



# CITY OF LORAIN

## Demolition Board of Appeals

**Rey Carrion**  
Chairman

**Dave Faciana**

Chief Building official

**Kandee Cummins**

Recording Secretary

CITY OF LORAIN  
DEMOLITION BOARD OF APPEALS  
OFFICIAL MEETING MINUTES  
DATE: December 18, 2025

### CALL TO ORDER

The meeting of the Demolition Board of Appeals was called to order by (acting) Chair Tim Williams at 9:00AM

### ATTENDANCE

Members present:

Tim Williams, (Acting) Chair / Deputy Safety Service Director  
Dave Faciana, Chief Building Official  
Rachel Woodruff, Lorain County Public Health  
Shawn Lloyd, Fire Chief  
Dalton Evans, City Engineer  
Mark Ivancic, Mayoral appointee

Not Present:

Paul Sopko, City Electrician

A Quorum was present

### APPROVAL OF MINUTES

Motion was made to approve the minutes of November 20<sup>th</sup>, 2025, meeting minutes

- Moved by: Rachel Woodruff
- Second by: Dalton Evans

### NEW BUSINESS

#### 1. 446 Delaware Avenue – Advanced Living Modules – Case # 24-2025

Update:

Artis Taylor, representing Advanced Living Modules, addressed the Board and thanked members for allowing the property back on the demolition board list. Discussion included compliance milestones, financial agreements, required documentation, and plans to submit permit applications.

Motion: Approve stay of demolition application – Shawn Lloyd

- Moved by: Shawn Lloyd
  - Second by: Dalton Evans
- Motion: Carried



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### **2. 3222 Eagle Avenue – Denise Littlejohn – Case # 25-2025**

Update:

Property inherited by the owner remains pending demolition due to lack of progress or demonstrated intent to rehabilitate. Owner and legal representative were not present. Demolition application remains incomplete and was previously denied. Board discussed continued delays and noncompliance.

Motion: Proceed with demolition

- Moved by: Dave Faciana
- Second by: Dalton Evans

Motion: Carried

OLD BUSINESS

### **3. 1113 West 10th Street – All American Home Renovators LLC / Ogletree Multi Services LLC – Case # 65-2024**

Update:

Owners reported continued progress on renovations. Board acknowledged work completed and reminded owners to provide timely updates.

- Motion: Continue stay of demolition  
Moved by: Dave Faciana
- Second by: Dalton Evans  
Motion: Carried

### **4. 615 West 23rd Street – Silas Bucks – Case # 46-2024**

Update:

Owner was absent due to medical recovery. Board noted a history of steady progress and considered health circumstances in its discussion.

Motion: Continue stay of demolition

- Moved by: Dave Faciana
- Second by: Shawn Lloyd  
Motion: Carried



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### **5. 544 & 546 Reed Avenue – Diara Moody**

Update:

Limited activity reported. Owner was absent due to illness, with prior communication provided. Board discussed conditional continuation of stay, requiring attendance by owner or representative and submission of progress updates.

Motion: Continue stay of demolition

- Moved by: Rachel Woodruff
- Second by: Shawn Lloyd

Motion: Carried

### **6. 1769 East 28th Street – Galilean Theological Center (Cool School Organization)**

Update:

Documentation submitted outlining progress. Board noted lack of firm financial commitments and unresolved zoning matters. Additional time requested to provide further documentation.

Motion: Conditional Extension – Must Submit documents requested (financial commitments)

- Moved by: Rachel Woodruff
- Second by: Dalton Evans

Motion: Carried

### **7. 3144 Camden Avenue – William Lundberg**

Update:

Significant progress reported, including new windows, framed addition, and site cleanup. Permits have been pulled. Owner has remained communicative. Board requested future photo submissions include captions.

Motion: Continue stay of demolition

- Moved by: Dave Faciana
- Second by: Shawn Lloyd

Motion: Carried



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### **8. 3326 Camden Avenue – William Lundberg**

Update:

Owner reported continued progress, including window installation, roof work, siding purchased, and ongoing interior demolition. Board commended rehabilitation efforts.

Motion: Continue stay of demolition

- Moved by: Shawn Lloyd
- Second by: Dalton Evans

Motion: Carried

### **9. 573 & 577 Broadway Avenue (Eagles Building) – Eagles Revitalization LLC**

Update:

Structural condition discussed following lightning strike. Sale negotiations with a developer ongoing. Structural engineer's report pending. No immediate Board action required.

### **10. Policy and Procedural Updates**

Update:

Board reminded to review proposed procedural updates and submit feedback with the goal of approving a final draft for Board training at the next meeting. No immediate Board action required.

### **11. Adjournment**