

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING
FEBRUARY 11, 2025

1 The Council of the City of Middleburg Heights, Ohio met in Council Chambers at
2 City Hall on Tuesday, February 11, 2025 for the purpose of conducting a
3 REGULAR MEETING. President of Council David Bortolotto called the
4 meeting to order at 6:00 p.m.

5 PRESENT: Matthew Castelli Mayor
6 David Bortolotto President of Council
7 Dan Sage Councilman At Large
8 Bill Meany Councilman Ward 1
9 Matthew McGregor Councilman Ward 2
10 John Zakel Councilman Ward 4
11 Mary Ann Meola Clerk of Council
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13 STAFF
14 ATTENDING: Santo Incorvaia Law Director
15 Jason Stewart Finance Director
16 Jim Herron Service Director
17 Chuck Bichara Economic Development Director
18 Mark Elliott Recreation Director
19 Ed Tomba Police Chief
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23 PLEDGE OF ALLEGIANCE
24

25 MINUTES

26 Motion by Mr. Meany to approve the minutes of the regular meeting of January
27 28, 2025 and the caucus meeting of January 28, 2025. Seconded by Mr. MINUTES
28 McGregor. APPROVED
29

30 ROLL CALL: YEAS 5, NAYS 0, MINUTES APPROVED
31

32 COMMUNICATIONS

33 Notice to Legislative Authority requesting liquor license transfer from Wah Fu
34 Chinese Restaurant to TJ Hibachi & Sushi, 7080 Engle Road. No objection from MOTION 2025-5
35 Police Chief Tomba. RETURN LIQUOR
36 Mr. Bortolotto made a motion to return the liquor license transfer request without LICENSE TRANSFER
37 objections. Seconded by Mr. McGregor. WITHOUT OBJECTION
38 (TJ HIBACHI &
39 ROLL CALL: YEAS 5, NAYS 0, MOTION APPROVED SUSHI)
40

41 AUDIENCE PARTICIPATION

42 None.
43

44 APPOINTMENTS AND CONFIRMATIONS

45 None.
46

47 ORDINANCES, RESOLUTIONS AND MOTIONS

48 CITY PARKS, RECREATION & SERVICES COMMITTEE - MR. ALL
49 CHAIRMAN

50 No legislation.
51

52 FINANCE, TAXATION & ASSESSMENTS COMMITTEE - MR.
53 BORTOLOTTA, CHAIRMAN

54 Mr. Bortolotto introduced RESOLUTION NO. 2025-5, A Resolution authorizing
55 the sale by internet auction during calendar year 2025 of municipally owned RES. 2025-5
56 personal property which is not needed for public use, or which is obsolete or unfit ADOPTED
57 for the use for which it was acquired, pursuant to Ohio Revised Code Section AUTHORIZED SALE
58 721.15(D) and MOVED TO ADOPT. Seconded by Mr. Sage. BY INTERNET
59 AUCTION
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Mr. Bortolotto said this was discussed at the finance committee meeting. He said this legislation is passed annually to sell municipally owned personal property items through GovDeals.

ROLL CALL: YEAS 5, NAYS 0, RESOLUTION NO. 2025-5 ADOPTED

Mr. Bortolotto introduced ORDINANCE NO. 2025-6, An Ordinance authorizing all actions necessary to accept a Northeast Ohio Public Energy Council (NOPEC) 2025 Energized Community Grant and MOVED TO ADOPT. Seconded by Mr. Zakel.

ORD. 2025-6
ADOPTED
ACCEPT NOPEC
GRANT

Mr. Bortolotto said this was also reviewed at the finance committee meeting. He said the city will receive a NOPEC grant for approximately \$45,000, which will be used for energy efficient items.

ROLL CALL: YEAS 5, NAYS 0, ORDINANCE NO. 2025-6 ADOPTED

Mr. Bortolotto introduced ORDINANCE NO. 2025-7, An Ordinance amending 111.01 "Rules of Council – Committee Meetings" of the Middleburg Heights Codified Ordinances and MOVED TO ADOPT. Seconded by Mr. McGregor.

ORD. 2025-7
ADOPTED
AMEND CODIFIED:
111.01 "RULES OF
COUNCIL -
COMMITTEE
MEETINGS"

Mr. Bortolotto said this too was discussed at the finance committee meeting. He said in changing our council meetings from 7:00 p.m. to 6:00 p.m., this allows us the opportunity to do other meetings before 6:00 p.m.

ROLL CALL: YEAS 5, NAYS 0, ORDINANCE NO. 2025-7 ADOPTED

LEGISLATION & RULES COMMITTEE – MR. ZAKEL, CHAIRMAN

No legislation.

PUBLIC HEALTH, SAFETY & RELIEF COMMITTEE – MR. MCGREGOR, CHAIRMAN

No legislation.

PUBLIC IMPROVEMENTS COMMITTEE – MR. SAGE, CHAIRMAN

No legislation.

STREETS, UTILITIES & RAILROAD COMMITTEE – MR. MEANY, CHAIRMAN

No legislation.

ZONING & BUILDING CODE COMMITTEE – MR. FERENCE, CHAIRMAN

No legislation.

Mayor Castelli said he will have one item which he will present after our executive session.

COUNCIL COMMITTEE REPORTS

City Parks, Recreation & Services Committee – Mr. Ali, Chairman

No report.

Finance, Taxation & Assessments Committee – Mr. Bortolotto, Chairman

No report.

Legislation & Rules Committee – Mr. Zakel, Chairman

No report.

Public Health, Safety & Relief Committee – Mr. McGregor, Chairman

Mr. McGregor said the committee met yesterday and Chief Tomba came in and talked to us about a couple of items. He said the minutes were emailed to members.

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Public Improvements Committee – Mr. Sage, Chairman

No report.

Streets, Utilities & Railroad Committee – Mr. Meany, Chairman

No report.

Zoning & Building Code Committee – Mr. Ference, Chairman

No report.

MAYOR'S REPORT

No report.

LAW DIRECTOR

Mr. Incorvaia asked that council consider a motion to convene into Executive Session for the following purpose or purposes: (1) Consider the sale of real property pursuant to ORC Section 121.22(G)(2); (2) Consider confidential information related to negotiations with other political subdivisions respecting requests for economic development assistance pursuant to ORC Section 121.22(G)(8); (3) Economic Development matters pursuant to ORC Section 121.22(G)(8), specifically, confidential information related to marketing plans, specific business strategy, trade secrets, or personal financial statements of an applicant for economic development assistance. The information to be discussed is directly related to request for economic development assistance that is provided or administered under the ORC chapters and sections enumerated in ORC Section 121(G)(8)(a); the executive session is necessary to protect the interests of the applicant, or the possible investment or expenditure of public funds made in connection with the economic development project.

On behalf of the law director, Mr. Bortolotto made the above mentioned motion.

Seconded by Mr. Meany.

ROLL CALL: YEAS 5, NAYS 0, MOTION APPROVED

FINANCE DIRECTOR

No report.

RECREATION DIRECTOR

Mr. Elliott said registration for all of their summer activities and programs is going on in the month of February. He said the preparation and planning for all special events is being worked on as well.

ECONOMIC DEVELOPMENT DIRECTOR

Mr. Bichara said the former Arby's will be occupied by Big Boy and hope to open in April. He said he will keep council posted on information as they present plans to the city.

SERVICE DIRECTOR

No report.

POLICE CHIEF

Chief Tomba said he would like to publically acknowledge the Fraternal Order of Eagles (Berea Lodge). He said they contacted him about a month ago regarding making a donation to the police department for the furtherance of police and community relations. Chief Tomba said he stopped at the hall last week with DC Swanson and was presented with a check for \$10,000. He said those funds will be used to enhance our community engagement throughout the city. Chief Tomba said the money has been turned over to the finance department. He said when they decide what the expenditures will be, they will come in front of council to brief them.

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Start Executive Session: 6:15 p.m.
Following the Executive Session, Mr. Bortolotto reconvened the Regular Meeting of Council at 6:37 p.m.

PRESENT: Matthew Castelli Mayor
David Bortolotto President of Council
Dan Sage Councilman-At-Large
Bill Meany Councilman Ward 1
Matthew McGregor Councilman Ward 2
John Zakel Councilman Ward 4
Mary Ann Meola Clerk of Council
Santo Incorvaia Law Director
Jason Stewart Finance Director
Jim Herron Service Director
Chuck Bichara Economic Development Director

Mayor Castelli introduced ORDINANCE NO. 2025-8, An Ordinance authorizing the mayor and finance director to enter into an agreement of sale for certain real estate in the City of Middleburg Heights as part of the Middleburg Heights Community Master Plan and Revitalization of Southland Shopping Center and declaring an emergency and moved to adopt. On behalf of the mayor, Mr. Bortolotto MOVED TO ADOPT. Seconded by Mr. McGregor.

ORD. 2025-8
ADOPTED
AGREEMENT -
SALE OF CERTAIN
REAL ESTATE
(OLD BURLINGTON
SITE)

Mayor Castelli said he is excited to continue moving forward with the redevelopment of Southland. He said as everyone knows, Meijer's is coming to the old Sear's site, and now we are excited to announce that a high-end mixed-use development will be coming to the old Burlington site. Mayor Castelli said he appreciates all of the work that city council has put into this. He said he looks forward to continue to move the vision that we all collectively worked together with our residents. Mayor Castelli said we look forward to seeing that vision come to a reality.

Mr. Bortolotto thanked Mayor Castelli and the administration including Mr. Incorvaia, Mr. Stewart and Mr. Bichara, as well as the whole team for moving forward and being persistent to make these things happen.

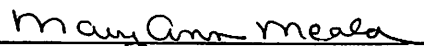
Mayor Castelli said the Sear's site the city purchased for \$1.8 million and sold it for \$5.5 million dollars. He said this site we purchased for \$850,000 and we are selling it for \$1.2 million.

ROLL CALL: YEAS 5, NAYS 0, ORDINANCE NO. 2025-8 ADOPTED

There being no further business, Mr. Bortolotto made a motion to adjourn. Seconded by Mr. McGregor. Mr. Bortolotto adjourned the meeting at 6:40 p.m.



David Bortolotto
President of Council



Mary Ann Meola
Clerk of Council