

# DEMOLITION BOARD OF APPEALS -AGENDA

## MEETING INFORMATION

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Objective: Review inspection reports from City of Lorain's Fire Department, Health Department & Building Department

Date: February 19, 2026  
Time: 9:00 AM  
Location: Council Chambers

## AGENDA

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### Item/Present

1. **Roll Call**
  - 1) Lorain Chief Building Official
  - 2) Mayor's Appointee
  - 3) Lorain Safety/Service Director
  - 4) Health Commissioner/Lorain County Board of Health and/or Representative
  - 5) Lorain City Fire Chief and/or Representative
  - 6) Lorain City Engineer and/or Representative
  - 7) Lorain City Electrician and/or Representative

### Disposition of Minutes

### New Business

2.

Case #	PPN#	Address	Owner Name	Taxes Owed
01-2026	02-01-003-176-015	504 W 24th St	Diana Mishlan	\$2,087.94

### Old Business

3.

Case #	PPN#	Address	Owner Name	Taxes Owed
22-2025	03-00-082-114-006	3144 Camden Ave	William Lundberg	\$1,158.12

4.

Case #	PPN#	Address	Owner Name	Taxes Owed
23-2025	03-00-081-113-011	3326 Camden Ave	William Lundberg	\$4,083.47

5.

Case #	PPN#	Address	Owner Name	Taxes Owed

65-2024	02-01-006-117-018	1113 W 10th St	All American Home Renovators LLC & Ogletree Multi Services LLC	\$0
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6.

Case #	PPN#	Address	Owner Name	Taxes Owed
46-2024	02-01-003-175-007	615 W 23rd St.	Silas Buchs	\$797.22

7.

Case #	PPN#	Address	Owner Name	Taxes Owed
15-2025	02-01-005-109-025	544 Reid Ave & 546 Reid Ave	Diara Moody	\$5,881.90

8.

Case #	PPN#	Address	Owner Name	Taxes Owed
14-2025	03-00-088-101-020	1769 E 28th St	GALILEAN THEOLOGICAL CENTER CLEVELAND	\$9,823.42

9.

Case #	PPN#	Address	Owner Name	Taxes Owed
24-2025	02-01-003-110-048	446 Delaware Ave	Advanced Living Modules	\$10,670.80

4. **Additions to Agenda**

10. **Adjournment**

**NEXT MEETING:** \_\_\_\_\_

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**9:00 AM, Council Chambers**

**OTHER NOTES OR INFORMATION**

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\_\_\_\_\_  
**Recorded By:**

\_\_\_\_\_  
**Date**

**Demolition Board of Appeals**

**Meeting Date:** 02/19/2026

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**Case**

Disposition of Minutes

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**Attachments**

Demo Minutes 12-18-2025

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# 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



# CITY OF LORAIN

## Demolition Board of Appeals

**Dave Faciana**

Chief Building official

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Recording Secretary

**Rey Carrion**  
**Chairman**

### **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



# CITY OF LORAIN

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Recording Secretary

### **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



# CITY OF LORAIN

## Demolition Board of Appeals

**Rey Carrion**  
Chairman

**Dave Faciana**

Chief Building official

**Kandee Cummins**

Recording Secretary

### **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**

**Demolition Board of Appeals**

**2.**

**Meeting Date:** 02/19/2026

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
01-2026	02-01-003-176-015	504 W 24th St	Diana Mishlan	\$2,087.94

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**Attachments**

504 W 24th St

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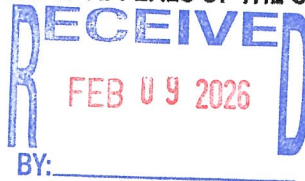
# City of Lorain

## Stay of Demolition Application

APPLICATION MUST BE FILLED OUT COMPLETELY & LEGIBLY

Payment Date:	2/10/2026		
<input type="checkbox"/> Cash	<input type="checkbox"/> Card	<input checked="" type="checkbox"/> Check #	4542
Total Fee:	\$250.00		
Demo Board Case #:	_____		

APPLICATION IS HEREBY MADE TO THE DEMOLITION BOARD OF APPEALS OF THE CITY OF LORAIN, STATE OF OHIO, FOR A STAY OF DEMOLITION.



### GENERAL INFORMATION

Applicant:  Owner  Owner's Agent

Owner's Name DIANA MISHLAN Phone 440-865-1540 Email mishlan53@hotmail.com

Owner's Full Address 1822 OBERLIN AVE, LORAIN, OH 44052

Applicant's Name DIANA MISHLAN Phone 440-865-1540 Email mishlan53@hotmail.com

Applicant's Full address 1822 OBERLIN AVE, LORAIN, OH 44052

### DESCRIPTION OF PROPERTY

Property Type:  Residential  Commercial

Property Address 504 W. 24<sup>th</sup> ST, LORAIN

Permanent Parcel #: 02-01-003-176-015

Estimated Cost of Repairs \$60,000

Completion Date 3-31-2026 (EST.)

### REQUIREMENTS:

All information and documents required pursuant to Lorain City Ordinance Section 1523.15 (d) is required to be submitted with this application. Use the following pages of the application as coversheets for the required documentation. **Incomplete applications that do not include Exhibits A, B, & C will be rejected by the City of Lorain Building Division and will not be considered by the Demolition Board of Appeals.** Exhibit D and supporting documentation may be required by the Demolition Board of Appeals.

- EXHIBIT A: Scope of Work; A detailed synopsis of the work needed to be completed in order to bring the building up to the City of Lorain requirements for an occupancy permit.
- EXHIBIT B: Cost Estimates; A detailed estimate of the cost and expenses that will be incurred to have all of the required repairs and improvements completed.
- EXHIBIT C: Construction Schedule; A detailed schedule setting forth when the work will commence, when various portions of the required work will be completed, and when all of the required repairs will be completed.
- EXHIBIT D: Financial Statements; Verification that the applicant has sufficient funds available to complete the required repairs.

### ACKNOWLEDGEMENTS

In signing this application, the applicant hereby authorizes the City, for the City, and for other governmental bodies and agencies as are deemed necessary by the City, to inspect the property, including the exterior and interior of all structures located upon the property, at such times as the City deems appropriate.

The owner and the applicant acknowledge that the Board's approval of a stay of the demolition order does not bind the City to the accuracy of the applicant's statement of the work required to be performed or the estimate of costs that will be incurred to perform the

EXHIBIT A  
SCOPE OF WORK

A detailed synopsis of the work needed to be completed in order to bring the building up to the City of Lorain requirements for an occupancy permit.

EXTERIOR :

WORK ALREADY COMPLETED :

- FOUNDATION (REPLACE & REPAIR) - PERMIT APPROVED & WORK INSPECTED
- ROOF, GUTTERS
- WINDOWS
- DOORS
- SIDING
- WIDENED STAIRCASE TO 2ND FLOOR
- STAIRCASE TO BASEMENT
- CLEANED OUT DEBRIS FROM BASEMENT (INT.)
- INSTALLED SUMP PUMP W BASEMENT (INT.)
- PAINTED

WORK TO BE COMPLETED :

EXT: INSTALL PORCH LIGHTS

INTERIOR :

INSULATION

DRYWALL

ELECTRICAL SYSTEM

HVAC

PLUMBING

FLOORING - ENTIRE HOUSE

(2) KITCHEN CABINETS, COUNTERTOPS, FIXTURES (1ST & 2ND FLOOR)

(2) BATHROOM TUB, SURROUND & TOILETS, VANITIES ( " )

OVERHEAD LIGHTS

PAINTING

EXHIBIT C  
CONSTRUCTION SCHEDULE

A detailed schedule setting forth when the work will commence, when various portions of the required work will be completed, and when all of the required repairs will be completed.

START DATE: 9-1-2025, ESTIMATED COMP. DATE: 3-31-2026

FOUNDATION REPLACE + REPAIR COMPLETED/APPROVED 2-3-2026

WORK COMPLETED: STARTED 9-2025, COMP. 12-2025  
ROOF, GUTTERS, SIDING, WINDOWS, DOORS, STAIRCASES,  
PAINTING, SUMP PUMP, CLEANED DEBRIS, PAINTED

WORK TO BE COMPLETED: STARTING 2-2026, ~~BY~~ COMP 3-31-2026

INSULATION

DRYWALL

ELECTRICAL, PLUMBING, HVAC

FLOORING, KITCHEN CABINETS, ETC., BATHROOM TUBS, TOILETS, ETC.,  
OVERHEAD LIGHTS, PAINTING

### 1523.15 REQUEST TO STAY THE ORDER OF THE DEMOLITION BOARD TO MAKE REPAIRS.

- (a) The owner of a parcel of real property, or a person or entity that has entered into an agreement with the owner for the applicant's purchase of property, may file an application with the Demolition Board of Appeals (hereinafter sometimes referred to as the "Board") requesting a stay of an order of demolition that has been issued by either the Chief Building Official or the Demolition Board of Appeals to provide the applicant with a designated time period to repair the property. The agreement between the owner of the property and the applicant must be a binding written agreement. The agreement may, but is not required to be contingent upon Demolition Board's grant of stay pending the repairs.
- (b) The Applicant shall pay an application fee of \$250.00 upon submission of application.
- (c) The application for a stay of an Order of Demolition shall be submitted to the Demolition Board of Appeals upon a form application that has been approved by the Demolition Board of Appeals.
- (d) The applicant shall submit the following information and supporting documentation with the Application:
- (1) A detailed synopsis of the work needed to be completed in order to bring the building up to the City of Lorain requirements for an occupancy permit.
  - (2) A detailed estimate of the cost and expenses that will be incurred to have all of the required repairs and improvements completed.
    - A. The cost estimated shall be supported by the applicant with a statement setting forth the materials that will be required to complete the required repairs and the estimated costs of those materials; and/or
    - B. When all or any portion of the required repairs are to be performed by a person or entity other than the applicant, the contractors must be licensed by the City of Lorain to perform the designated work and must be accompanied by the written proposal from the licensed contractor(s) for the portion of the required repairs and/or work the contractor will be performing.
    - C. When the work is to be performed by the applicant, the applicant will provide a detailed list setting forth the materials that will be required to make the necessary repairs and the cost of those materials.
  - (3) A detailed time line setting forth when the work will commence, when various portions of the required work will be completed, and when all of the required repairs will be completed.
  - (4) Verification that the applicant has sufficient funds available to complete the required repairs.
  - (5) The owner of the property shall provide written authorization to the City for the City, and for other governmental bodies and agencies as are deemed necessary by the City, to inspect the property, including the exterior and interior of all structures located upon the property, at such times as the City deems appropriate.
  - (6) The Chief Building Official shall review the application to be prepared, upon a request of the Board, to provide an oral statement to the Board concerning whether the applicant's proposed plan, when completed, will likely result in the repair and/or abatement of the conditions that resulted in the property having been declared a public nuisance and the order of demolition to have been issued.
  - (7) The owner and the applicant shall acknowledge, in writing, that the Board's approval of a stay of the demolition order does not bind the City to the accuracy of the applicant's statement of the work required to be performed or the estimate of costs that will be incurred to perform the work necessary to make the necessary repairs and improvements to the property. The owner and applicant shall also acknowledge that the issuance of a stay of the demolition order does not provide the applicant who is attempting to repair the structure with any guarantee that performing the repairs and improvements set forth in the application will be sufficient to meet the City of Lorain's property maintenance guideline standards or be sufficient, when completed, to obtain an occupancy permit.
  - (8) The Board, in conjunction with the issuance of any order staying an existing demolition order for any property or structure may impose such conditions as the Board deems appropriate and reasonable, including, but not limited to any of the following items:
    - A. A requirement that the applicant provide proof that the Applicant has sufficient funds on deposit or otherwise available to complete the repairs in accordance with the time line set forth in the application or as approved by the Board.
    - B. The repairs and improvements are to be completed pursuant to a schedule approved by the Board.
    - C. All of the repairs are completed by a date set by the Board.
    - D. The property and structures will be subject to inspection by the City of Lorain Building inspectors, and such other departments and officials, including, but not limited to the fire department and the health department, as may be recommended by the Chief Building Official, at such times as the Chief Building Official deems appropriate.
  - (9) The owner, or the owner's authorized agent or contractor, shall, within 15 days after the Board grants a stay of the demolition order, apply for the permits required to commence construction in accordance with the approved schedule for the work required to perform the necessary repairs. (The owner or other person applying for the permit shall be required to acknowledge in writing that even though a permit will indicate that they have six months to complete the work, that the work must be completed in accordance with the approved time line for the stay of the demolition order to remain in effect.)
  - (10) The applicant, shall, in accordance with a timeline set by the Board in the order granting the stay, submit written reports to the Demolition Board of Appeals declaring the status of repair work and the adherence to the initial schedule of repair. The applicant, or the applicant's authorized representative shall appear before the Demolition Board on a monthly basis to publicly address the status of the repair work on and answer any questions from the Board.
  - (11) The Board may terminate the stay in the event any one of the following events or conditions occur:
    - A. The Applicant, or the Applicant's authorized representative, fails to apply for the required permits on a timely basis
    - B. The Applicant, or the Applicant's authorized representative fails to submit the required written reports or fails to appear before the Board on monthly basis to report on the status of the repair work;
    - C. The repairs are not being completed in accordance with schedule approved by the Board;
    - D. The repairs have not been completed with the time period set by the Board; or
    - E. The Owner or the Applicant fails to allow the City or other governmental bodies or agencies full access to the property and the interior and exterior of the structures to conduct all requested inspections.
  - (12) The Board, upon being presented with evidence that the applicant has completed the required repairs and that the property is no longer unsafe or a public nuisance, may then consider a motion to rescind the demolition order for the structures located upon the property. The decision to rescind the demolition order for any property or structure shall require the affirmative vote of two thirds of the members of the Board.
  - (13) Any sale or transfer of the Property must comply with the City's point of sale ordinance.

(Ord. 83-18. Passed 6-18-18.)

200 West Erie Avenue, 5<sup>th</sup> Floor, Lorain, Ohio 44052

Building Division: (440) 204-2045 Fax: (440) 204-2540 Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080  
Email: bhp@cityoflorain.org



Account Verification

Customer Name: Diana Mishlan

Routing Number:

Account Number:

Account Opening Date: 08/05/2025

Account Status: open line of credit for 100000.00

08/11/2025

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Huntington Signature

Date

Colleague Name (Print): Deborah Walden  
Title: Financial Relationship Banker  
Email : Debbie.A.Walden@huntington.com  
Phone: 440-282-4611  
Branch Address: 4200 Oberlin ave Lorain OH 44053

A handwritten signature in black ink that reads 'Deborah A. Walden'. The signature is written in a cursive style with a large, looping 'D' at the beginning.

**Demolition Board of Appeals**

**3.**

**Meeting Date:** 02/19/2026

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
22-2025	03-00-082-114-006	3144 Camden Ave	William Lundberg	\$1,158.12

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**Attachments**

3144 Camden Ave Jan 15th Update

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peninsula in kitchen



south wall of kitchen



looking west from kitchen into hallway leading to back door



giant 12ft long closet on south side of house just inside back door



laundry linnen or giant pantry  
looking east from inside  
laundry



1st floor laundry looking west



peninsula in kitchen



south wall of kitchen



looking west from kitchen into hallway leading to back door



RESISTANCE TO AIR AND WATER VAPOR TRANSMISSION  
SUSTAINABLE SOURCE  
SUSTAINABLE PRODUCT INITIATIVE

**APA**  
HILL 532

1/2" CAT  
2025/16  
OCT 10 2025  
19:42

OCT 10 2025  
19:42

RESISTANCE TO AIR AND WATER VAPOR TRANSMISSION  
SUSTAINABLE SOURCE  
SUSTAINABLE PRODUCT INITIATIVE

**Georgia-Pacific**

**Georgia-Pacific**

RESISTANCE TO AIR AND WATER VAPOR TRANSMISSION  
SUSTAINABLE SOURCE  
SUSTAINABLE PRODUCT INITIATIVE

1/2" CAT  
2025/16  
OCT 10 2025  
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OCT 10 2025  
19:42

**APA**  
HILL 532

RESISTANCE TO AIR AND WATER VAPOR TRANSMISSION  
SUSTAINABLE SOURCE  
SUSTAINABLE PRODUCT INITIATIVE

1/2" CAT

OCT 10 2025



giant 12ft long closet on south side of house just inside back door



laundry linnen or giant pantry  
looking east from inside  
laundry



1st floor laundry looking west



1st floor bath looking in from utility room





Georgia

WALBEN

BRUNNEN



hallway looking west from top  
of stars



bedroom 2 looking in from hall



bedroom 2 looking nw



bedroom 2 looking south with closet



bedroom 1 looking ne



bedroom 1 looking se



2nd floor bathroom



2nd floor bath looking east



2nd floor hallway looking east  
from bathroom



bedroom 3 looking nw



bedroom 3 looking south



bedroom 3 closet view looking  
north

**Demolition Board of Appeals**

**4.**

**Meeting Date:** 02/19/2026

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
23-2025	03-00-081-113-011	3326 Camden Ave	William Lundberg	\$4,083.47

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**Attachments**

3326 Feb Update Photos

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kitchen looking east

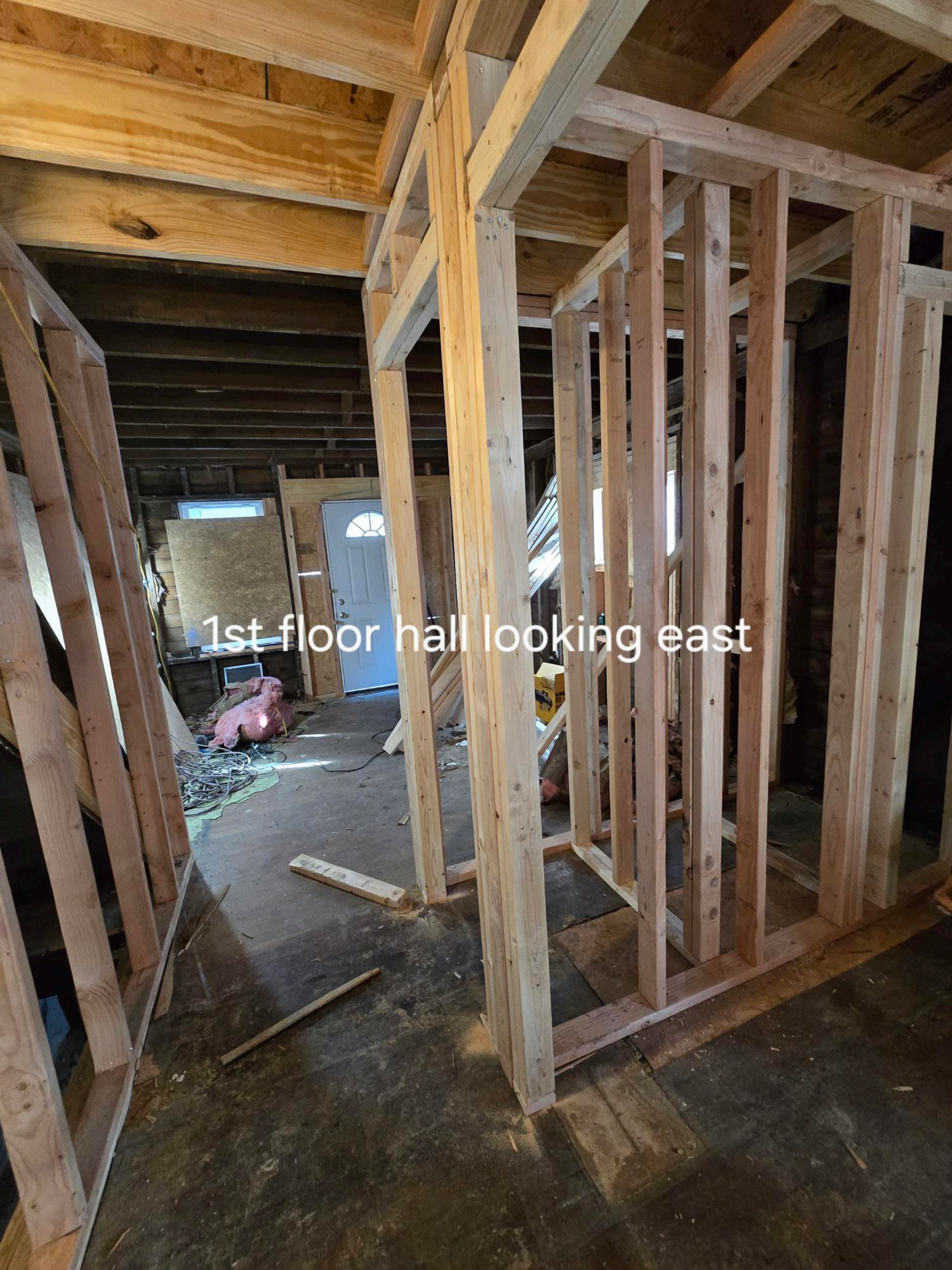


kitchen looking west



kitchen looking south east





1st floor hall looking east



1st floor hall looking east



1st floor living room looking east



living room looking west



living room looking south



bedroom 1 looking west



bedroom 1 looking south west



bedroom 1 looking south east



bed 2 looking east



bed 2 looking east



bedroom 2 looking west

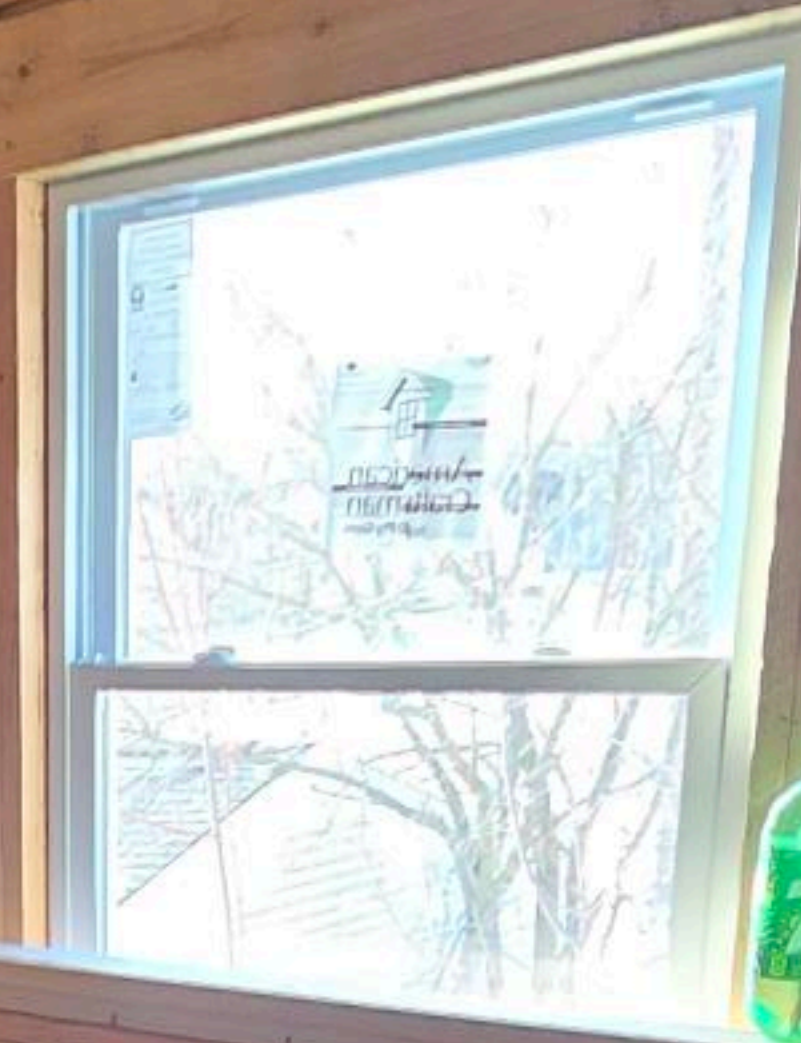






2nd floor hallway looking east



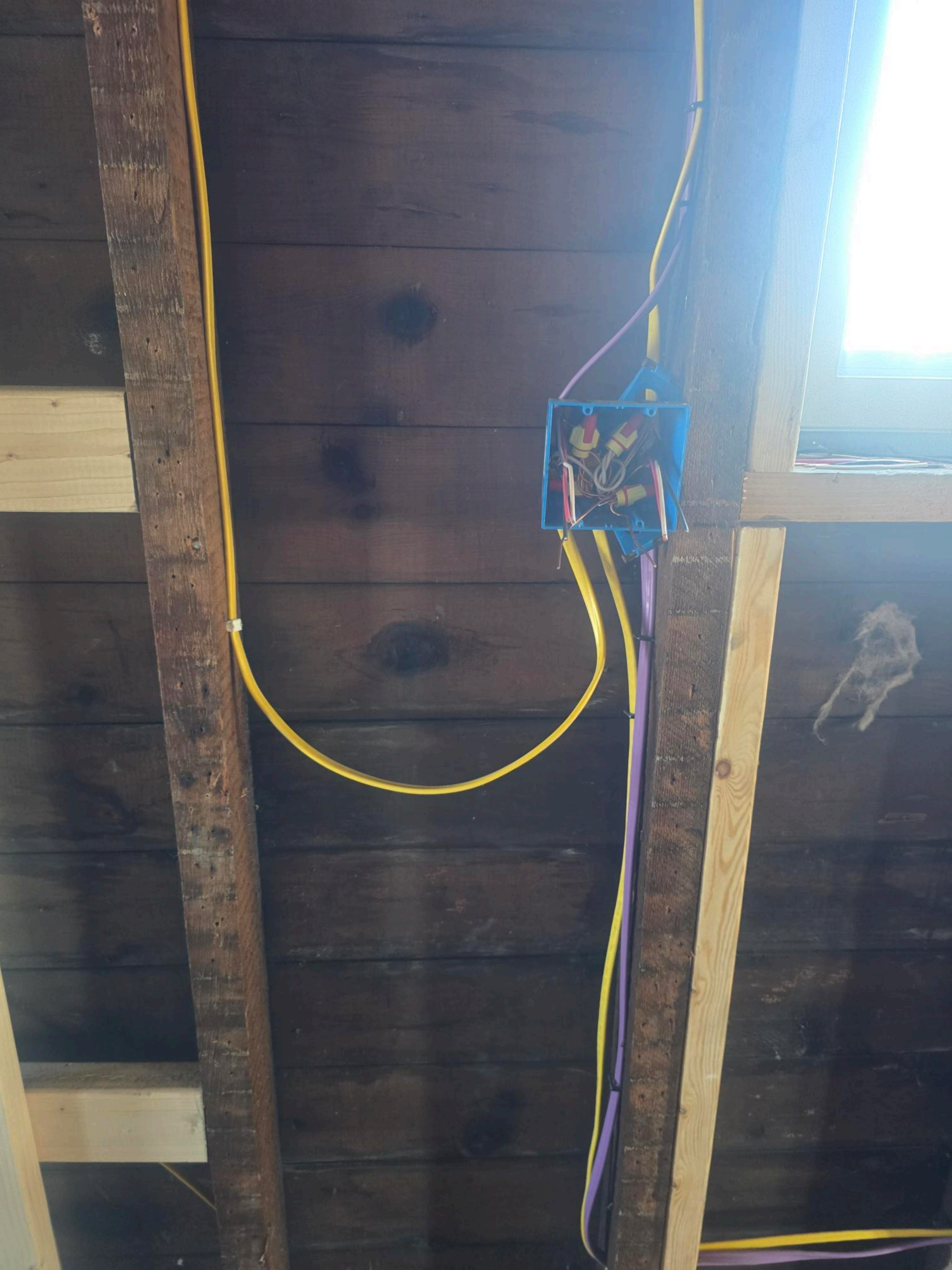


2nd floor full bath









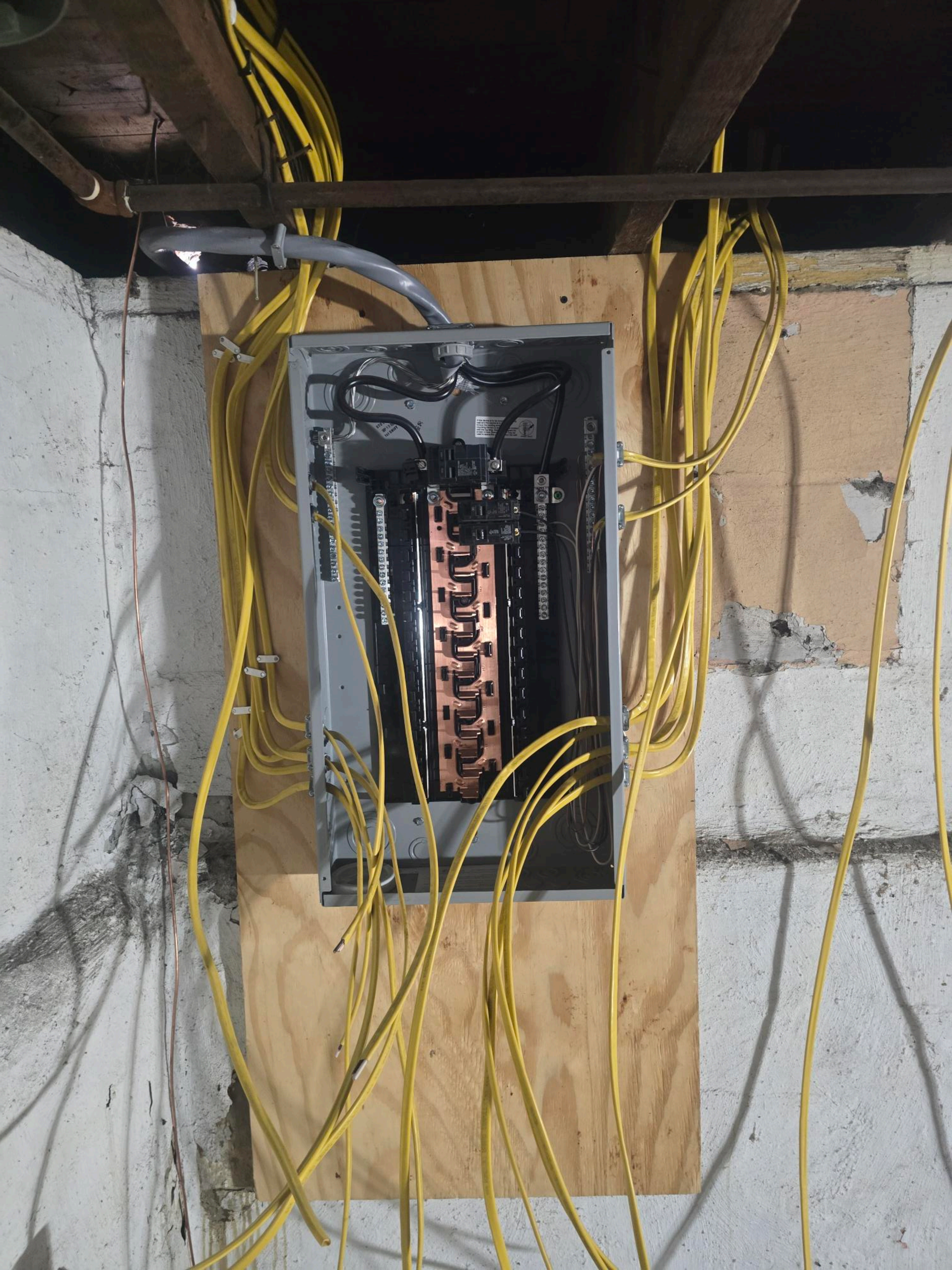




















**Demolition Board of Appeals**

**5.**

**Meeting Date:** 02/19/2026

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
65-2024	02-01-006-117-018	1113 W 10th St	All Ameriocan Home Renovators LLC & Ogletree Multi Services LLC	\$0

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**Demolition Board of Appeals**

**6.**

**Meeting Date:** 02/19/2026

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**Case**

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46-2024	02-01-003-175-007	615 W 23rd St.	Silas Buchs	\$797.22

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**Attachments**

615 W 23rd Jan 15th Update

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**Demolition Board of Appeals**

7.

**Meeting Date:** 02/19/2026

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
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**Demolition Board of Appeals**

**8.**

**Meeting Date:** 02/19/2026

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
14-2025	03-00-088-101-020	1769 E 28th St	GALILEAN THEOLOGICAL CENTER CLEVELAND	\$9,823.42

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**Attachments**

1769 E 28th Jan 15th Update

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## Additional Funding & Grant Development Support

In addition to the financial commitments outlined above, we wish to inform the Demolition Review Board that TheQueensCorner is supported by an experienced funding and development team actively pursuing supplemental funding sources, including private grants, philanthropic contributions, and foundation support.

This effort is being led in collaboration with professional grant writers and development partners, including Michael Ferrer, Daniel Locke, and Debbie Wright, who are actively assisting with identifying and securing additional funding opportunities.

While grant funding is being pursued as a supplemental resource, it is important to clearly state that this project is not dependent upon government funding to move forward. TheQueensCorner and its affiliated partners have intentionally structured this initiative to rely on private fundraising efforts, committed business entities, and mission-driven capital. This includes ongoing fundraising events and direct financial support from the affiliated Royalty organizations.

Accordingly, the rehabilitation of the King Josiah Center for Restoration is financially viable independent of government funding timelines or approvals.

Sincerely,  \_\_\_\_\_

Founder

TheQueensCorner.org



Phone: 440-550-4885

Address: 506 Broadway 2<sup>nd</sup>. Floor

Lorain, Ohio 44052-1732

Website: [www.royaltyhc.com](http://www.royaltyhc.com)

Email: [admin@royaltyhc.com](mailto:admin@royaltyhc.com)

Date: January 7, 2026

City of Lorain Demolition Review Board

Lorain, Ohio

RE: Letter of Commitment & Memorandum of Understanding (MOU)

Property: King Josiah Center for Restoration

1769 East 28th Street, Lorain, Ohio 44055

Dear Members of the Demolition Review Board,

This letter serves as a formal Letter of Commitment and Memorandum of Understanding (MOU) between Royalty Health Care Corporation and TheQueensCorner, confirming our financial and operational commitment to support the rehabilitation and restoration of the property known as the King Josiah Center for Restoration, located at 1769 East 28th Street, Lorain, Ohio 44055.

Royalty Health Care Corporation understands the importance of preserving structures that serve critical community needs and addressing concerns related to safety, feasibility, and sustainability for properties under demolition review. This correspondence is submitted in good faith to affirm that this project is fully supported by committed resources.

Royalty Health Care Corporation hereby commits financial support of up to One Million Dollars (\$1,000,000.00 USD) toward the rehabilitation, restoration, and redevelopment of the King Josiah Center for Restoration. We further affirm our readiness to commit additional funding if required to ensure successful completion based on construction scope, compliance requirements, and operational readiness.

Funds may be allocated toward structural rehabilitation, life-safety upgrades, code compliance, environmental remediation if required, interior and exterior renovations, and improvements necessary for occupancy and long-term use.

The intended use of this property aligns directly with TheQueensCorner's mission to provide safe housing and trauma-informed care for vulnerable youth, including survivors of human trafficking. This project represents a mission-driven investment in the City of Lorain and a sustainable alternative to demolition.

This Memorandum of Understanding reflects our present intent to collaborate fully with TheQueensCorner and the City of Lorain. Royalty Health Care Corporation is prepared to provide proof of funds or additional documentation upon request.

We respectfully request that the Demolition Review Board permit the rehabilitation of this structure and allow this project to proceed without demolition.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Vicente', is written over a horizontal line.

Marilyn Vicente C.E.O.

Royalty Health Care Corporation



Phone: 440-689-8985

Address: 506 Broadway 4<sup>th</sup>. Floor suite 402

Lorain, Ohio 44052-1732

Website: [www.royaltyrealestateinvestments.com](http://www.royaltyrealestateinvestments.com)

Email: [info@royaltyrealestateinvestments.com](mailto:info@royaltyrealestateinvestments.com)

Date: January 7, 2026

City of Lorain Demolition Review Board

Lorain, Ohio

RE: Letter of Commitment & Memorandum of Understanding (MOU)

Property: King Josiah Center for Restoration

1769 East 28th Street, Lorain, Ohio 44055

Dear Members of the Demolition Review Board,

This letter serves as a formal Letter of Commitment and Memorandum of Understanding (MOU) between Royalty Real Estate Investments and TheQueensCorner, confirming our full financial and operational commitment to the rehabilitation and restoration of the property known as the King Josiah Center for Restoration, located at 1769 East 28th Street, Lorain, Ohio 44055.

Royalty Real Estate Investments understands the importance of ensuring that properties under demolition review demonstrate financial feasibility, safety, and long-term sustainability. We submit this letter in good faith to clearly establish that the King Josiah Center for Restoration is fully supported by committed capital and development resources.



We hereby commit up to One Million Dollars (\$1,000,000.00 USD) toward the rehabilitation, restoration, and redevelopment of this property. Additionally, we affirm that we are prepared to commit further financial resources beyond this amount, if necessary, to ensure the successful completion of this project based on scope, regulatory requirements, and construction needs.


Funds may be allocated toward structural stabilization, code compliance, environmental remediation if required, interior and exterior renovations, and all improvements necessary to return this building to safe, functional, and productive use.

The intended use of the property aligns with TheQueensCorner's mission to provide safe housing and restorative services for vulnerable youth, including survivors of human trafficking. This project represents a meaningful investment in the City of Lorain and demonstrates a clear alternative to demolition through responsible redevelopment and community impact.

This Memorandum of Understanding reflects our present intent to collaborate fully with TheQueensCorner and the City of Lorain. Royalty Real Estate Investments is prepared to provide proof of funds or additional assurances upon request.

We respectfully request that the Demolition Review Board allow this structure to proceed toward rehabilitation rather than demolition.

Sincerely,

A handwritten signature in blue ink that reads "Elba Rodriguez". The signature is written in a cursive style and is positioned above a horizontal line.

Elba Rodriguez C.E.O.

Royalty Real Estate Investments

**Demolition Board of Appeals**

**Meeting Date:** 02/19/2026

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**Case**

<b>Case #</b>	<b>PPN#</b>	<b>Address</b>	<b>Owner Name</b>	<b>Taxes Owed</b>
24-2025	02-01-003-110-048	446 Delaware Ave	Advanced Living Modules	\$10,670.80

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