



Chase Ritenauer  
Mayor

received  
5-8-13

**The City of Lorain, Ohio**  
**Department of Economic and Community Development**

200 West Erie Avenue, 5<sup>th</sup> Floor City Hall  
Lorain, OH 44052 (440) 204-2020 Fax (440) 204-2080

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May 7, 2013

Rick Novak, Director  
Lorain Port Authority  
611 Broadway Ave.  
Lorain, OH 44052

Dear Rick,

Enclosed is some information pertaining to the potential donation (about which we spoke last week) of the former El Centro building located at 1888 E. 31<sup>st</sup> Street from the City of Lorain to the Lorain Port Authority. Larry Mitoff, Comptroller for the City's Community Development Department, is working with the County Auditor's office to get all three parcels (03-00-095-104-017, 03-00-095-104-018, and 03-00-095-104-019) declared tax exempt. It is expected that this process could take several months; but we have every reason to believe that it will be taken care of and there should be no problems. In the meantime, I would like to set-up a date and time when we could meet along with Doug Rangel to discuss this project. Doug's and my schedules appear to be wide-open next week except for Monday morning or Friday, the 17<sup>th</sup>. Would some day next week work for you (other than the ones I mentioned before)? Let me know (204-2020) and I'll see about scheduling something. Thanks--I look forward to seeing you soon.

Sincerely,

Janine P. Mackert, AICP  
Associate Planner

Enclosures



## *We Care We Share Ministries*

1701 East 29<sup>th</sup> Street  
Lorain, OH 44055  
440-714-2690

*\* We are an equal opportunity provider*

wecareweshareministries.org

April 17, 2013

Doug Rangel

Dear Doug,

Thanks for getting back to me today. I want you to know that we have been proceeding as if we could purchase the old El Centro property on 31<sup>st</sup> Street for \$1.00 as we discussed in our previous meeting attended by Mr. Carrion, you, Mr. Locke and myself.

We have Arkinetics working on new floor plans and plans to make it meet handicap regulations. Also, we have a contact with Lowes in Lorain for possible work/supplies donation as they want to partner with someone like We Care We Share and this project. The Wounded Warriors Project have also expressed interest in volunteering on a project like this.

We have also been working to identify partners/collaborators for the building when its finished to help provide services needed to help the people of Lorain

We are in the strategic planning process of identifying programs that will take people from dependence to independence.

With Thanks,

William Hurley, President



Craig Snodgrass, CPA, CGFM  
 Lorain County Auditor  
 Lorain County Admin. Building  
 226 Middle Ave., 2nd Floor  
 Elyria, OH 44035  
 Phone: (440) 329-5207

**Owner Information**

Parcel Number 03-00-095-104-017  
 Owner Name & Address CITY OF LORAIN OHIO COMMUNITY DEV. DEPARTMENT  
 Tax Bill Mailed to LORAIN CITY COMMUNITY  
 200 WEST ERIE AV LORAIN, OH 44052

**Property Information**

Location Address E 31ST ST  
 LORAIN, OH 44055  
 Property Description S L CO 50 X 192 S/L 619  
 Tax District 42 - LORAIN CITY / LORAIN CSD  
 Land Use 499 - OTHER COMM STRUCTURE  
 Neighborhood 95600 - US STEEL, HOMEWOOD, OAKWOOD  
 Acres 0.0000  
 Instrument Number

**Value Information:**

Market Land Value	\$7,840
Market Building Value	\$17,700
Market Total Value	\$25,540
Market CAUV	\$0
Assessed Land Value	\$2,740
Assessed Building Value	\$6,200
Assessed Total Value	\$8,940
Assessed CAUV	\$0

**2012 Full Year Tax Information**

Full Year Tax Before Adjustments	\$807.60
-State Credit	\$112.14
Subtotal	\$695.46
-10% Rollback	\$0.00
-2 1/2% Reduction	\$0.00
-Homestead Credit	\$0.00
Annual Real Estate Tax	\$695.46
Current Special Assessments	\$0.00
Delinquent Special Assessments	\$0.00
Unpaid Taxes	\$2,405.25
Full Year Tax (includes any unpaid taxes & special assessments)	\$3,135.48
Total Taxes Paid to Date	\$0.00
Special Assessments (YES/NO)	NO

**Tax Disclaimer**

Your 2012 taxes were certified on January 7, 2013. The full year tax includes all unpaid taxes and special assessments. Please verify the actual tax amount due through the Lorain County Treasurer's Office at 440-329-5787. Taxes and payments are listed for Tax Year 2012, payable in 2013.

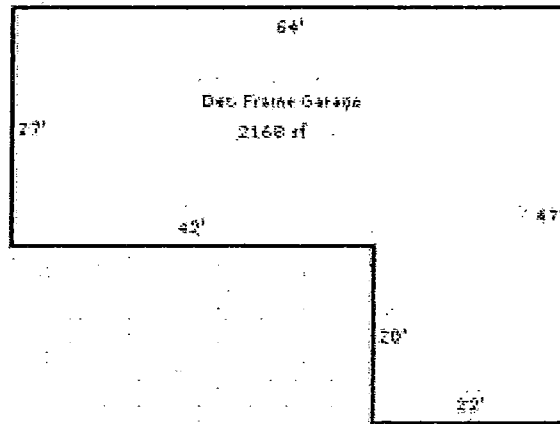
**Transfer History - 2008092006**

Sale Date	Sale Amount	Conveyance/Exempt	# of Parcels
5/23/2008	\$0	2008092006	4
Parcel	Grantor	Grantee	
0300095104017	EL CENTRO DE SERVICIOS SOCIALES INC	CITY OF LORAIN OHIO COMMUNITY DEV DEPARTMENT	
0300095104018	EL CENTRO DE SERVICIOS SOCIALES INC	CITY OF LORAIN OHIO COMMUNITY DEV DEPARTMENT	
0300095104019	EL CENTRO DE SERVICIOS SOCIALES INC	CITY OF LORAIN OHIO COMMUNITY DEV DEPARTMENT	
0300095108003	EL CENTRO DE SERVICIOS SOCIALES INC	CITY OF LORAIN OHIO COMMUNITY DEV DEPARTMENT	

**Transfer History - 199100001102**

Sale Date	Sale Amount	Conveyance/Exempt	# of Parcels
4/11/1991	\$76,000	199100001102	3
Parcel	Grantor	Grantee	

**Building Sketch: 1**



Parcel Image

0	50	50	50	50	50
022 -014	621 -015	620 -016	619 -017	618 -018	617 -019
					192
					16



Craig Snodgrass, CPA, CGFM  
 Lorain County Auditor  
 Lorain County Admin. Building  
 226 Middle Ave., 2nd Floor  
 Elyria, OH 44035  
 Phone: (440) 329-5207

**Owner Information**

Parcel Number 03-00-095-104-018  
 Owner Name & Address CITY OF LORAIN OHIO COMMUNITY DEV DEPARTMENT  
 Tax Bill Mailed to LORAIN CITY COMMUNITY  
 200 WEST ERIE AV LORAIN, OH 44052

**Property Information**

Location Address 1888 E 31ST ST  
 LORAIN, OH 44055  
 Property Description S L CO 50 X 192 S/L 618 93-E-6/GRANTED  
 Tax District 42 - LORAIN CITY / LORAIN CSD  
 Land Use 499 - OTHER COMM STRUCTURE  
 Neighborhood 95600 - US STEEL, HOMEWOOD, OAKWOOD  
 Acres 0.0000  
 Instrument Number

**Value Information:**

Market Land Value	\$14,380
Market Building Value	\$63,150
Market Total Value	\$77,530
Market CAUV	\$0
Assessed Land Value	\$5,030
Assessed Building Value	\$22,100
Assessed Total Value	\$27,130
Assessed CAUV	\$0

**Residential Information, Structure #557823**

Year Built 0  
 Finished Sqft 3240  
 Total Rooms (excludes bathrooms) 15  
 Bedrooms 8  
 Full Bath 3  
 Half Bath 0  
 Fireplace No  
 Basement, Crawl Space, Slab See Sketch  
 Central AC No

**Improvement: Porches**

Attribute Enclosed Frame Porch  
 Square Feet 296

**Improvement: Porches**

Attribute Open Frame Porch  
 Square Feet 340

**Improvement: Porches**

Attribute Open Frame Porch  
 Square Feet 160

**2012 Full Year Tax Information**

Full Year Tax Before Adjustments	\$2,450.78
-State Credit	\$340.26
Subtotal	\$2,110.52
-10% Rollback	\$0.00
-2 1/2% Reduction	\$0.00
-Homestead Credit	\$0.00
Annual Real Estate Tax	\$2,110.52
Current Special Assessments	\$0.00
Delinquent Special Assessments	\$0.00
Unpaid Taxes	\$7,370.78
Full Year Tax (includes any unpaid taxes & special assessments)	\$9,586.83
Total Taxes Paid to Date	\$0.00
Special Assessments (YES/NO)	NO

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Property Photo: 1



0300095104018





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Lorain County Admin. Building  
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#### Owner Information

Parcel Number 03-00-095-104-019  
Owner Name & Address CITY OF LORAIN OHIO COMMUNITY DEV DEPARTMENT  
Tax Bill Mailed to LORAIN CITY COMMUNITY  
200 WEST ERIE AV LORAIN, OH 44052

#### Property Information

Location Address E 31ST ST  
LORAIN, OH 44055  
Property Description S L CO 50 X 192 S/L 617 93-E-6/GRANTED  
Tax District 42 - LORAIN CITY / LORAIN CSD  
Land Use 400 - VACANT COMMERCIAL LAND  
Neighborhood 95600 - US STEEL, HOMEWOOD, OAKWOOD  
Acres 0.0000  
Instrument Number

#### Value Information:

Market Land Value	\$14,380
Market Building Value	\$0
Market Total Value	\$14,380
Market CAUV	\$0
Assessed Land Value	\$5,030
Assessed Building Value	\$0
Assessed Total Value	\$5,030
Assessed CAUV	\$0

#### 2012 Full Year Tax Information

Full Year Tax Before Adjustments	\$454.38
-State Credit	\$63.08
Subtotal	\$391.30
-10% Rollback	\$0.00
-2 1/2% Reduction	\$0.00
-Homestead Credit	\$0.00
Annual Real Estate Tax	\$391.30
Current Special Assessments	\$0.00
Delinquent Special Assessments	\$0.00
Unpaid Taxes	\$886.15
Full Year Tax (includes any unpaid taxes & special assessments)	\$1,297.02
Total Taxes Paid to Date	\$0.00
Special Assessments (YES/NO)	NO

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**Parcel Image**

