a standard leak

adjustment. To restore the water service, the balance must be paid in full or enroll in an Easy Pay installment plan. Additionally, a new meter installation is required at the property.

- **12808 Rosemary St (810-2461.300)** – The account has an outstanding balance of \$2,525.64, and water service is currently active. The meter at the property requires replacement, as it is currently estimating usage. To prevent any interruption of service, please pay the full balance or enroll in an Easy Pay installment plan.

- **12756 Wilfred St (917-4065.300)** – The account has an outstanding balance of \$1,465.33. Please note that this is a drainage-only account; no active domestic water service account is currently associated with the property.

If you have any questions or need further assistance, please do not hesitate to contact us.

Thank you for being a valued DWSD customer.

Respectfully,

Kimberly Crowell

Customer Service Manager
CC: Board of Water Commissioners