

City of Lorain – Demolition Board of Appeals

Meeting Minutes

Date: April 16, 2026

Time: 9:00 A.M.

Location: Lorain City Council Chambers

1. Call to Order

The meeting was called to order by **Chair Rey Carrion** at [insert time]. Chair Carrion welcomed attendees and noted that the meeting was the City's Demolition Board of Appeals.

2. Roll Call

Roll call was conducted.

Members/Representatives present (as read into the record):

- **Chief Building Official** – Dave Faciana
- **Marine Safety Service Director** – Mark Ivancic
- **Safety/Service Director** – Rey Carrion
- **Health Commissioner / Lorain County Board of Health Representative** – Rachel Woodruff
- **Lorain City Fire Chief / Representative** – Ben Webber
- **Lorain City Engineer / Representative** – Nick Murray
- **Lorain City Electrician / Representative** – Paul Sopko

Member absent:

- **Paul Sopko** – Lorain City Electrician

(Secretary/Staff: Building, Housing and Planning Department staff were present and read case information into the record.)

3. Reading and Approval of Previous Meeting Minutes

Staff reported that the meeting minutes for the previous meeting had been **completed but were not attached** to the current agenda. They will be attached to **next month's agenda** for review and approval.

No motion to approve prior minutes was taken at this meeting.

4. New Business

4.1 Case A – Case No. 002-2026

PPN: 03-00-094-109-004

Address: 2925 / 2931 Grove Avenue

Owner: FGSK Properties LLC

- The Chair called for the property owner or representative; **no one appeared**.
- Chair reminded all in attendance that anyone speaking must be sworn in by the Assistant Law Director.

Board Action:

A motion was made to **deny the Stay of Demolition application** and return the property to the demolition list. The motion was second and, upon voice vote, **the motion carried**.

Motion record (for completion): Deny Stay of Demolition Application

- MOTION: Deny the Stay of Demolition application for 2925 / 2931 Grove Avenue and return the property to the demolition list.
 - Moved by: ___Faciana_____
 - Seconded by: ___Webber_____
 - Vote:
 - Ayes: ___X_____
 - Nays: _____
 - Abstentions: _____
 - Result: Carried Failed

4.2 Case B – Case No. 003-2026

PPN: 03-00-096-112-047

Address: 3250 Pearl Avenue

Owner: Samantha Wooten

- The Chair called for the property owner or representative; **no one appeared**.
- It was noted that this was believed to be **related to the same ownership group** as the first case.

Board Action:

A motion was made to **Deny the Stay of Demolition application** and return the

property to the demolition list. The motion was seconded. On voice vote, **the motion carried.**

Motion record (for completion):

- MOTION: Deny the Stay of Demolition application for 3250 Pearl Avenue and return the property to the demolition list.
 - Moved by: Faciana
 - Seconded by: Woodruff
 - Vote: Deny Stay of Demolition
 - Ayes: X
 - Nays:
 - Abstentions:
 - Result: Carried Failed

5. Old Business

5.1 Case – No. 012-2026

PPN: 02-01-003-176-015

Address: 504 West 24th Street

Owner: Diana Michelin

Owner's Update:

- Owner **Diana Michelin** (1822 Oberlin Avenue, Lorain, OH 44052) provided a status report:
 - Backyard **cleanup completed**; dumpster on site scheduled for pickup.
 - **Roof shingles removed**; more complex work than anticipated, but roof work completed.
 - **HVAC units installed**; ductwork is still in progress, so inspection has not yet been called.
 - Working on **permit applications for electrical and plumbing**; met with a licensed electrician.
 - Overall progress slightly delayed due to recent surgery of the coordinator (Nelson), who nonetheless attended.

Staff Comments:

- Building/Housing/Planning staff requested that **ongoing cleanup be contained** in proper receptacles (e.g., dumpsters) and **not spread across the yard**, for the benefit of neighbors.

Board Comments:

- Board members commended the owner's visible progress and urged continued work with contractors.

Board Action:

A motion was made to **continue the Stay of Demolition** for this property. The motion was seconded and, on voice vote, **the motion carried**.

Motion record (for completion): Continue the Stay of Demolition

- MOTION: Continue the Stay of Demolition for 504 West 24th Street.
 - Moved by: ___ Faciana _____
 - Seconded by: ___ Woodruff _____
 - Vote: Continue the Stay of Demolition
 - Ayes: ___ X _____
 - Nays: _____
 - Abstentions: _____
 - Result: Carried Failed

5.2 Case – No. 022-2025

PPN: 03-00-082-114-006

Address: 3144 Camden Avenue

Owner: William Lundberg

- The Chair called for owner **William Lundberg; no representative appeared**.
- A member of the public (Marilyn Vicente) spoke, noting **confusion due to five Thursdays in the month**, which may have contributed to absences.
- Staff stated Mr. Lundberg has historically been **very communicative**, provided good updates, and has worked through permitting issues with the building department. The staff was surprised at his absence and deferred to the Board's discretion.

Board Discussion:

- One board member recommended **denial of the stay** for consistency with other cases where non-appearance resulted in denial, emphasizing that the third Thursday meeting date does not change even in months with five Thursdays.

Board Action:

A motion was made to **Deny the Stay of Demolition** and place the property back on the demolition list. The motion was seconded. On vote, the motion **carried**, with **one opposition noted from Mr. Webber**.

Motion record (for completion): Deny Stay of Demolition

- MOTION: Deny the Stay of Demolition for 3144 Camden Avenue and return the property to the demolition list.
 - Moved by: ___ Faciana _____
 - Seconded by: ___ Woodruff _____
 - Vote:
 - Ayes: ___ 4 ___ (Mr. Ivancic, Mr. Faciana, Ms. Woodruff, Mr. Murry)
 - Nays: ___ 1 ___ (Mr. Webber)
 - Abstentions: _____
 - Result: Carried Failed

5.3 Case – No. 023-2025

PPN: 03-00-081-113-011 & 03-00-081-113-026

Address: 1326 Camden Avenue (same owner)

Owner: William Lundberg

- This case was noted as being **for the same owner** as the prior Camden Avenue case.
- The owner again **was not present**.

Board Action:

A motion was made to **Deny the Stay of Demolition** for this related property. The motion was seconded. A roll call was requested to record individual positions; the motion **carried**, with **Mr. Webber voting “no”** and **Mr. Murray voting “yes”**, and a majority in favor.

Motion record (for completion): Deny the Say of Demolition

- MOTION: Deny the Stay of Demolition for 1326 Camden Avenue (same owner as prior case) and return the property to the demolition list.
 - Moved by: ___ Faciana _____
 - Seconded by: ___ Carrion _____
 - Member: ___ Ivancic _____ – Aye Nay
 - Member: ___ Woodruff _____ – Aye Nay
 - Member: ___ Faciana _____ – Aye Nay
 - Member: **Ben Webber** – Aye Nay
 - Member: **Nick Murray** – Aye Nay
 - Result: Carried Failed

5.4 Case – No. 065-2024

PPN: 02-01-006-117-018

Address: 1113 West 10th Street

Owners: All American Home Renovators LLC & Ogletree Multi Services LLC

Owner's Update (Ogletree Multi Services):

- Reported **substantial exterior progress**:
 - Siding, windows, doors completed.
 - Roof approximately **98% complete**; shingles on, awaiting good weather to finish and call for inspection.
- Electrical permits and inspection were being arranged; the owner referred to working with staff on plans.

Board/Staff:

- Staff asked clarifying questions about previous submissions and progress.
- No objections raised by the public.

Board Action:

A motion was made to **continue the Stay of Demolition** for this property. The motion was seconded and, on voice vote, **the motion carried**.

Motion record (for completion): Continue the Stay of Demolition

- MOTION: Continue the Stay of Demolition for 1113 West 10th Street.
 - Moved by: _Faciana_____
 - Seconded by: _Woodruff_____
 - Vote:
 - Ayes: __X__
 - Nays: _____
 - Abstentions: _____
 - Result: Carried Failed

5.5 Case – No. 046-2024

PPN: 02-01-003-175-007

Address: 615 West 23rd Street

Owner: Silas Bucks

Owner's Update (Mr. Bucks):

- Reported that:
 - The **exterior is largely “buttoned up”** as requested previously.
 - Some exterior lighting work is being done by “Wesley.”
 - Financial and medical hardships have slowed progress.

- Noted that **grass is about three feet tall** due to mower and vehicle issues.

Staff Comments:

- Staff confirmed the owner has been **open and communicative** and making **slow but steady progress**, taking appropriate steps despite hardships.
- The Chair advised that the City's **grass-cutting program** is beginning soon; if the City must cut the grass, a **lien** will be placed on the property. Owner stated he is working on the mower and intends to mow himself.

Board Questions:

- A board member asked about **next steps for the next 30 days**.
 - Mr. Bucks stated he plans to:
 - Obtain new **window permit** (prior one expired).
 - Obtain **insulation/drywall permit**, and **plumbing permit** (limited scope).
 - Possibly obtain a permit to repair a porch column/sagging support.
- Staff offered to meet with Mr. Bucks **later that day or the next** to review required permits and help clarify what is needed.

Public Comment: None.

Board Action:

A motion was made to **Continue the Stay of Demolition** at 615 West 23rd Street. The motion was seconded and, on voice vote, **the motion carried**.

Motion record (for completion): Continue the Stay of Demolition

- MOTION: Continue the Stay of Demolition at 615 West 23rd Street.
 - Moved by: ___Faciana_____
 - Seconded by: ___Ivancic_____
 - Vote:
 - Ayes: ___X_____
 - Nays: _____
 - Abstentions: _____
 - Result: Carried Failed

5.6 Case – No. 015-2025

PPN: 02-01-005-109-025 & 02-01-005-109-025 (544 and 546)

Address: 544 & 546 Reed Avenue

Owner: Dr. Moody

Owner's Update:

- Reported that:
 - **Electrical permits** have been obtained.
 - **Meter sockets** were inspected and electricity turned on.
 - **Insulation inspected and passed.**
 - **Drywall hanging is about to begin.**
 - Project is **ahead of original schedule**, now anticipating completion in late May or June rather than July.

Board/Staff:

- No adverse comments were raised; members expressed approval of progress.

Board Action:

A motion was made to **Continue the Stay of Demolition** for 544/546 Reed Avenue. The motion was seconded and, on voice vote, **the motion carried.**

Motion record (for completion): Continue the Stay of Demolition

- MOTION: Continue the Stay of Demolition for 544 & 546 Reed Avenue.
 - Moved by: ___Faciana_____
 - Seconded by: __Woodruff_____
 - Vote:
 - Ayes: ___X_____
 - Nays: _____
 - Abstentions: _____
 - Result: Carried Failed

5.7 Case – No. 014-2025

PPN: 03-00-088-101-020

Address: 1769 East 28th Street

Owner: Queens Corner

Owner's Update:

- Owner reported:
 - Working with **Triple A** for **roofing and masonry**; permits expected to be pulled **in May**.
 - Ongoing **cleanup**, including removal of trees/vegetation that exposed masonry areas needing tuckpointing.
 - Acknowledged the property has been an **eyesore** and is working to improve the exterior shell.

- Regarding taxes: there is an indicated balance of **\$10,321.14**; owner stated they are **tax-exempt** and are **processing a tax-exempt application with the county** and entering a payment plan, after which back taxes may be addressed/removed.

Staff/Board Comments:

- Staff requested **verification of tax-exempt status** when available.
- Board emphasized the importance of **immediately addressing the building envelope** (roof, masonry, windows) to protect the structure.

Board Action:

A motion was made to **Continue the Stay of Demolition** for 1769 East 28th Street. The motion was seconded and, on voice vote, **the motion carried**.

Motion record (for completion): Continue the Stay of Demolition

- MOTION: Continue the Stay of Demolition for 1769 East 28th Street (Queens Corner).
 - Moved by: _____ Faciana _____
 - Seconded by: _____ Ivancic _____
 - Vote:
 - Ayes: _____ X _____
 - Nays: _____
 - Abstentions: _____
 - Result: Carried Failed

5.8 Case – No. 024-2025

PPN: 02-01-003-110-048

Address: 446 Delaware Avenue

Owner: Advanced Living Modules (Representative: Artist Taylor)

Owner’s Update (Artist Taylor):

- From the last meeting, reported:
 - **New doors installed.**
 - **Siding largely completed**, except where active work is ongoing.
 - **New windows and trims were installed.**
 - Ongoing work on the **porch**.
 - Next steps: **electrical and insulation** work.
- Requested **continuation of the Stay of Demolition** to allow progress to continue.
- Stated willingness to address any specific board concerns.

Staff Comments:

- Building department requested an **interior walkthrough** with Mr. Taylor to:
 - Assess interior progress.
 - Gauge remaining work and timing.
- Mr. Taylor agreed to schedule a visit, to be arranged by phone or email.
- The Chair reported that he **personally visited the property** the previous evening and confirmed visible **exterior progress**.

Board/Health Comments:

- City Engineer raised concerns about potential **lead in service lines** in abandoned/older homes and asked owners to test/notify as needed.
- Public Health representative thanked Mr. Taylor for **providing clear documentation and photos** of progress, as previously requested.

Board Action:

A motion was made to **Continue the Stay of Demolition** for 446 Delaware Avenue. The motion was seconded and, on voice vote, **the motion carried**.

Motion record (for completion): Continue the Stay of Demolition

- MOTION: Continue the Stay of Demolition at 446 Delaware Avenue.
 - Moved by: ___Faciana_____
 - Seconded by: ___Woodruff_____
 - Vote:
 - Ayes: ___X_____
 - Nays: _____
 - Abstentions: _____
 - Result: Carried Failed

6. Policy / Procedure Discussion (No Action Taken)

Chair Carrion opened a **general discussion** on Board procedures and consistency:

- Concern that the Board is **not consistently receiving written reports and photographs** from property owners, despite prior instructions that materials be submitted at least **one week before the meeting**.
- Chair suggested an item be **placed on next month's agenda** to:
 - Formalize a rule requiring **written progress updates, timelines, and photos**.
 - Clarify consequences for **failure to submit** such materials.

Staff (Building Department) Comments:

- Staff referenced **proposed policy updates** developed earlier in the year, to be brought back **next month for Board vote**.
- Noted that the ordinance states the Board “**may**” **terminate** a stay when required reports are not submitted, preserving Board discretion in individual cases.
- Confirmed that new written policies will clarify:
 - Required monthly reports.
 - Conditions under which stays may be continued or terminated.

Board Comments:

- Discussion about the earlier **Camden Avenue case**, where a property owner with prior good progress failed to attend and the stay was denied; some members acknowledged personal discomfort but emphasized **consistency and fairness**.
- Health representative reiterated that **consistency is critical**, even when it results in difficult individual outcomes.

No formal motions or votes were taken during this discussion.

7. Miscellaneous and Public Comment


- No additional miscellaneous items or public comments were brought forward beyond those noted in individual cases.

8. Adjournment

There being no further business, a motion was made to **adjourn** the meeting. The motion was seconded and, on voice vote, **the motion carried**.

The meeting was adjourned at 9:49 A.M.

Motion record (for completion):

- MOTION: Adjourn the meeting.
 - Moved by: Rey Carrion
 - Approval:
 - Approved by: 

Date: 5/11/2026

Minutes prepared by:

Name: Kandee Cummins

Title: Demo Board Recording Secretary

Date: April 22, 2026