



Water Board Building
735 Randolph Street
Detroit, MI 48226

Office of General Counsel
Phone: 313-964-9421
Fax: 313-224-0667

MEMORANDUM

To: Honorable Board of Water Commissioners

From: Choi Portis
Associate General Counsel, Detroit Water and Sewerage Department

Date: September 26, 2017

RE: Litigation Matters Involving the Detroit Water and Sewerage Department

The Detroit Water and Sewerage Department is currently involved in two active cases wherein the Department is attempting to collect for delinquent bills from commercial customers. Additionally, there is one case that is pending and will be filed by the end of this week. The following individuals and entities are involved:

1. ***Detroit Water and Sewerage Department v. DRSN Real Estate GP, LLC***
Wayne County Circuit Court Case: 17-01329-CZ
Honorable John A. Murphy

DSRN Real Estate GP, LLC currently owes DWSD \$444,320.29

2. ***Detroit Water and Sewerage Department v. Alma Almont, LLC; Detroit Property Exchange a/k/a Detroit Property Exchange Company; and Midtown Home Realty, LLC a/k/a/ Midtown Homes Realty***
Wayne County Circuit Court Case: 17-014126-CZ
Honorable Megan Maher Brennan

Alma Almont, LLC and all other entities related currently owes DWSD \$26,349.87

3. ***Detroit Water and Sewerage Department v.***
20th Street Development Property, LLC
Clark Street Enterprises, LLC
D&K Investments Group, LLC
Elizabeth Street Lofts
Fairmount Foundry, LLC
Fort Rosa Properties, Inc.

Ivory Properties, Inc.
John Bagley Properties, LLC
Lycaste Street Properties
Perlex Investment, LLC
Southend Village Center, LLC
Woodward Building Plaza, Inc.



DETROIT

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Department**

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This case has not been filed. The amounts owed by each entity is listed on the spreadsheet attached to this memorandum.

Company Name	Property Address -On Deed	Number of Water Bills	Account #	Water/Sewer	Outstanding Amount	Combine Account total	Bill Location	Lara's on file address
20th Street Development Property LLC	2401 Twentieth	1 Bill per property	20-0173.300	Water	\$0	\$28,574.75	This address	1600 Clay
	220 Bagley	1 Bill per property	20-0173.400	Sewer	\$133,180.99		1600 Clay- to L12 1600 Clay - Dennis	
Bagley Acquisition			10-0646.300	Water	\$8,238.35			
			10-0646.400	Sewer	\$20,336.20			
Clark Street Interprises LLC	1601 Clark	1 Bill per property	10-0646	Total for both				
			20-0595.300	Water	\$0		743 Beaubien	NO LARA
D & K Investments Group LLC.	1346 Broadway	1 Bill per property	20-0595.400	Sewer	\$9,090.17	\$895.60	1600 Clay	1600 Clay
			10-0284.300	Water	\$363.15			
			10-0284.400	Sewer	\$532.45			
Elizabeth Street Lofts Inc.	1401 Rivard	1 Bill per property	10-0284	Total for both			743 Beaubien	1600 Clay
			910-7120.300	Water	\$0			
Fairmount Foundry	600 E. Milwaukee	1 Bill per property	910-7120.400	Sewer	\$6,422.50		Metro Building 1743 Beaubien	
			30-0487.300	Water	\$0			
			30-0487.400	Sewer	\$3,054.58			
	3100 Hubbard	1 Bill per property	390-1095.300	Water	\$0		This address	743 Beaubien
			390-1095.400	Sewer	\$7,028.18			
	3950 Michigan Ave	1 Bill per property	390-1117.300	Water	\$0		This address, co 743 Beaubien	
			390-1117.400	Sewer	\$1,322.90			
Fort Rosa Properties Inc.	1801 W. Fort	1 Bill per property	911-0532.300	Water	\$0		743 Beaubien	1600 Clay
			911-0532.400	Sewer	\$2,475.38			
	1982 W. Jefferson	1 Bill per property	120-1065.300	Water	\$0		2 Woodward Av 1600 Clay	
			120-1065.400	Sewer	\$714.29			
Ivory Properties Inc	1548 Porter	6 Bills per property	120-0097.300	Water	\$0		This address	NO LARA
			120-0097.400	Sewer	\$11,521.16		1600 Clay	
			120-0098.300	Water	\$0			
			120-0098.400	Sewer	\$1,433.28			
			930-2615.300	Water	\$0			
			930-2615.400	Sewer	\$1,680.26		This address	
John Bagley Properties LLC	1599 E. Warren	3 Bills per property	930-2562.300	Water	\$0		John Bagley Pro 1600 Clay	
			930-2562.400	Sewer	\$15,680.91			
			10-0187.300	Water	\$11,966.12		Resident-this address	
			10-0187.400	Sewer	\$10,257.77			
			10-0187	Total for both		\$22,223.89		
			10-0190.300	Water	\$0		Frigid Food Products Co - this address	
			10-0190.400	Sewer	\$36,357.75		This address	1600 Clay
Lycaste Street Properties LLC - same compar 630 Lycaste		2 Bill per property	640-0020.300	Water	\$0		This address	1600 Clay
			640-0020.400	Sewer	\$13,455.70			
			640-0019.300	Water	\$22,787.07			
			640-0019.400	Sewer	\$19,805.64			
			640-0019	Total for both		\$37,710.93		
	2902 Orleans	1 Bill per property	911-0015.300	Water	\$0		1600 Clay	1600 Clay
			911-0015.400	Sewer	\$4,608.63			
Perlex Investment LLC.	2821 E. Grand Blvd	1 Bill per property	30-0485.300	Water	\$0		Abandoned buil 1600 Clay	
			30-0485.400	Sewer	\$3,185.26			
Southeastern Building Group LLC	2250 14th St	1 Bill per property	10-0680.300	Water	\$0		1600 Clay	1600 Clay
			10-0680.400	Sewer	\$1,800.81			
Southend Village Center LLC	5435 W. Fort	1 Bill per property	20-0033.300	Water	\$0		743 Beaubien	1600 Clay
			20-0033.400	Sewer	\$15,830.09			
Woodward Building Plaza Inc.	5845 Russell	1 Bill per property	30-0932.300	Water	\$0		This address	743 Beaubien
			30-0932.400	Sewer	\$19,435.53			
	8411 Sylvester	1 Bill per property	860-0141.300	Water	\$0		This address	743 Beaubien
			860-0141.400	Sewer	\$322.96			
TOTAL FOR RED BILLS					\$382,888.08			