

**THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE AND CANNABIS BOARD**

In the Matter of:)	
)	
)	
Green Magic, LLC)	Case No.: 24-ULC-00041
t/a Coupons R Us)	License No.: N/A
)	Order No.: 2025-033
Summary Closure)	
)	
at premises)	
6234 Georgia Avenue, N.W.)	
Washington, D.C. 20011)	

BEFORE: Donovan Anderson, Chairperson
Silas Grant, Jr., Member
Teri Janine Quinn, Member
Ryan Jones, Member
David Meadows, Member

PARTIES: Green Magic, LLC, t/a Coupons R Us, Respondent

David H. Dupree, Counsel, on behalf of the Landlord Respondent

Andrew S. Coughlin, Assistant Attorney General
Office of the Attorney General for the District of Columbia

ORDER APPROVING THE OFFER-IN-COMPROMISE

The above-mentioned parties have petitioned the Alcoholic Beverage and Cannabis Board (Board) to approve an offer-in-compromise (OIC) to settle one or more violations of Title 7 of the D.C. Official Code (Title 7) and Title 22 of the D.C. Municipal Regulations (Title 22) in accordance with D.C. Official Code § 2-509(a).

ORDER

Therefore, on this 15th day of January 2025, the Board **APPROVES** the OIC appended to this Order. The terms of the OIC are as follows:

1. The Landlord Respondent admits to violations of the statutes or regulations listed in the OIC attached to the Order.
2. The Landlord Respondent shall follow and abide by the terms and conditions of the attached OIC in accordance with D.C. Official Code §§ 2-509(a), 25-447(f), and 25-823(a)(6).
3. The Landlord Respondent waives all rights to notice or appearance before the Board.
4. The Landlord Respondent waives the right to a hearing, call witnesses, present evidence, and otherwise contest the charges as provided in Title 7 and Title 22.
5. The Landlord Respondent waives the right to judicial review or appeal of this Order. The Respondent further agrees not to collaterally attack the disposition imposed by this Order.
6. The parties agree that the attached OIC constitutes the entire agreement of the parties.

The Summary Closure Hearing in this matter is cancelled. The Alcoholic Beverage and Cannabis Administration (ABCA) shall deliver copies of this Order to the Government and the Respondent.

District of Columbia
Alcoholic Beverage and Cannabis Board

eSigned via BeamlessDocs.com
Donovan Anderson
Key: ac43cb0bc9d5f09e4b730069d1dccc8

Donovan Anderson, Chairperson



Silas Grant, Jr., Member

Teri Janine Quinn

Teri Janine Quinn, Member



Ryan Jones, Member



David Meadows, Member

Pursuant to D.C. Official Code § 25-433(d)(1) (applicable to alcohol matters) or 22-C DCMR § 9720 (applicable to medical cannabis matters), any party adversely affected may file a Motion for Reconsideration of this decision within ten (10) days of service of this Order with the Alcoholic Beverage and Cannabis Administration, 2000 14th Street, N.W., Suite 400S, Washington, DC 20009.

Also, pursuant to section II of the District of Columbia Administrative Procedure Act, Pub. L. 90-614, 82 Stat. 1209, D.C. Official Code § 2-510 (2001), and Rule 15 of the District of Columbia Court of Appeals, any party adversely affected has the right to appeal this Order by filing a petition for review, within thirty days of the date of service of this Order, with the District of Columbia Court of Appeals, 430 E Street, N.W., Washington, D.C. 20001 (202/879- 1010). However, the timely filing of a Motion for Reconsideration stays the time for filing a petition for review in the District of Columbia Court of Appeals until the Board rules on the motion. *See* D.C. App. Rule 15(b) (2004).

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ALCOHOLIC BEVERAGE AND CANNABIS BOARD**



IN THE MATTER OF: GREEN MAGIC, LLC T/A COUPONS R US Respondent.	Case No. 24-ULC-00041 License No.: N/A Retailer Class: N/A
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OFFER IN COMPROMISE FOR BOARD APPROVAL

The District of Columbia, jointly with Property Owner, Lorenzo Alston (Landlord), submits this Offer in Compromise (OIC) to the Alcoholic Beverage and Cannabis Board (Board), as authorized by D.C. Code § 7-1671.08 and 22-C DCMR § 9700 *et. seq.*, for approval by the Board. This case arose from violations arising out of the Metropolitan Police Department (MPD) investigation and the illegal sale of cannabis on Landlord’s real property and resulted in a final order affirming summary closure of that property through ABCA Board Order 2024-870 (Final Order). Landlord is the owner of 6234 Georgia Ave., NW, Washington, DC 20011 (the Premises), in which Coupons R Us (Unlicensed Establishment) operated in violation of D.C. Code § 7-1671.08.

Landlord understands that if the Board approves the OIC, Landlord will be obligated to abide by the terms of the OIC shown below. If the Board does not approve the OIC, the summary closure will remain in effect.

Landlord has been advised that there is no obligation to accept an OIC. Landlord has been advised that it may be represented by legal counsel and apply to the Board for a qualified interpreter.

The OIC terms, containing Landlord's remediation plan, are as follows.

1. Landlord affirms that the Unlicensed Establishment has permanently vacated the Premises.
2. Landlord affirms that it has either (i) received affirmative confirmation from the Unlicensed Establishment that it acknowledges the termination of its lease and has vacated the Premises, or (ii) has evicted Unlicensed Establishment from the Premises, as evidenced by Ex. A, attached.
3. Landlord acknowledges that it is responsible for returning any property owned by the Unlicensed Establishment that remains in the Premises and over which the Unlicensed Establishment has a legal right of return.
4. Landlord agrees to not lease the Premises to any unlicensed cannabis distributors at any time in the future.
5. Landlord agrees to notify ABCA when it has leased the Premises to a new tenant and to provide all identifying information regarding the new tenant, including the name of the business and owner.
6. The Cease-and-Desist Order and all portions of the Final Order which do not relate to the closure of the Premises remain in effect and continue to apply to Landlord.
7. ABCA shall make the keys to the Premises available to Landlord for pickup at its offices, or at another mutually agreed upon date, time and location.

Dated: November 27, 2024

Respectfully submitted,

BRIAN L. SCHWALB
Attorney General for the District of Columbia

STEPHANIE E. LITOS
Deputy Attorney General
Civil Litigation Division

/s/ Kimberly M. Johnson
KIMBERLY M. JOHNSON [435163]
Chief, Civil Enforcement Section

/s/ Kerslyn D. Featherstone
KERSLYN D. FEATHERSTONE [478758]
Assistant Chief, Civil Enforcement Section

/s/ Andrew S. Coughlin
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ATTORNEYS FOR THE DISTRICT OF COLUMBIA

CONSENT OF LANDLORD

By this Offer in Compromise, I agree to accept and perform its terms. I acknowledge the validity of the OIC and waive further litigation including a motion of reconsideration. I also recognize that I am waiving any right to appeal an adverse ruling of the Board that might have followed any such hearing. By this settlement, I waive all such rights. I sign this OIC without reservation, and I fully understand its meaning and my rights.

/s/ David H. Dupree
David Dupree, Esq., Authorized Representative
Lorenzo Alston, Property Owner
Landlord

12/04/2024
DATE

CERTIFICATE OF SERVICE

On December 3, 2024, I served the foregoing Offer in Compromise for Board Approval by

email to:

Law Office of David Dupree
P.O. Box 6622
Knoxville, TN 37914
attydupree@aol.com
Counsel for Landlord, Lorenzo Alston

Jonathan Berman
Acting General Counsel, ABCA
2000 14th Street, N.W.
Suite 400 South
Washington, D.C. 20009
Jonathan.Berman@dc.gov

/s/ Andrew S. Coughlin _____
Andrew S. Coughlin
Assistant Attorney General