

DEMOLITION BOARD OF APPEALS -AGENDA

MEETING INFORMATION

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

Date: June 18, 2026
Time: 9:00 AM
Location: Council Chambers

AGENDA

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**

2. Disposition of Minutes

2.

New Business

Old Business

3.

Case #	PPN#	Address	Owner Name	Taxes Owed
003-2026	03-00-094-109-004	2925-2931 GROVE AVE	FGSK PROPERTIES LLC	\$8,386.36

4.

Case #	PPN#	Address	Owner Name	Taxes Owed
003-2026	03-00-096-112-047	3250 PEARL AVE	SAMANTHA WOOTEN	\$6,616.96

5.

Case #	PPN#	Address	Owner Name	Taxes Owed
022-2025	03-00-082-114-006	3144 CAMDEN AVE	WILLIAM LUNDBERG	\$275.16

6.

Case #	PPN#	Address	Owner Name	Taxes Owed
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023-2025	03-00-081-113-011	3326 CAMDEN AVE	WILLIAM LUNDBERG	\$304.14
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7.

Case #	PPN#	Address	Owner Name	Taxes Owed
001-2026	02-01-003-176-015	504 W 24TH ST	DIANA MISHLAN	\$496.06

8.

Case #	PPN#	Address	Owner Name	Taxes Owed
065-2024	02-01-006-117-018	1113 W 10TH ST	ALL AMERICAN HOME RENOVATORS LLC & OGLETREE MULTI SERVICES LLC	\$0.00

9.

Case #	PPN#	Address	Owner Name	Taxes Owed
046-2024	02-01-003-175-007	615 W 23RD ST	SILAS BUCHS	\$398.61

10.

Case #	PPN#	Address	Owner Name	Taxes Owed
015-2025	02-01-005-109-025	544 & 546 REID AVE	DIARA MOODY	\$5,881.90

11.

Case #	PPN#	Address	Owner Name	Taxes Owed
014-2025	03-00-088-101-020	1769 E 28TH ST	THE QUEENS CORNER	\$10,321.14

12.

Case #	PPN#	Address	Owner Name	Taxes Owed
024-2025	02-01-003-110-048	446 DELAWARE AVE	ADVANCED LIVING MODULES	\$2,491.50

5. **Additions to Agenda**

6. **Adjournment**

NEXT MEETING: _____

9:00 AM, Council Chambers

OTHER NOTES OR INFORMATION

Recorded By: _____

Date _____

Demolition Board of Appeals

2.

Meeting Date: 06/18/2026

Case

Attachments

DBA MM 5/21/26



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

REGULAR MEETING MINUTES

Meeting Date: May 21, 2026
Meeting Title: Demo 5-21-26
Location: City Hall – Council Chambers
Time Called to Order: 9:00 A.M.

ROLL CALL

Present:

- Tim Williams, Deputy Safety Service Director
- Dave Faciana, Chief Building Official
- Mark Ivancic, Mayoral Appointee
- Rachel Woodward, Lorain County Public Health
- Ryan Bowers, Lorain Fire Department
- Gwen Fry, Engineering Department Representative
- Paul Sopko, Electrical Inspector

A quorum was present.

APPROVAL OF PREVIOUS MEETING MINUTES

A motion was made to approve the March and April 2026 meeting minutes.

Motion Made By: Dave Faciana

Seconded By: Paul Sopko

Motion Carried: Yes No

New Business

DEMOLITION STAY APPLICATIONS

Case No. 002-2026

2925-2931 Grove Avenue

PPN: 03-00-094-109-004

Owner: FGSK Properties LLC

The owner provided an update regarding ongoing cleanup efforts, exterior washing, and plans for future renovation of the structure. Board discussion centered on the lack of substantial progress, delinquent taxes, and the need for professional design services and permits prior to commencement of commercial renovations.



CITY OF LORAIN

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Dave Faciana

Chief Building official

Kandee Cummins

Recording Secretary

Rey Carrion
Chairman

Following discussion, the Board determined that additional time would be granted subject to specific conditions.

Motion

A motion was made to grant a thirty (30) day stay of demolition contingent upon:

1. Retention of an architect.
2. Establishment of a tax payment plan or payment of outstanding taxes.
3. Obtaining all required permits.

Motion Made By: Rachel Woodruff

Seconded By: Ryan Bowers

Motion Carried: Yes No

Case No. 003-2026

3250 Pearl Avenue

PPN: 03-00-096-112-047

Owner: Samantha Wooten

The owner reported ongoing cleanup activities. Staff discussed environmental concerns associated with the former gas station use, including underground storage tanks and the pending Phase II environmental assessment.

The Board discussed the scope of rehabilitation necessary and the need for professional oversight.

Motion

A motion was made to grant a thirty (30) day stay of demolition contingent upon:

1. Retention of an architect.
2. Establishment of a tax payment plan or payment of outstanding taxes.
3. Obtaining all required permits.

Motion Made By: Dave Faciana

Seconded By: Ryan Bowers

Motion Carried: Yes No

Case No. 20-2025

3144 Camden Avenue

PPN: 03-00-082-114-006

Owner: William Lundberg

The owner reported completion of roof repairs and fascia replacement and outlined plans for continued rehabilitation. Staff noted consistent progress, proper permitting, and cooperation with the Building Department.

Motion

A motion was made to continue the stay of demolition.

200 West Erie Avenue, 5th Floor, Lorain, Ohio 44052



CITY OF LORAIN

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Kandee Cummins

Recording Secretary

Rey Carrion
Chairman

Motion Made By: Dave Faciana

Seconded By: Rachel Woodruff

Motion Carried: Yes No

Case No. 23-2025

3326 Camden Avenue

PPN: 03-00-081-113-011

Owner: William Lundberg

The owner reported substantial interior improvements, including drywall completion and finishing work.

Motion

A motion was made to continue the stay of demolition.

Motion Made By: Dave Faciana

Seconded By: Paul Sopko

Motion Carried: Yes No

Case No. 01-2026

504 West 24th Street

PPN: 02-01-003-176-015

Owner: Diana Michelin

The owner provided updates regarding drainage improvements, electrical work, plumbing plans, and HVAC installation.

Motion

A motion was made to continue the stay of demolition.

Motion Made By: Paul Sopko

Seconded By: Dave Faciana

Motion Carried: Yes No

Case No. 65-2025

1113 West 10th Street

PPN: 02-01-006-117-018

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

The owners reported continued progress on HVAC, electrical, plumbing, and fire alarm systems. Staff acknowledged significant improvement to the property.

Motion

A motion was made to continue the stay of demolition.

Motion Made By: Dave Faciana

Seconded By: Rachel Woodruff

200 West Erie Avenue, 5th Floor, Lorain, Ohio 44052

Building Division: (440) 204-2045 Fax: (440) 204-2540 | Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080

Cityoflorain.org



CITY OF LORAIN

Demolition Board of Appeals

Dave Faciana

Chief Building official

Kandee Cummins

Recording Secretary

Rey Carrion
Chairman

Motion Carried: Yes No

Case No. 46-2024

615 West 23rd Street

PPN: 02-01-003-175-007

Owner: Silas Buchs

The owner discussed window replacement activities and future plans for completion of exterior improvements.

Motion

A motion was made to continue the stay of demolition.

Motion Made By: Paul Sopko

Seconded By: Dave Faciana

Motion Carried: Yes No

Case No. 15-2025

544 & 546 Reid Avenue

PPN: 02-01-005-109-025

Owner: Diara Moody

The owner's representative provided an update regarding exterior siding, drywall finishing, and project completion goals. Staff emphasized the necessity of obtaining and passing all required inspections prior to concealing work.

Motion

A motion was made to continue the stay of demolition contingent upon completion of all required inspections.

Motion Made By: Dave Faciana

Seconded By: Paul Sopko

Motion Carried: Yes No

Case No. 14-2025

1769 East 28th Street (Queens Corner)

PPN: 03-00-088-101-020

The owner presented updates regarding tax payment arrangements, planned roof and masonry work, property cleanup efforts, and future use of the building. Board discussion focused on zoning compliance, parking requirements, funding commitments, and project feasibility.

Motion

A motion was made to continue the stay of demolition contingent upon:

1. Roofing and masonry permits being obtained.
2. Submission of funding documentation.

200 West Erie Avenue, 5th Floor, Lorain, Ohio 44052

Building Division: (440) 204-2045 Fax: (440) 204-2540 | Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080

Cityoflorain.org



CITY OF LORAIN

Demolition Board of Appeals

Dave Faciana

Chief Building official

Kandee Cummins

Recording Secretary

Rey Carrion
Chairman

3. Continued property cleanup and progress toward zoning compliance.

Motion Made By: Rachel Woodruff

Seconded By: Paul Sopko

Motion Carried: Yes No

Case No. 24-2025

446 Delaware Avenue

PPN: 02-01-003-110-048

Owner: Advanced Living Modules

The owner reported continued progress on porch reconstruction and exterior improvements. Staff acknowledged substantial recent improvements to the property.

Motion

A motion was made to continue the stay of demolition.

Motion Made By: Dave Faciana

Seconded By: Paul Sopko

Motion Carried: Yes No

ADDITIONAL DISCUSSION

Staff clarified that required plumbing and electrical inspections had not been completed at the Reid Avenue property and directed that follow-up communication occur to ensure the owner understands outstanding requirements.

ADJOURNMENT

There being no further business to come before the Board, a motion was made and seconded to adjourn.

The meeting adjourned at approximately 10:25 A.M.

APPROVALS



CITY OF LORAIN

Demolition Board of Appeals

Rey Carrion
Chairman

Dave Faciana

Chief Building official

Kandee Cummins

Recording Secretary

Tim Williams, Acting Chairman
Demolition Board of Appeals

Timothy Williams

Date: 6/10/2026

Kandee Cummins, Secretary
Demolition Board of Appeals

Kandee L Cummins

Date: June 10, 2026

Demolition Board of Appeals

3.

Meeting Date: 06/18/2026

Case

Case #	PPN#	Address	Owner Name	Taxes Owed
003-2026	03-00-094-109-004	2925-2931 GROVE AVE	FGSK PROPERTIES LLC	\$8,386.36

Attachments

JUNE UPDATE

Cummins, Kandee

From: Arocho, Andres
Sent: Friday, June 12, 2026 2:52 PM
To: Cummins, Kandee
Subject: Fw: Grove Ave properties

Andres Arocho

Housing Inspector Supervisor
City of Lorain
200 West Erie Ave – 5th Floor
(440) 204 – 2301 - Office
(440) 752 – 6497 - Cell
Andres_Arocho@cityoflorain.org



From: Samantha Wooten <sammiewooten18@icloud.com>
Sent: Friday, June 12, 2026 8:10 AM
To: Arocho, Andres <Andres_Arocho@cityoflorain.org>
Subject: Grove Ave properties

External sender <sammiewooten18@icloud.com>

Make sure you trust this sender before taking any actions.

Getting the rest of the room cleaned out today and tomorrow so pictures are a little late been focusing on Pearl Ave. I sent those pictures of the progress there. We're waiting for the architect to call back. Making a payment on the taxes Monday for both properties.

Sincerely,
Samantha Wooten

Demolition Board of Appeals

4.

Meeting Date: 06/18/2026

Case

Case #	PPN#	Address	Owner Name	Taxes Owed
003-2026	03-00-096-112-047	3250 PEARL AVE	SAMANTHA WOOTEN	\$6,616.96

Attachments

JUNE UPDATE

Cummins, Kandee

From: Arocho, Andres
Sent: Friday, June 12, 2026 2:52 PM
To: Cummins, Kandee
Subject: Fw: 3250 peral ave pictures

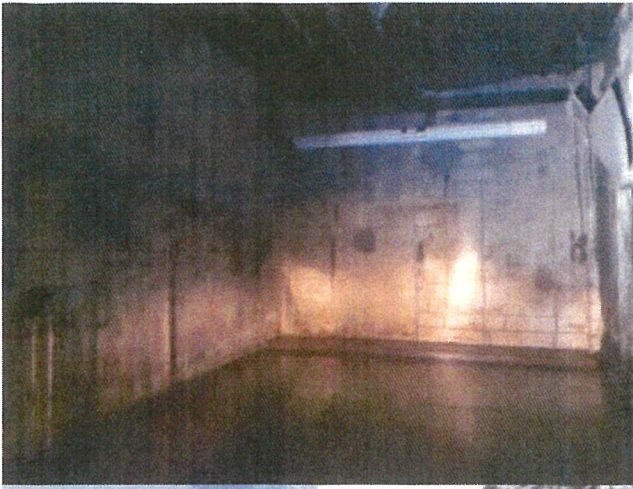
Andres Arocho

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(440) 204 - 2301 - Office
(440) 752 - 6497 - Cell
Andres_Arocho@cityoflorain.org



From: Samantha Wooten <sammiewooten18@icloud.com>
Sent: Friday, June 12, 2026 8:05 AM
To: Arocho, Andres <Andres_Arocho@cityoflorain.org>
Subject: 3250 peral ave pictures





External sender <sammiewooten18@icloud.com>

Make sure you trust this sender before taking any actions.

Painting started and cleaned out. Architect contacted waiting for a call back.

Demolition Board of Appeals

5.

Meeting Date: 06/18/2026

Case

Case #	PPN#	Address	Owner Name	Taxes Owed
022-2025	03-00-082-114-006	3144 CAMDEN AVE	WILLIAM LUNDBERG	\$275.16

Attachments

JUNE UPDATE

Cummins, Kandee

From: Arocho, Andres
Sent: Friday, June 12, 2026 10:09 AM
To: Cummins, Kandee
Subject: Fw: 3144 camden
Attachments: 1000011625.jpg; 1000011504.jpg; 1000011503.jpg; 1000011501.jpg; 1000011502.jpg; 1000011233.jpg; 1000011234.jpg; 1000011235.jpg; 1000011505.jpg

Andres Arocho

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Andres_Arocho@cityoflorain.org



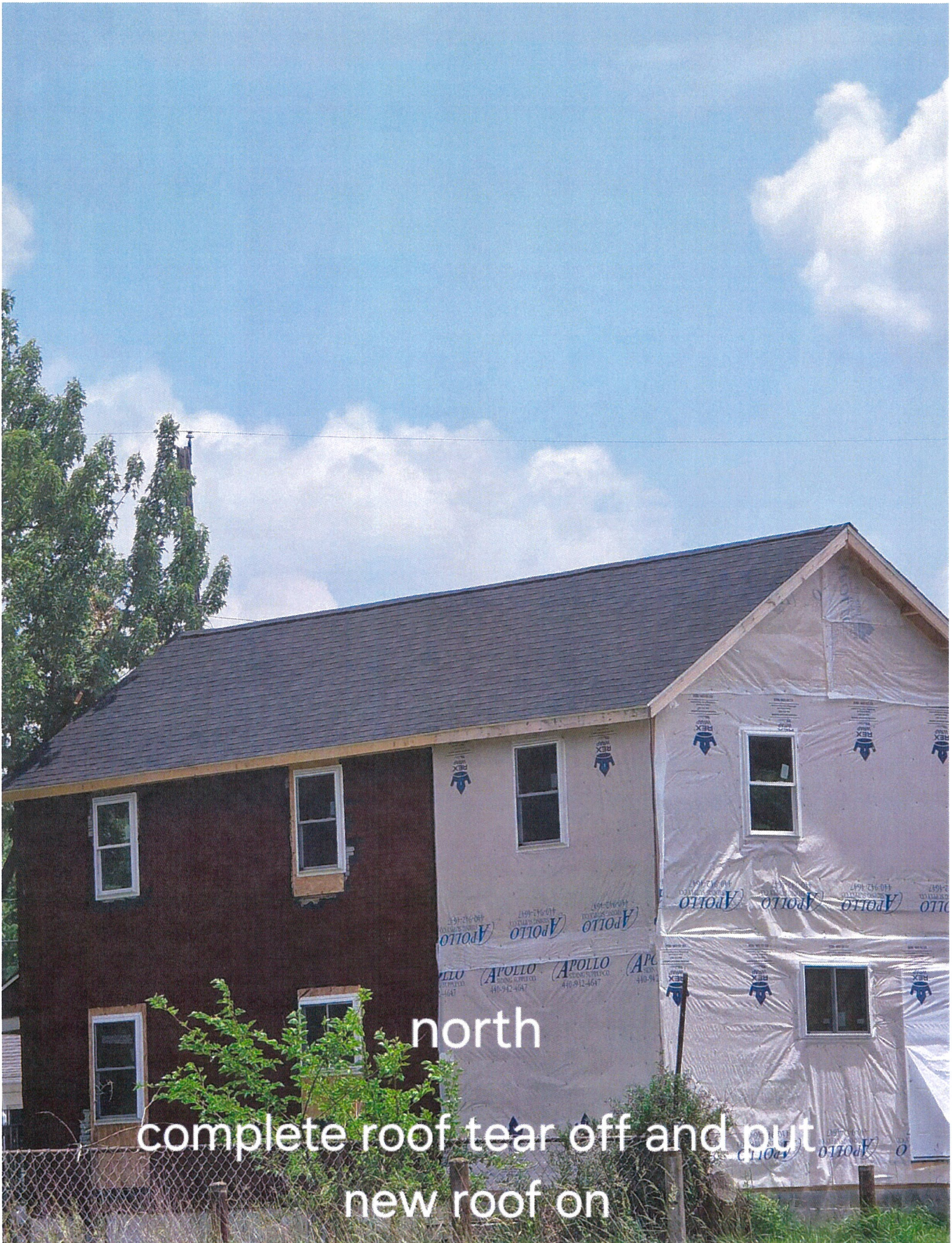
From: William Lundberg <wrlundberg@live.com>
Sent: Thursday, June 11, 2026 4:02 PM
To: Arocho, Andres <Andres_Arocho@cityoflorain.org>
Subject: 3144 camden

Warning: Unusual sender <wrlundberg@live.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Got the roof completed on 3144 camden ave .
Did complete tear off with synthetic felt and 3 ft of ice and water shield. Rebuilt fascia

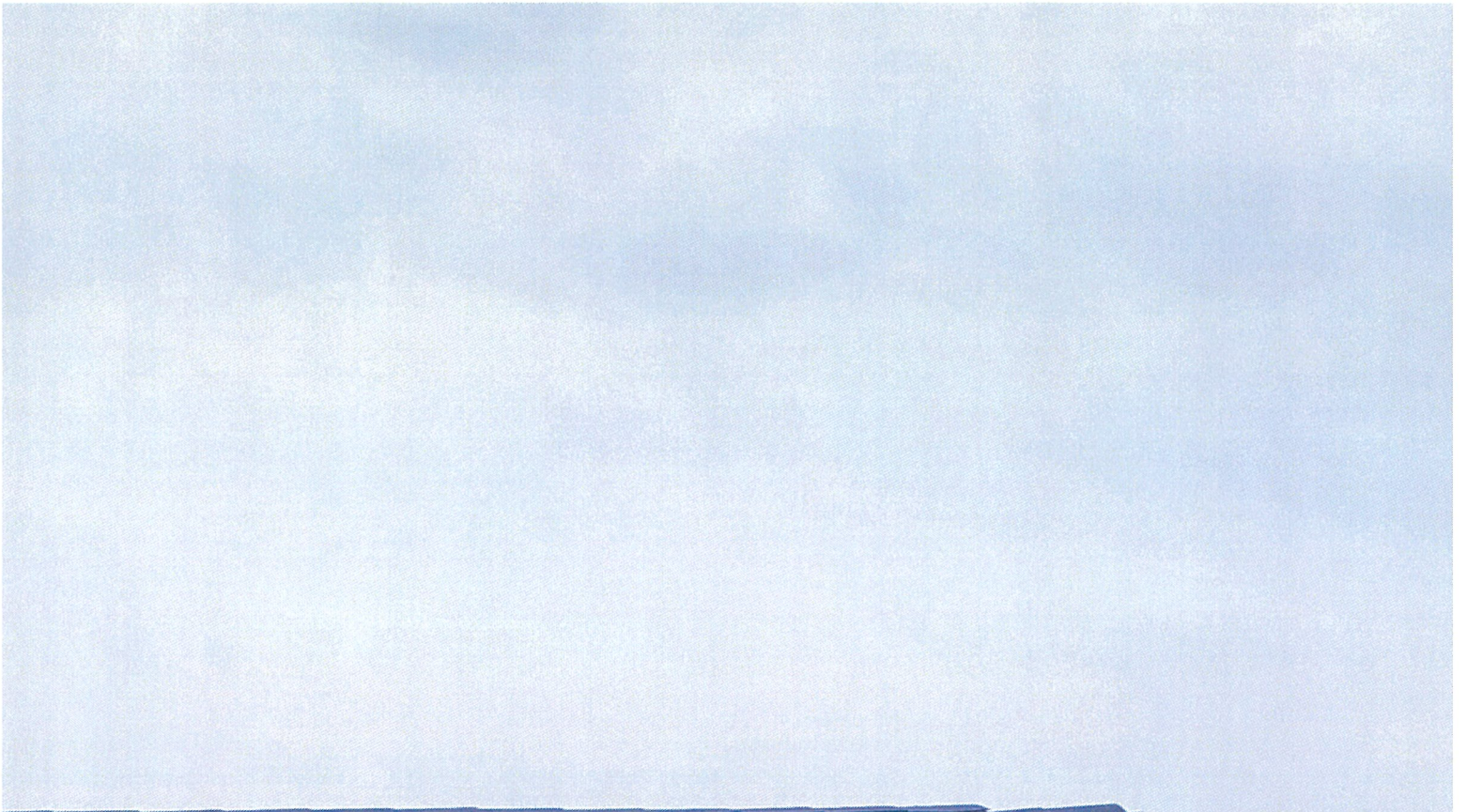
Sent via the Samsung Galaxy S24 Ultra, an AT&T 5G smartphone
Get [Outlook for Android](#)



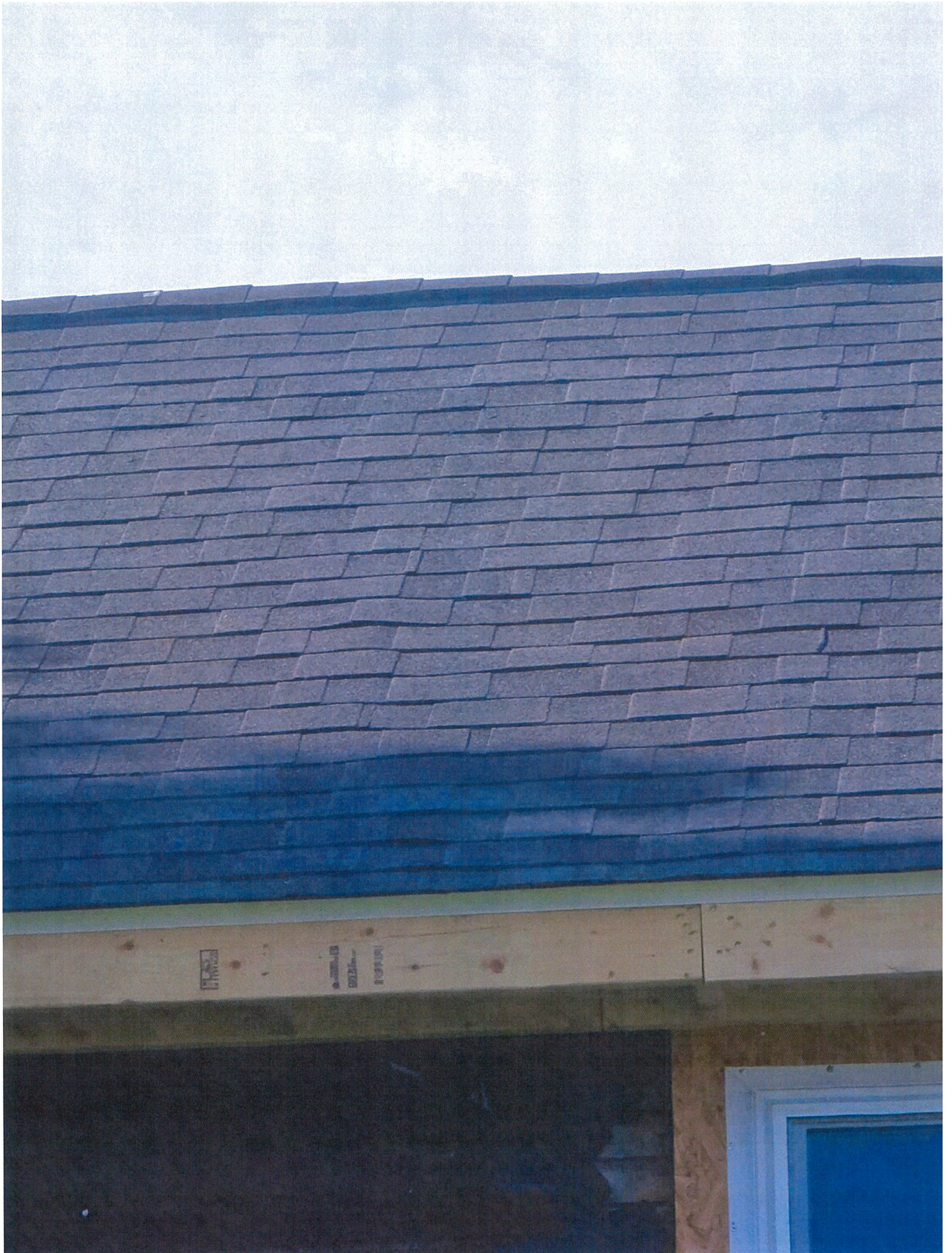
north

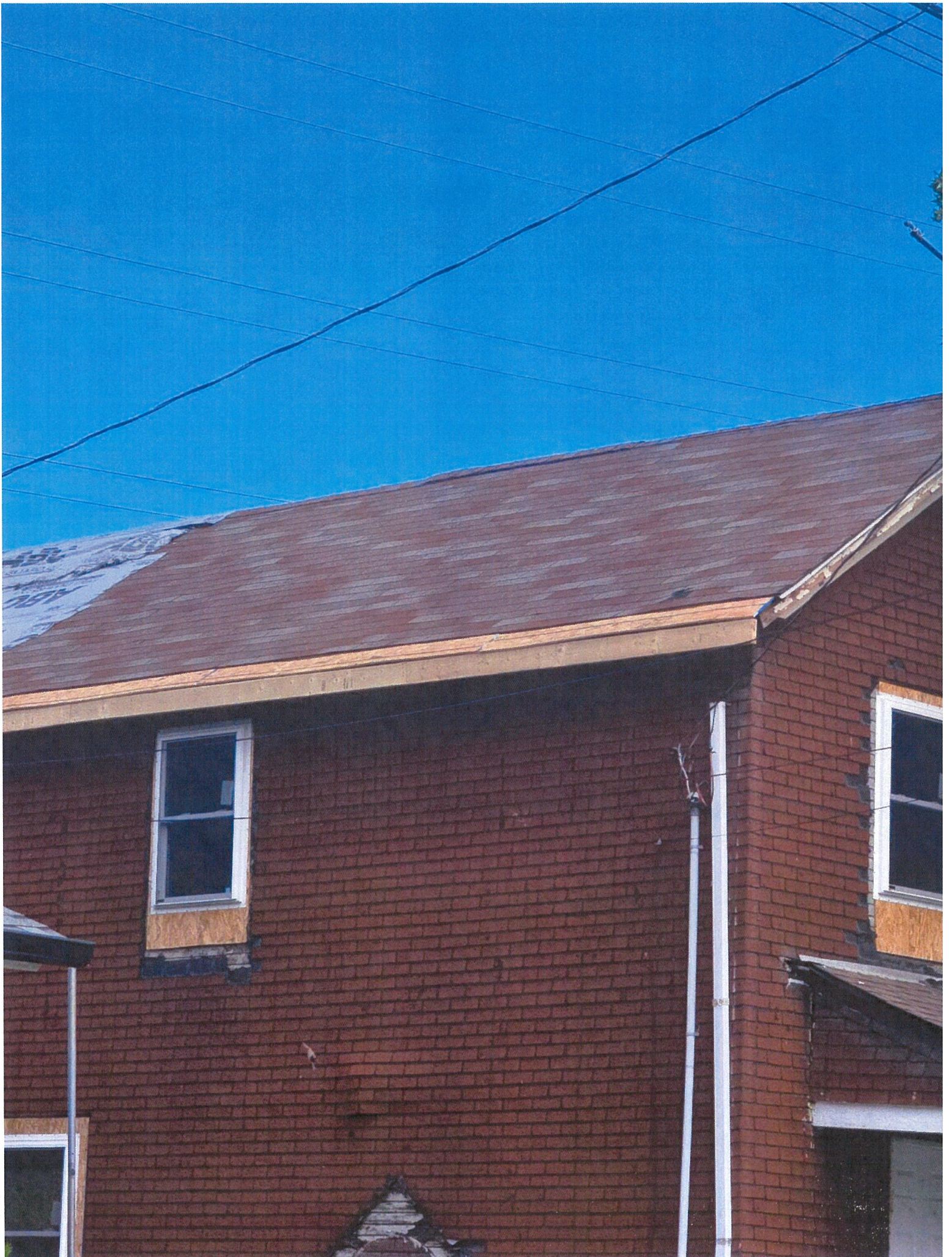
complete roof tear off and put
new roof on














reworked fascia to mount
gutters



reworked fascia to mount
gutters

A photograph of a brick house with a new roof. The house is made of red brick and has a dark brown shingled roof. A window is visible with a white frame and a wooden board covering the bottom. To the left, there is a white tarp with 'APOLLO' and 'REX' logos. A wooden fence is in the foreground. The sky is blue with some clouds and power lines. The text 'complete roof tear off and install south' is overlaid at the bottom.

complete roof tear off and
install south

Demolition Board of Appeals

6.

Meeting Date: 06/18/2026

Case

Case #	PPN#	Address	Owner Name	Taxes Owed
023-2025	03-00-081-113-011	3326 CAMDEN AVE	WILLIAM LUNDBERG	\$304.14

Attachments

JUNE UPDATE

Cummins, Kandee

From: Arocho, Andres
Sent: Friday, June 12, 2026 10:09 AM
To: Cummins, Kandee
Subject: Fw: 3326 camden

Andres Arocho

Housing Inspector Supervisor
City of Lorain
200 West Erie Ave – 5th Floor
(440) 204 – 2301 - Office
(440) 752 – 6497 - Cell
Andres_Arocho@cityoflorain.org



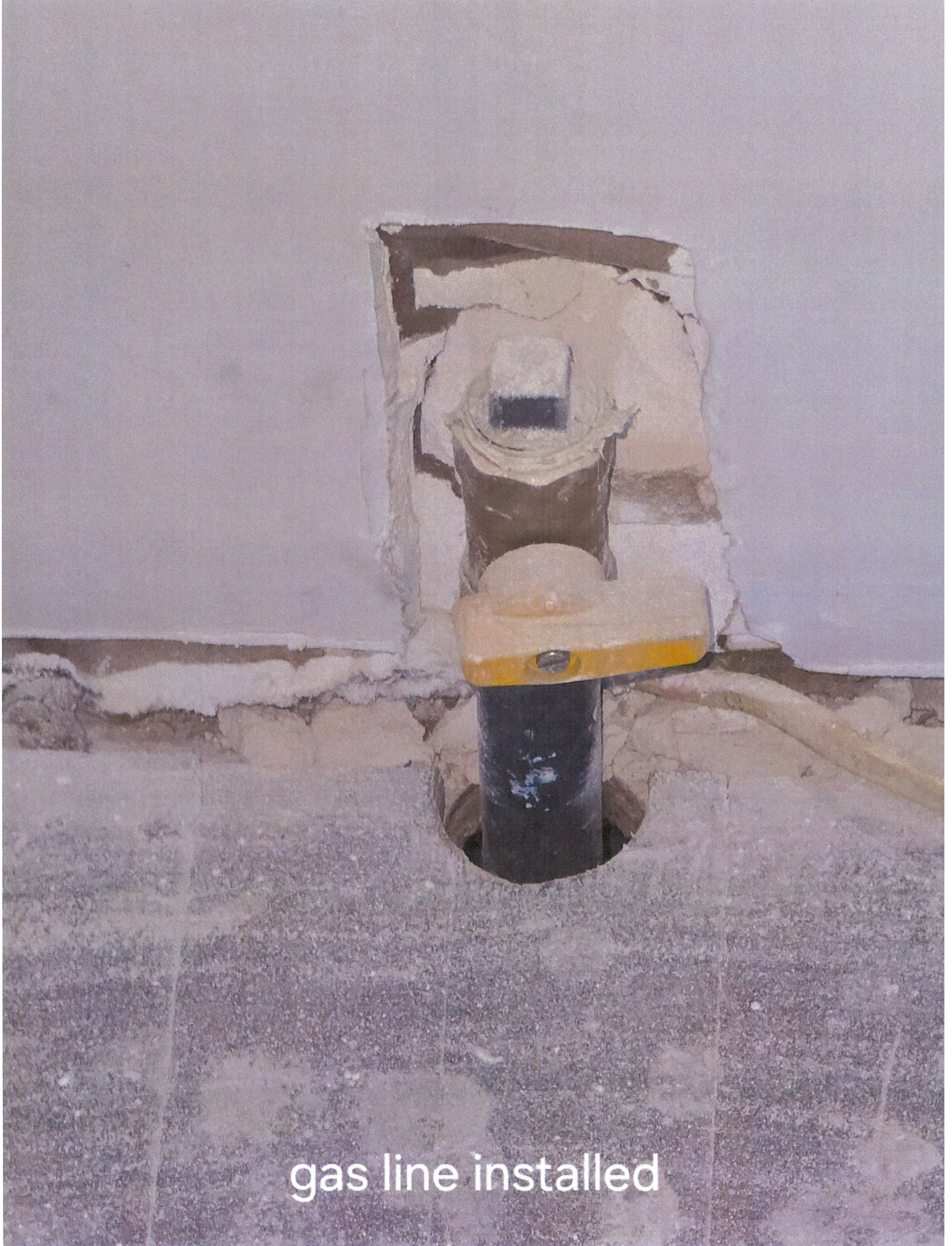
From: William Lundberg <wrlundberg@live.com>
Sent: Thursday, June 11, 2026 4:11 PM
To: Arocho, Andres <Andres_Arocho@cityoflorain.org>
Subject: 3326 camden

Warning: Unusual link

This message contains an unusual link, which may lead to a malicious site. Confirm the message is safe before clicking any links.

Tore off front concrete steps that were un repairable. Installed gas lines and got gas turned on. Textured all the ceilings in entire home. Installed all lights in basement and throughout the house
[1000011696.jpg](#)
[1000011695.jpg](#) [1000011676.jpg](#) [1000011697.jpg](#) [1000011675.jpg](#) [1000011689.jpg](#) [1000011678.jpg](#)
[1000011677.jpg](#) [1000011679.jpg](#) [1000011690.jpg](#) [1000011692.jpg](#) [1000011681.jpg](#) [1000011691.jpg](#)
[1000011680.jpg](#) [1000011694.jpg](#) [1000011693.jpg](#)

Sent via the Samsung Galaxy S24 Ultra, an AT&T 5G smartphone
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gas line installed



installed lights in basement



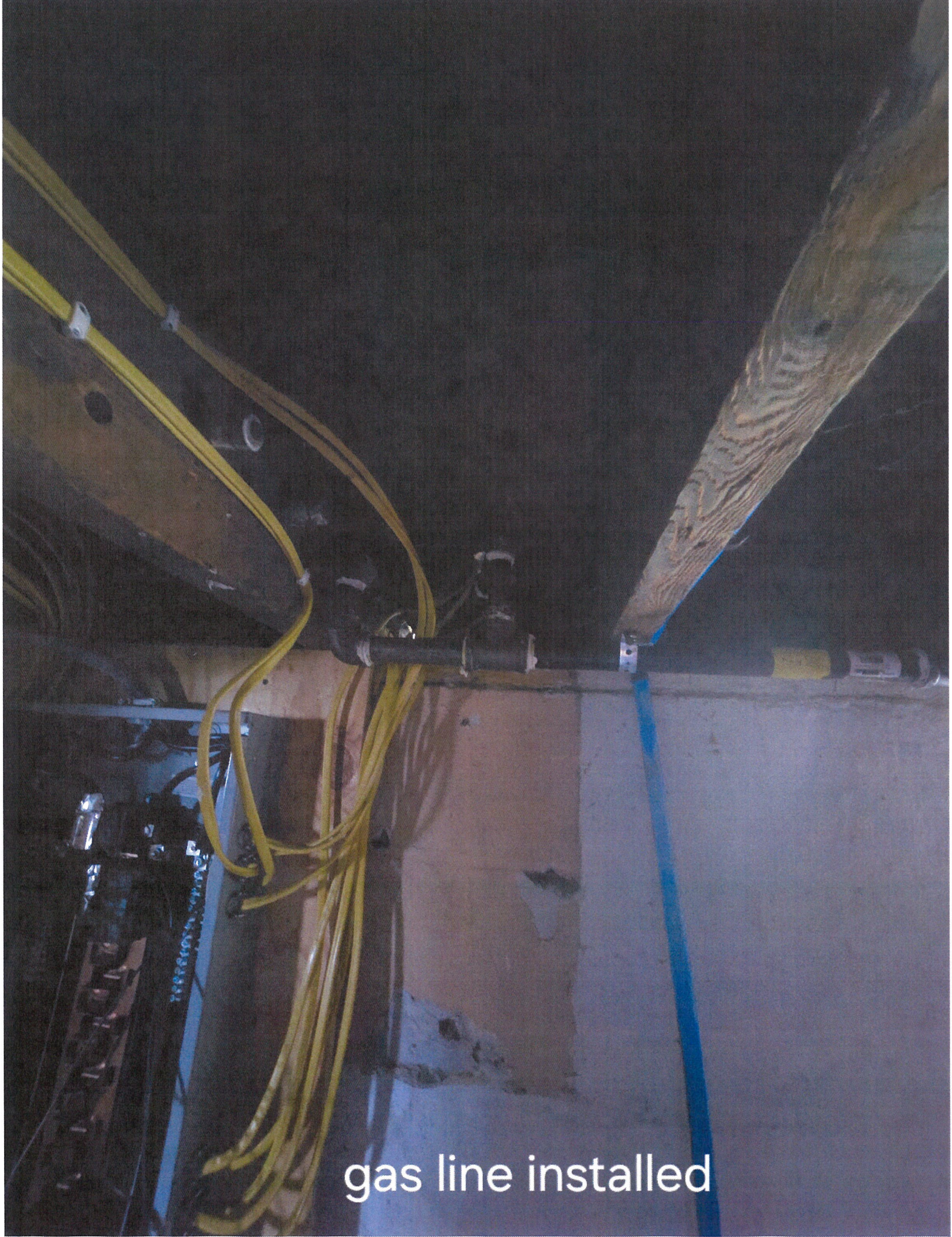
installed lights in basement



gas line installed



gas line installed



gas line installed

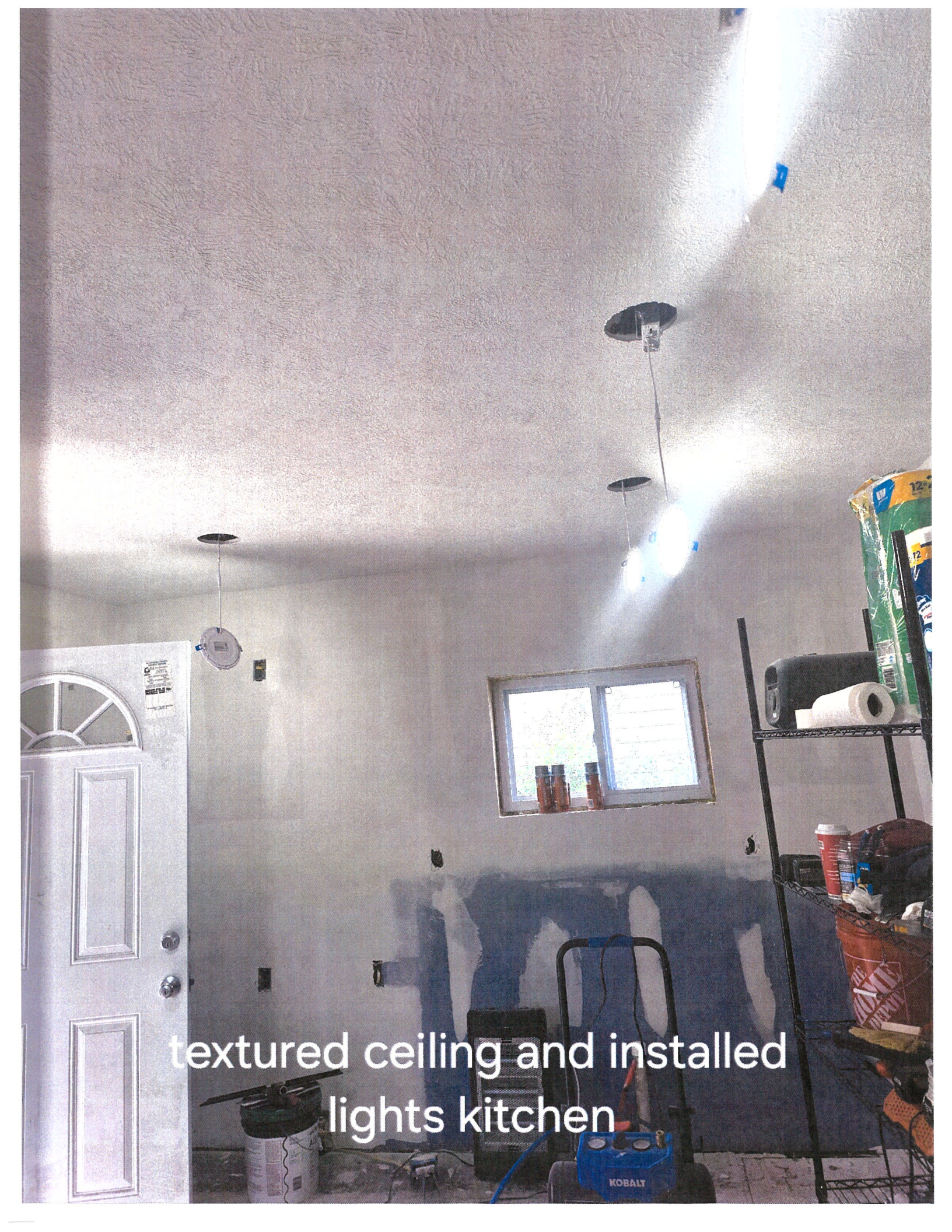


gas line installed

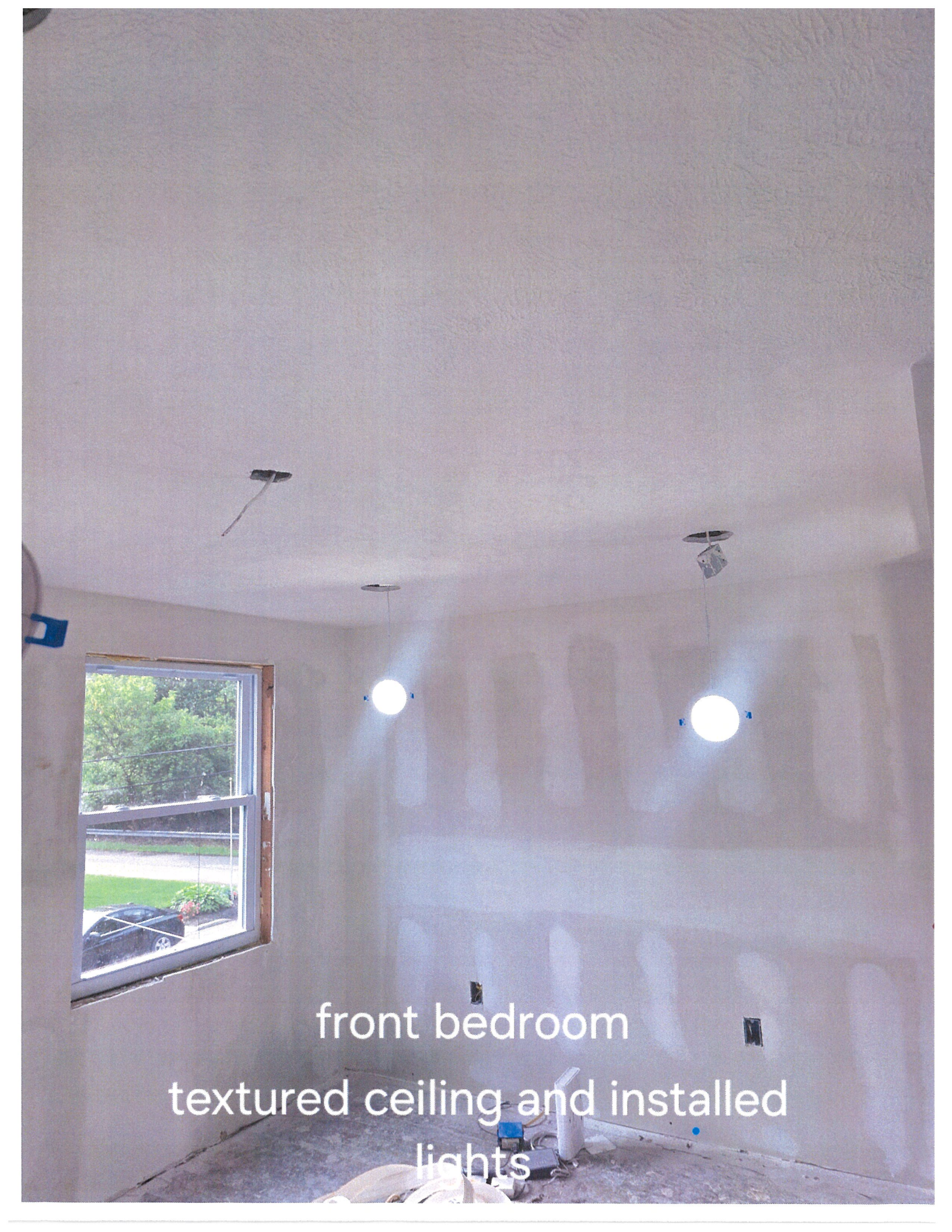


living room textured ceiling
and installed lights



A photograph of a kitchen during renovation. The ceiling is a white, heavily textured popcorn finish. Three recessed ceiling lights are installed, with two of them turned on, casting a bright glow. The walls are white, with a section of the lower wall painted blue. A white door with a semi-circular window is on the left. A window with a gold frame is in the center, with three small jars on the sill. To the right, a black metal shelving unit holds various items, including a roll of paper towels and a green bag. In the foreground, a blue Kobalt power tool is on a dolly, and a white bucket is on the floor.

textured ceiling and installed
lights kitchen



front bedroom
textured ceiling and installed
lights

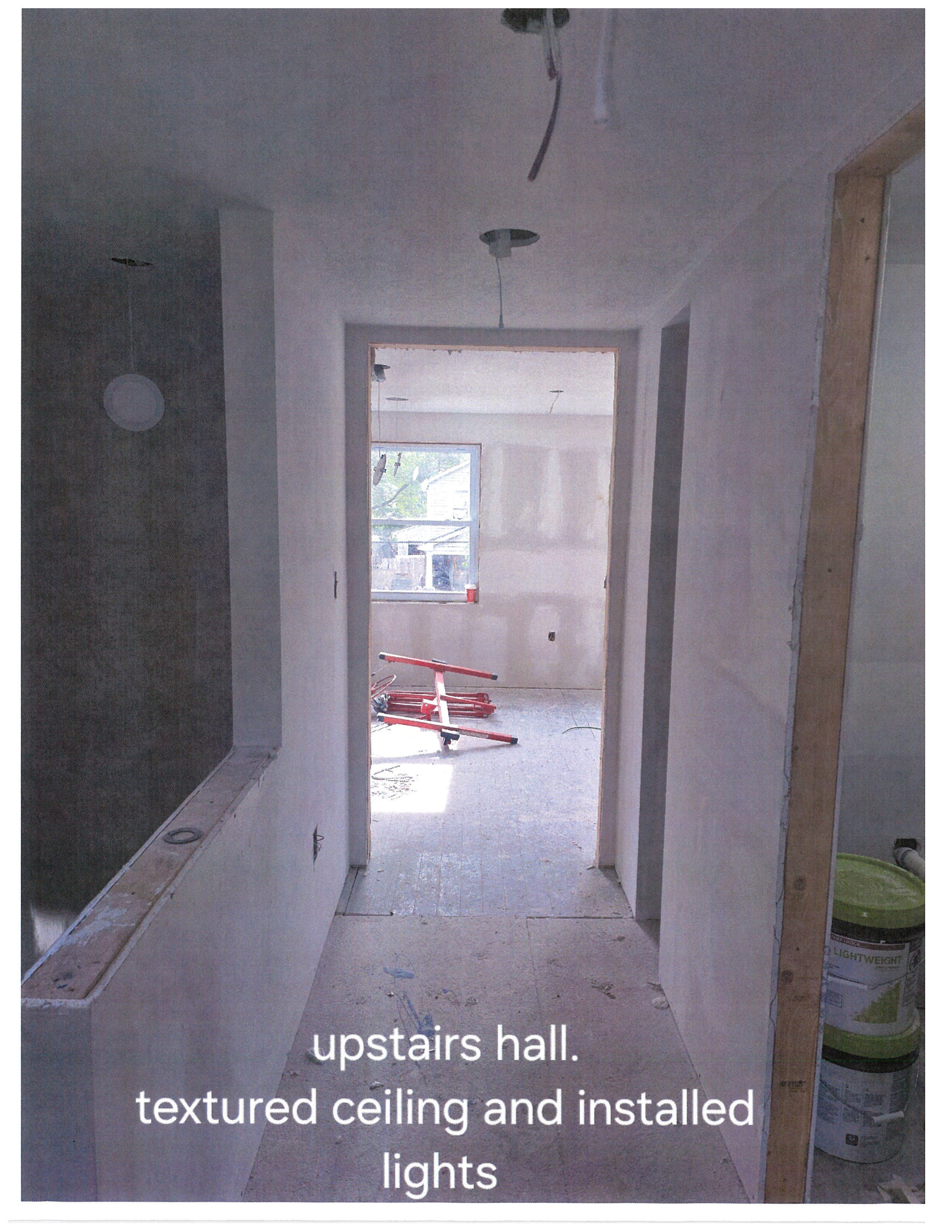


back bedroom
textured ceiling and installed
lights

A photograph of a hallway under renovation. The ceiling is a light-colored, textured material. Several round pendant lights are suspended from the ceiling. The walls are white, and a door is visible on the right. The floor is concrete, and there are some cables and a piece of plywood on the floor. The hallway leads to a room with a window and a door leading outside.

1st floor hall textured ceiling
and installed lights



A photograph of an upstairs hallway during renovation. The walls are white, and the ceiling has a textured finish. Two circular light fixtures are installed on the ceiling. The floor is concrete and shows signs of construction, including a wooden plank on the left and a stack of paint cans on the right. An open doorway at the end of the hallway leads to another room with a window and construction equipment.

upstairs hall.
textured ceiling and installed
lights

Demolition Board of Appeals

7.

Meeting Date: 06/18/2026

Case

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001-2026	02-01-003-176-015	504 W 24TH ST	DIANA MISHLAN	\$496.06

Attachments

504 W 24th St Update

Update for Demo Board for 504 W. 24th St. Property

June 11, 2026

Owner: Diana Mishlan, 1822 Oberlin Ave., Lorain, OH 44052

1. Installed 2 drains around house for additional proper water drainage.
2. Continued cleanup of interior and exterior of house.
3. HVAC duct work completed.
4. Electrical work completed; ordered 2 gang meter socket box that is scheduled to be delivered on June 16.
5. Trimmed tree to remove obstruction for power line.
6. Reinforced windows and doorways (pics attached).











Demolition Board of Appeals

8.

Meeting Date: 06/18/2026

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Case #	PPN#	Address	Owner Name	Taxes Owed
065-2024	02-01-006-117-018	1113 W 10TH ST	ALL AMERICAN HOME RENOVATORS LLC & OGLETREE MULTI SERVICES LLC	\$0.00

Attachments

JUNE UPDATE

Cummins, Kandee

From: Arocho, Andres
Sent: Friday, June 12, 2026 10:09 AM
To: Cummins, Kandee
Subject: Fw: 1113 w. 10th st Progress

Andres Arocho

Housing Inspector Supervisor
City of Lorain
200 West Erie Ave – 5th Floor
(440) 204 – 2301 - Office
(440) 752 – 6497 - Cell
Andres_Arocho@cityoflorain.org



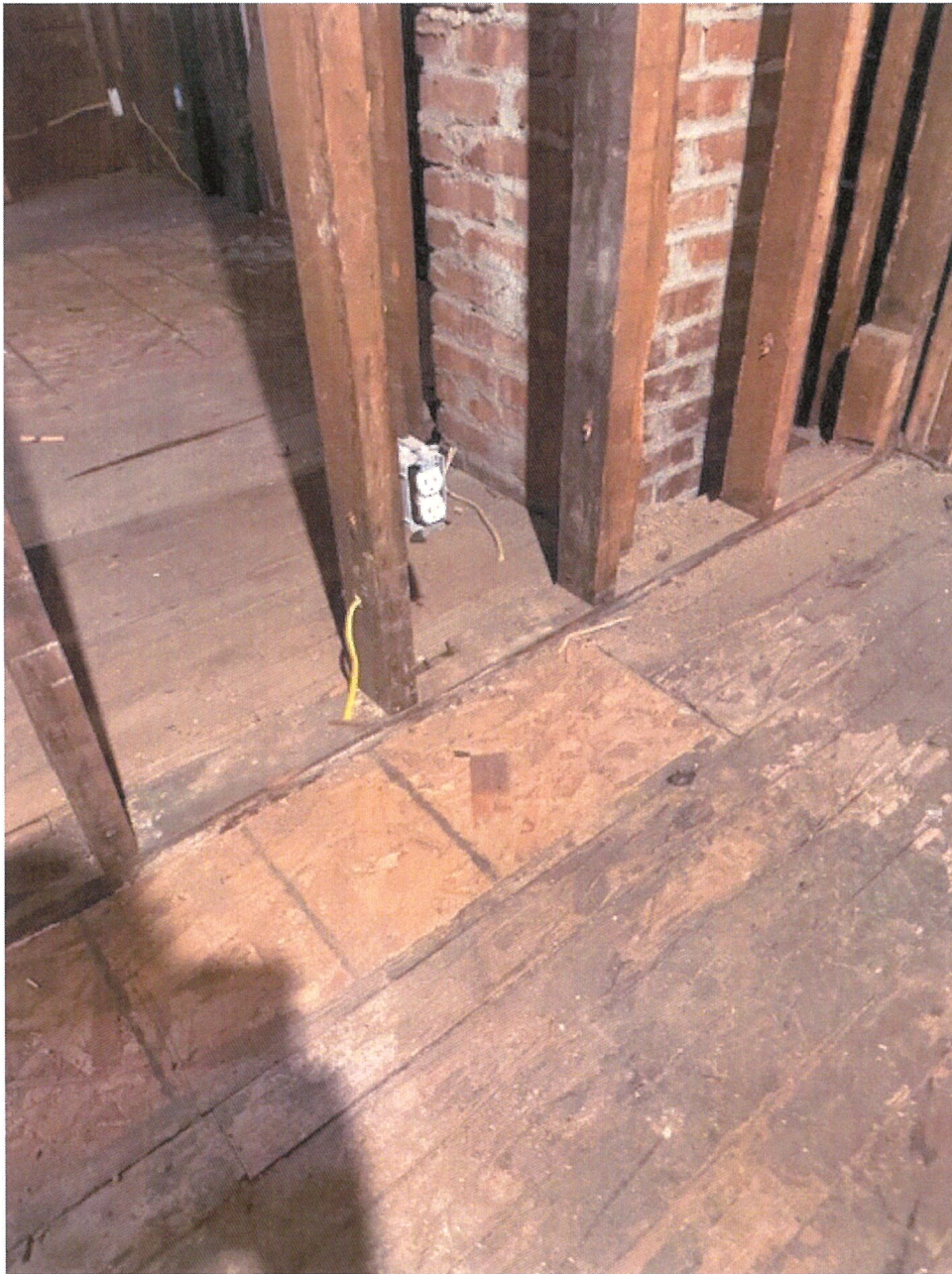
From: CEO OGLETREE <omslc2024@icloud.com>
Sent: Thursday, June 11, 2026 10:48 PM
To: Arocho, Andres <Andres_Arocho@cityoflorain.org>
Subject: 1113 w. 10th st Progress

External sender <omslc2024@icloud.com>

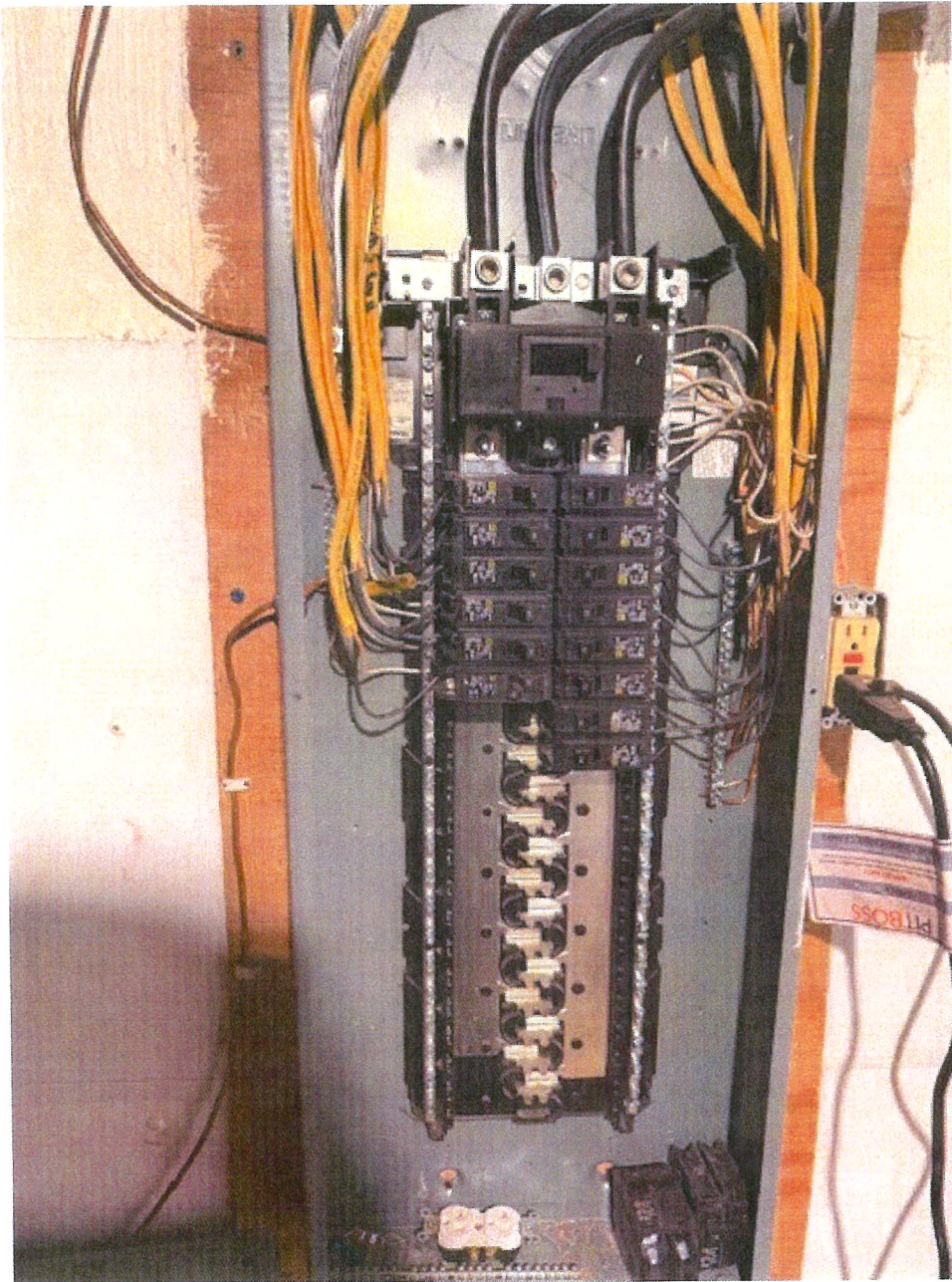
Make sure you trust this sender before taking any actions.

Scheduling inspections soon

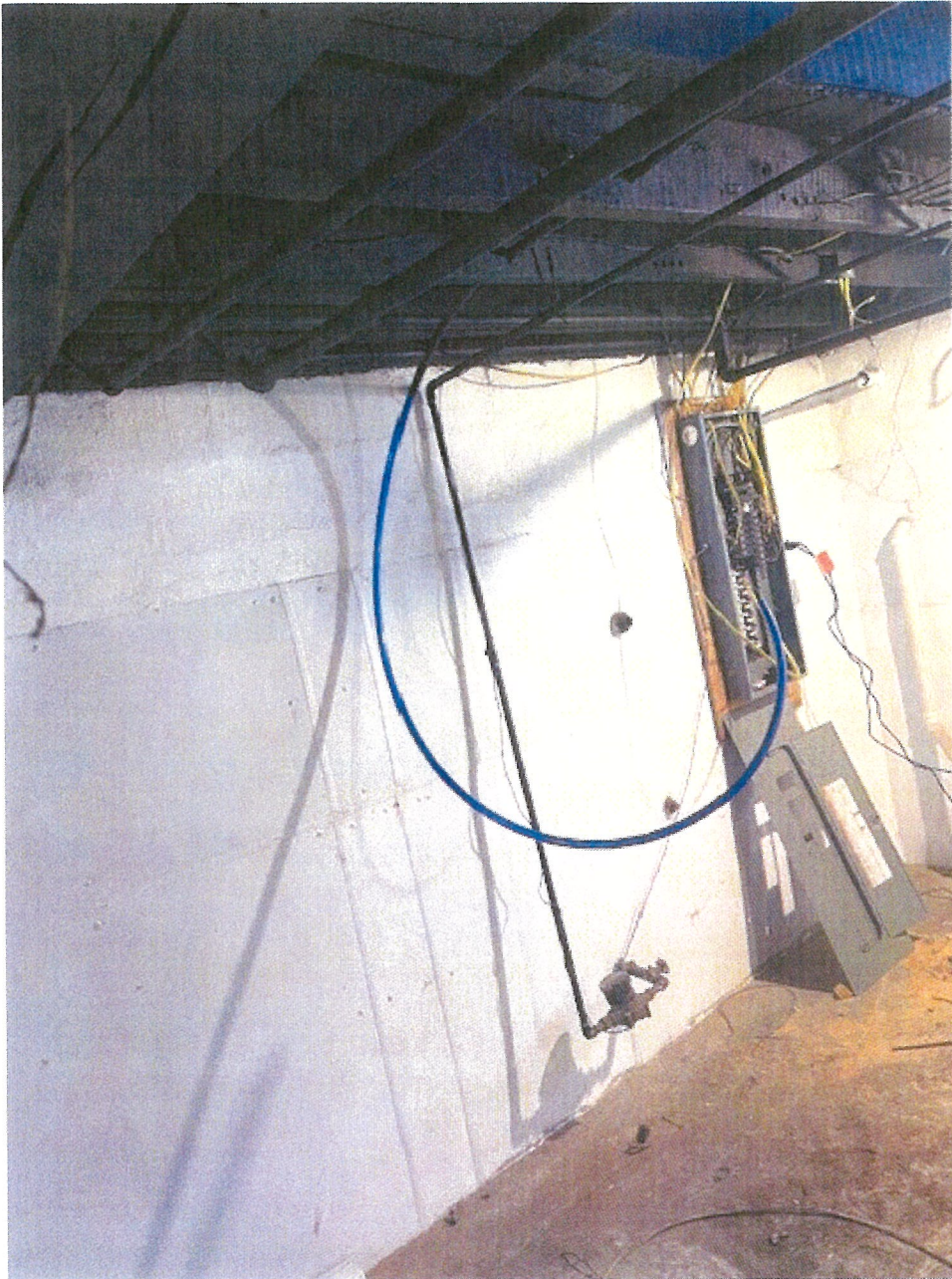














Sent from my iPhone

Demolition Board of Appeals

9.

Meeting Date: 06/18/2026

Case

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046-2024	02-01-003-175-007	615 W 23RD ST	SILAS BUCHS	\$398.61

Demolition Board of Appeals

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Demolition Board of Appeals

11.

Meeting Date: 06/18/2026

Case

Case #	PPN#	Address	Owner Name	Taxes Owed
014-2025	03-00-088-101-020	1769 E 28TH ST	THE QUEENS CORNER	\$10,321.14

Attachments

Roof Permit

Commitment Letters



City of Lorain
Division of Building
200 West Erie Ave.
(440)204-2045

PERMIT

Permit Num: 2026-00003721
Issue Date: 6/5/2026

Commercial Roof - 1769 E 28TH ST
Improvement Value: \$20000.00

Charge Description	Charge	Paid	Balance
	\$9.48	\$9.48	\$0.00
	\$7.00	\$7.00	\$0.00
	\$316.00	\$316.00	\$0.00
	\$332.48	\$332.48	\$0.00

Permission is hereby granted to SCHNEIDER GEORGE H to REPLACE SMALL SECTION FLAT ROOF RETUCK POINT THE BLDG at 1769 E 28TH ST, the work to be done by NOVA LIGHT CONSTRUCTION LLC.

VIOLATION PENALTIES: Whoever violates any provision of the Building Ordinance #167-79, or whoever fails to comply with any of the requirements thereof, or whoever shall erect, construct, alter, or repair any building structure in violation of an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of the Building Code, shall be guilty of a misdemeanor, and upon conviction, fined not more than One Thousand Dollard (\$1,000.00) or imprisoned for six (6) months or both. Each day that a violation continues shall be deemed a separate offense. 1513.99

Inspection Type

Additional Comments:

24 HOUR NOTICE REQUIRED FOR ALL INSPECTIONS

LETTER OF INTENT TO COMMENCE WORK

Date: June 11, 2026

NovaLight Construction hereby confirms its intent to commence roofing and masonry work at the property located at:

1769 East 28th Street
Lorain, Ohio 44055

This work is being performed for The Queens Corner.

NovaLight Construction is a licensed, bonded, and insured contractor and confirms that work is scheduled to begin on July 13, 2026 and continue until completion of the project.

This letter is being provided for presentation to the Demolition Board as evidence that rehabilitation and improvement work is scheduled to be undertaken at the above-referenced property. The proposed roofing and masonry work is intended to address existing building conditions, improve structural integrity, improve safety, and assist in the preservation and continued use of the property.

Should additional information be required, NovaLight Construction will provide supporting documentation upon request.

Sincerely,

NovaLight Construction
Interior & Exterior Solutions
Licensed • Bonded • Insured
440-385-0085

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 2nd. Floor

Lorain, Ohio 44052-1732

Website: www.royaltyhc.com

Email: 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 4th. Floor suite 402

Lorain, Ohio 44052-1732

Website: www.royaltyrealestateinvestments.com

Email: 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

12.

Meeting Date: 06/18/2026

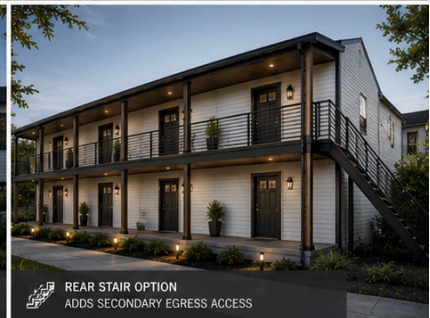
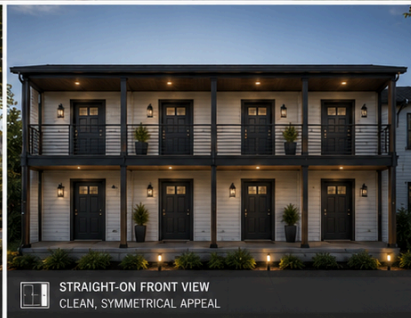
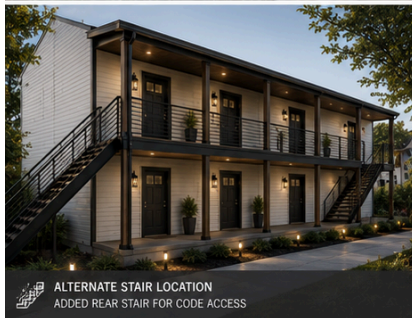
Case

Case #	PPN#	Address	Owner Name	Taxes Owed
024-2025	02-01-003-110-048	446 DELAWARE AVE	ADVANCED LIVING MODULES	\$2,491.50

Attachments

JUNE UPDATE

Design Rendering for 446 Delaware porch















PROPERTY REHABILITATION STATUS REPORT

Prepared For: City of Lorain Demolition Board
Prepared By: Advanced Living Modules Inc.
Principal: Artis Taylor
Date: June 11, 2026
Property Address: 446 Delaware Ave, Lorain, Ohio

Overview

This report provides an update on the continued rehabilitation of 446 Delaware. While this phase of the project has focused heavily on preparation and site readiness, the work completed during this period is essential to the successful completion of upcoming construction phases.

Recent Progress

As planning continued for the next phase of construction, several site improvements and preparation tasks were completed.

Three trees were removed from the property. These trees presented potential obstacles to the upcoming electrical phase, affected access to utility lines, and interfered with construction activity on the north side of the building where the new porch is being developed. In addition, the trees posed potential long-term risks to the structure itself.

Housing is being applied, and the north side of the property will be substantially prepared for continued construction activity.

A 30-yard dumpster was filled, removed, and properly emptied as part of ongoing site cleanup efforts. Delivery of a replacement dumpster has been delayed due to availability; however, an appropriately sized dumpster will be delivered as soon as one becomes available so that remaining debris can be properly removed.

Porch Development

Work continues toward construction of the new side porch.

During this process, a revised porch design was evaluated. Implementation of that design has been temporarily postponed to allow for additional research, material availability review, and confirmation of code compliance requirements. An updated construction plan will be provided as soon as it is finalized.

Although this adjustment created a minor delay, it ensures the work is completed properly and avoids costly revisions later in the project.

Site Maintenance & Safety

The property continues to be maintained on an ongoing basis.

- Grass and vegetation will continue to be maintained
- Remaining debris will be properly removed and disposed of
- Any safety concerns identified during construction will be promptly addressed
- The site will remain secured and monitored throughout the rehabilitation process

Project Status

The rehabilitation continues moving forward in a structured and deliberate manner. While this month's work focused primarily on preparation for upcoming construction phases, those preparations are necessary to support the next major milestones, including porch construction and electrical installation.

Despite minor delays, the project remains on schedule and continues progressing toward full rehabilitation and compliance.

Request

Based on the continued progress, ongoing investment, and active rehabilitation efforts, it is respectfully requested that the current stay of demolition remain in place so work may continue uninterrupted.

Best Regards,

Artis Taylor III
Founder, Advanced Living Modules