

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING
SEPTEMBER 9, 2025

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The Council of the City of Middleburg Heights, Ohio met in Council Chambers at City Hall on Tuesday, September 9, 2025 for the purpose of conducting a REGULAR MEETING. President of Council David Bortolotto called the meeting to order at 6:00 p.m.

PRESENT:	Matthew Castelli	Mayor
	David Bortolotto	President of Council
	Tim Ali	Councilman At Large
	Dan Sage	Councilman At Large
	Bill Meany	Councilman Ward 1
	Matthew McGregor	Councilman Ward 2
	Michael Ference	Councilman Ward 3
	John Zakel	Councilman Ward 4
	Mary Ann Meola	Clerk of Council

STAFF		
ATTENDING:	Santo Incorvaia	Law Director
	Jason Stewart	Finance Director
	Jim Herron	Service Director
	Chuck Bichara	Economic Development Director
	Briant Galgas	Fire Chief
	Mark Elliott	Recreation Director

PLEDGE OF ALLEGIANCE

MINUTES

Motion by Mr. Ali to approve the minutes of the regular meeting of June 24, 2025, minutes of the public hearing of June 24, 2025, minutes of the special meeting of June 30, 2025 and minutes of the special meeting of August 11, 2025. Seconded by Mr. Sage.

MINUTES
APPROVED

ROLL CALL: YEAS 7, NAYS 0, MINUTES APPROVED

COMMUNICATIONS

Notice to Legislative Authority requesting new liquor permit at 15050 Bagley Road (former Citizen's Bank/proposed dine in restaurant). No objection from Chief Tomba.

Mr. Bortolotto made a motion to return the new liquor license permit request without objections. Seconded by Mr. Ali.

MOTION 2025-16
RETURN NEW LIQUOR
LICENSE PERMIT
REQUEST WITHOUT
OBJECTION
(BAWARCHI
BIRYANIS -
15050 BAGLEY RD)

Mr. Bichara said today he spoke to the owner of the restaurant, Mr. Peter Patel. He said this will be a 3,600 square foot dine in, full service Indian restaurant. Mr. Bichara said the name of the restaurant will be Bawarchi Biryani, which is a national chain. He said this is a franchise and there are 62 locations nationwide. Mr. Bichara said this location will have seating for 70, plus a mini bar for dining in patrons. He said they are looking to open the first quarter of 2026. Mr. Bichara said there will be an extensive build out with all new electrical, plumbing, kitchen equipment, etc. He said the budget for the build out is \$850,000.

ROLL CALL: YEAS 7, NAYS 0, MOTION APPROVED

AUDIENCE PARTICIPATION

None.

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1 APPOINTMENTS AND CONFIRMATIONS

2 None.

4 ORDINANCES, RESOLUTIONS AND MOTIONS

5 CITY PARKS, RECREATION & SERVICES COMMITTEE – MR. ALI,
6 CHAIRMAN

7 No legislation.

9 FINANCE, TAXATION & ASSESSMENTS COMMITTEE – MR.
10 BORTOLOTTI, CHAIRMAN

11 Mr. Bortolotto made a motion to accept the recommendation of the Tax Incentive
12 Review Council to continue the Community Reinvestment Area (CRA)
13 agreement between the City of Middleburg Heights and JKR Development.

MOTION 2025-17
ACCEPT
RECOMMENDATION
OF TAX INCENTIVE
REVIEW COUNCIL

14 Seconded by Mr. Meany.

15 Mr. Bichara said this is the annual review that we do of the project known as the
16 Sapphire Corporate Center on Engle Road. He said we have reviewed this with
17 the county and they are in compliance with everything that needs to be done with
18 the development.

19 ROLL CALL: YEAS 7, NAYS 0, MOTION APPROVED

20 LEGISLATION & RULES COMMITTEE – MR. ZAKEL, CHAIRMAN

21 No legislation.

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

24 No legislation.

25 PUBLIC IMPROVEMENTS COMMITTEE – MR. SAGE, CHAIRMAN

26 No legislation.

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

29 Mr. Meany introduced RESOLUTION NO. 2025-49, A Resolution authorizing
30 the mayor to enter into a contract with Cuyahoga County Department of Public
31 Works to provide certain services relative to the City Storm and Sanitary
32 Sewerage Systems and MOVED TO ADOPT. Seconded by Mr. McGregor.

RES. 2025-49
ADOPTED
CONTRACT:
DEPARTMENT OF
PUBLIC WORKS

33 Mr. Meany said this was discussed at length at the streets committee meeting last
34 night. He said this new contract with the Cuyahoga County Department of Public
35 Works is to provide maintenance and repairs of our sanitary and storm sewer
36 infrastructure.

37 ROLL CALL: YEAS 7, NAYS 0, RESOLUTION NO. 2025-49 ADOPTED

38 Mr. Meany introduced RESOLUTION NO. 2025-50, A Resolution authorizing
39 the mayor to enter into a cooperation agreement with the County of Cuyahoga, the
40 Northeast Ohio Regional Sewer District and the City of Brook Park for the
41 construction of the Sheldon Road Profile Raising & Bridge Replacement Project
42 and MOVED TO ADOPT. Seconded by Mr. Ference.

RES. 2025-50
ADOPTED
ENTER COOPERATION
AGREEMENT
(SHELDON ROAD
BRIDGE REPLACE-
MENT PROJECT)

43 Mr. Meany said this bridge and road project is over Abrams Creek, adjacent to
44 our dog park, which is designed to help alleviate flooding in the area. He said this
45 is designed to convey a 100-year year storm event. Mr. Meany said this project is
46 funded and constructed by the Northeast Ohio Regional Sewer District and
47 Cuyahoga County. He said however, the city of Brook Park and Middleburg
48 Heights are responsible for five percent of the total cost. Mr. Meany said
49 Middleburg Heights' share will be \$277,913. Mr. Meany said the amount is the

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1 same for the city of Brook Park, but they also have to pay an additional
2 \$161,310.50 for a sanitary sewer on the north side of Sheldon.
3
4 Mayor Castelli said this is another one of the main flood areas of the city. He said
5 as many of you know, we have had issues on Sheldon Road for decades. Mayor
6 Castell said this is a big improvement for the area and again, addresses one of our
7 major flood sections of the community. He thanked council for their support on
8 this legislation.
9

10 ROLL CALL: YEAS 7, NAYS 0, RESOLUTION NO. 2025-50 ADOPTED

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12 Mr. Meany introduced RESOLUTION NO. 2025-51, A Resolution authorizing
13 the mayor to enter into a Member Community Infrastructure Grant Program
14 Agreement with the Northeast Ohio Regional Sewer District for the
15 Elderdale/Farnum Area Sanitary Sewer Design Study and MOVED TO ADOPT.
16 Seconded by Mr. McGregor.

RES. 2025-51
ADOPTED
ENTER INTO
AGREEMENT:
ELDERDALE/FARNUM
AREA SANITARY
SEWER DESIGN
STUDY

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18 Mr. Meany said this project is for the sewer design study for the
19 Elderdale/Farnum area. He said the project costs are \$297,500.

20 ROLL CALL: YEAS 7, NAYS 0, RESOLUTION NO. 2025-51 ADOPTED

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22 ZONING & BUILDING CODE COMMITTEE – MR. FERENGE, CHAIRMAN

23 No legislation.

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26 Mayor Castelli introduced ORDINANCE NO. 2025-52, An Ordinance to make
27 supplemental appropriations for current expenditures and expenses for the City of
28 Middleburg Heights for the calendar year 2025 and moved to adopt. On behalf of
29 the mayor, Mr. Bortolotto MOVED TO ADOPT. Seconded by Mr. Meany.

ORD. 2025-52
ADOPTED
SUPPLEMENTAL
APPROPRIATIONS

30 Mayor Castelli said this supplemental has an additional \$30,000 for our flood
31 relief grant. He said we only appropriated \$50,000 this year, and in the past we
32 have appropriated \$100,000. Mayor Castelli said we have been able to award a
33 lot of grants in order for people to create safety for their homes in regards to
34 waterproofing, back flow valves, etc. He said we are adding another \$30,000 for
35 the remainder of the year. Mayor Castelli said he knows there are a few more
36 individuals that are looking for grants for their homes. He said all of this is
37 having a major impact on the quality of life of these individuals that have endured
38 flooding for years. Mayor Castelli said approximately 80-100 individuals have
39 taken advantage of this and made significant improvements to their homes,
40 protecting them from flooding events.

41
42 Mr. Herron said we also expanded this with septic conversions and waterproofing.
43 He said a lot of time it's not public, it is private property improvements.

44
45 Mayor Castelli said the \$6,500 grant that we are receiving from the county is for
46 our recreation center to help with senior programming.

47
48 Mr. Sage asked if the mayor looks to continue these grants for next year.

49 Mayor Castelli said yes, our hope is to have both of these grants basically every
50 year. He said he didn't see a reason why we couldn't do that, unless something
51 changes economically for the city of Middleburg Heights. Mayor Castelli said
52 we've done a great job as a community, and thinks being able to offer these grants
53 to our residents has made a big improvement for them. He said that also includes
54 the MEMO Grant, which is for exterior maintenance improvements. Mayor
55 Castelli said it has been great to see the pictures that have come back, and to see
56 the improvements that people have been able to make utilizing these grants.

57
58 Mr. Ali asked if we ran out of money.

59 Mayor Castelli said this particular item is the grant that is related to backflow
60 preventers, storm sewer, etc. He said we had a few extra individuals that were
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1 interested this year. Mayor Castelli said we actually only appropriated half of the
2 amount we usually appropriate, because things over the past couple years have
3 started to come down. He said knowing we had additional individuals interested
4 is why we are coming to you and would like to appropriate another \$30,000 to
5 cover all the people that are asking for the grant.

6 Mr. Ali referred to the larger grant and asked if there were a lot of people that did
7 that.

8 Mayor Castelli said yes, it was very successful. He said we look forward to
9 offering that again next year.

10 Mr. Ali said if we have more residents that need the money, and you received the
11 grant last year than maybe you should have to wait a year.

12 Mayor Castelli agreed. He said just for that reason, you would have to wait a year
13 before you could apply again.

14 ROLL CALL: YEAS 7, NAYS 0, ORDINANCE NO. 2025-52 ADOPTED

15 Mayor Castelli introduced RESOLUTION NO. 2025-53, A Resolution accepting
16 a donation of used furniture from Vito Porcelli of Broadmore Investco and moved
17 to adopt. On behalf of the mayor, Mr. Bortolotto MOVED TO ADOPT. Seconded by Mr. Zakel.

RES. 2025-53
ADOPTED
ACCEPT DONATION
OF USED
FURNITURE

18 Mayor Castelli asked Chief Galgas to explain this donation.

19 Chief Galgas said this is a very kind donation by Mr. Porcelli. He said his
20 building was looking to get rid of furniture, to get ready for the next tenant to
21 come in. Chief Galgas said this worked out adding that Mr. Porcelli had lots of
22 chairs and desks to get rid of. He said we were actually at BJ's trying to buy five
23 chairs and someone caught us in line and said they knew somebody that is looking
24 to donate them. Chief Galgas said they made a phone call on the spot and Mr.
25 Porcelli took very good care of us. He said we were able to take care of the watch
26 office, the kitchen area, as well as, the EOC, which is where most of the chairs
27 and desks went. Chief Galgas said this was a project that we can take off of the
28 books that we will not need to do now.

29 Mayor Castelli said he appreciated the chief mentioning that, because that would
30 have been on our capital list this year. He said we really appreciated the donation,
31 and was glad that this worked out for the fire department.

32 Mr. McGregor asked if they were going to put a plaque in appreciation, reflecting
33 the donation.

34 Chief Galgas said they could, but he didn't seem to want much attention. He said
35 he already sent a letter to his business in New Jersey to make sure the
36 appreciation was known.

37 ROLL CALL: YEAS 7, NAYS 0, RESOLUTION NO. 2025-53 ADOPTED

38 Mayor Castelli introduced ORDINANCE NO. 2025-54, An Ordinance
39 authorizing the partial release of a sewer easement on permanent parcel number
40 372-26-014 and declaring an emergency and moved to adopt. On behalf of the
41 mayor, Mr. Bortolotto MOVED TO ADOPT. Seconded by Mr. Ference.

ORD. 2025-54
ADOPTED
AUTHORIZE PARTIAL
RELEASE OF SEWER
EASEMENT
(PPN 372-26-014)

42 Mayor Castelli said Mr. Incorvaia has been working on this, as well as, Mr.
43 Herron and asked them to explain.

44 Mr. Herron thanked Mr. Incorvaia for his help drafting this legislation. He said
45 this is a partial release, because there is a parcel on Pearl Road that also has a
46 sewer easement that we need to keep. Mr. Herron said our engineer has also
47 looked at this, and we don't need a twenty foot easement for a sanitary storm
48 sewer. He said this will make building a house on this parcel a lot more
49 acceptable for the property owner. Mr. Herron said we took our time and wanted
50 to make sure we were doing the right thing. He said he is supportive of releasing
51 this easement so a new house could be built.

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1 Mr. Incorvaia said he spoke to the property owners, and they are very excited to
2 build their new home.

3
4 Mayor Castelli said both the engineer and the service director have said that we
5 don't need this easement, it's been there for decades and decades and it isn't
6 going to be used. He said that is why we are presenting this ordinance today.

7 ROLL CALL: YEAS 6, NAYS 0, ABSTAIN 1, ALI, ORDINANCE NO. 2025-
8 54 ADOPTED
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11 Mayor Castelli introduced RESOLUTION NO. 2025-55, A Resolution
12 authorizing the mayor to execute the National Opioids Subdivision Participation
13 and Release Form in the Purdue Direct Settlement pursuant to the terms of the
14 Governmental Entity & Shareholder Direct Settlement Agreement and declaring
15 an emergency and moved to adopt. On behalf of the mayor, Mr. Bortolotto
16 MOVED TO ADOPT. Seconded by Mr. Meany.

RES. 2025-55
ADOPTED
EXECUTE NATIONAL
OPIOIDS SUB-
DIVISION PARTI-
CIPATION AND
RELEASE FORM

17
18 Mayor Castelli said as you are all aware, we are part of the opioid settlement. He
19 said this particular settlement is with Purdue. Mayor Castelli said we are
20 obviously moving forward with this, and this allows us to ultimately ensure that
21 we have the proper participation, forms, etc.

22 ROLL CALL: YEAS 7, NAYS 0, RESOLUTION NO. 2025-55 ADOPTED
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25 Mayor Castelli introduced ORDINANCE NO. 2025-56, An Ordinance
26 authorizing the mayor to accept the donation of two parcels of vacant land for a
27 Nature Preserve/Park/Greenspace and moved to adopt. On behalf of the mayor,
28 Mr. Bortolotto MOVED TO ADOPT. Seconded by Mr. McGregor.

ORD. 2025-56
ADOPTED
ACCEPT DONATION
OF TWO PARCELS OF
VACANT LAND
(NATURE PRESERVE/
PARK/GREENSPACE)

29 Mayor Castelli said we spoke about this last night in committee. He said this is a
30 potential additional nature preserve/greenspace area/park setting for the city of
31 Middleburg Heights. Mayor Castelli this would be very similar to what we did at
32 Baldwin Creek, having trails where the neighborhood would be able to access the
33 property. He said the owner of the property approached the city and asked if we
34 would be interested in a donation. Mayor Castelli said ultimately what he and his
35 family would like to see is it preserved as greenspace and utilized as a park. He
36 said he talked to all of council about this, and asked if anyone had anything they
37 would like to add.

38
39 Mr. McGregor said this administration has done a very good job utilizing
40 greenspace and making parks. He said he knew a couple years ago, there was
41 another five acres on the other side of Ragall Parkway. Mr. McGregor said we
42 can alleviate some flooding by building less. He said he thinks greenspace will be
43 useful, and as the mayor said it will be a nice little walking area especially for the
44 people on Ragall and Alan Parkway because they do not have sidewalks.

45
46 Mr. Zakel said the Baldwin Creek Preserve and the trails back there brings a lot of
47 joy to the ward four residents. He thinks this will be a great addition for the
48 residents on Ragall.

49
50 Mr. Ali said he has walked that property many, many times and it is a beautiful
51 piece of property. He said the privacy of that land is very nice. Mr. Ali said
52 hopefully we can get some type of grant for this to become a nature preserve/
53 park.

54
55 Mayor Castelli said if ultimately this moves forward, just full disclosure that since
56 we have had these conversations, there have been some individuals that have
57 expressed interest in possibly purchasing that land. He said he says that because
58 it may not ultimately come to fruition, but our understanding at this point from the
59 owners is that is what they would like to do and this is their intention. He said to
60 Mr. Ali's point, if we do ultimately get this property we will start to look at grants
61 as we did with Baldwin Creek Preserve to potentially help us put in trails. He
62 said he feels pretty confident that we would be successful with that. Mayor
Castelli said when we added the Baldwin Creek Preserve Park, it put the city of

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1 Middleburg Heights for all of its residents, over 50% of people finally having
2 access to greenspace and a park within a ten minute walking distance. He said
3 this will only add to that, and can't tell you what the percentage would be, but it
4 will put more people in our community a lot closer to greenspace/park. Mayor
5 Castelli said we have tried to be very diligent with where we are developing,
6 redeveloping and where it makes sense to preserve greenspace. He said all three
7 of those components are necessary for a successful community. Mayor Castelli
8 said they will continue to look for opportunities for these pocket park areas for
9 our residents. He will keep council informed to see if we are fortunate to take
10 ownership of this property.

11 ROLL CALL: YEAS 7, NAYS 0, ORDINANCE NO 2025-56 ADOPTED

12 COUNCIL COMMITTEE REPORTS

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

14 No report.

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

16 Mr. Bortolotto said yesterday he attended an Aerozone Alliance meeting, and said
17 it had to do with what is going on over at NASA. He said he had a brochure that
18 he will ask the clerk to send to everyone electronically. Mr. Bortolotto said it is
19 pretty complicated, but comes down to the fact that there are only a handful of
20 areas like we have with NASA with space program money. He said there is a
21 limited amount of money out there, and if our legislatures/representatives don't
22 pound their fists on a table to get the money, it could go elsewhere and we lose
23 NASA and some of the other organizations. Mr. Bortolotto urged his colleagues
24 to look at the brochure and reach out to your representatives to receive more
25 information.

26 Mayor Castelli said Mr. Bortolotto brought up an extremely important point and
27 said he would like to add a few more things. He said this is a critical moment in
28 time, and said there is a lot of space exploration and the private sector is investing
29 quite a bit into this industry. Mayor Castelli said there are eight communities that
30 surround the airport, as well as NASA. He referred to the Aerozone Summit,
31 adding that he is a board member. Mayor Castelli said to Council President
32 Bortolotto's point, it is very important that we continue to work collaboratively to
33 ensure that NASA Glenn is looked at as a strategic and important facility for this
34 area not only for today but for years to come. He said our hope as part of the
35 Aerozone Alliance is that we bring additional businesses from outside the area to
36 come and settle into this area that are associated with aerospace and aviation.
37 Mayor Castelli said there is a lot of work that needs to be done. He said we think
38 there is a lot of potential, and there has been a lot of communication with our
39 congressmen as well as our senators. Mayor Castelli said they did have
40 representatives at the Summit, as well as, Congresswoman Shontel Brown who
41 was also in attendance. He said so everybody understands the importance of
42 NASA and what it means not just today but what it can mean into the future, as
43 we continue to look at bringing more jobs potentially to the area connecting the
44 aerospace industry with NASA Glenn here in northeast Ohio.

45 Legislation & Rules Committee – Mr. Zakel, Chairman

46 Mr. Zakel said all summer there were a lot of block parties that happened
47 including one on his street, and he would like to thank the fire and police
48 department for their participation. Mr. Zakel said police cruisers and the fire
49 trucks were came out and the kids and parents loved it. He said this brought a lot
50 of joy to everybody involved, and again expressed his thanks.
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Public Health, Safety & Relief Committee – Mr. McGregor, Chairman

Mr. McGregor said the committee met last night, and minutes were sent out to everyone. He said there will be another committee meeting next month.

Public Improvements Committee – Mr. Sage, Chairman

No report.

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

Mr. Meany said they also met last night and minutes were submitted.

Zoning & Building Code Committee – Mr. Ference, Chairman

No report.

MAYOR'S REPORT

Mayor Castelli said he thinks everyone is aware, there is a lot of work happening in the Southland District. He said the Sears building is completely gone and it is really a fill operation at this point. Mayor Castelli said the old Burlington building is probably fifty percent or more gone at this point. He said we hope to see that demo completed by the end of October, as well as hopefully the Sears site to be completed by that timeline as well. Mayor Castelli also wanted to mention that the mixed use development that is looking to go on the Burlington site submitted a formal submission and is going through the process as he mentioned last night. He said we are very excited about the transformation that is taking place at Southland and in Middleburg Heights. Mayor Castelli said Mr. Bichara has been close to everything that is going on over there. He asked if he would like to add anything.

Mr. Bichara said it truly is a transformational project. He thanked the mayor and all of council for their support. Mr. Bichara said they try to keep everyone apprised as progress continues. He said there is a notion across northeast Ohio that Middleburg Heights is indeed a community to watch and be proud of.

Mayor Castelli referred to Mr. Herron and said there are two major infrastructure projects taking place on both sides of Smith Road and asked him to provide a quick update.

Mr. Herron said at Southland most of the driveway entrances are done, and they are installing the lights on the right-a-way. He said they stabilized the soil right now, but you will see plantings and trees coming in. Mr. Herron said primarily they anticipate the final asphalt layer to go on Smith Road in approximately two to three weeks. He said we committed to Southland and the shops there to have it open by November. Mr. Herron said he thinks it will be open sooner. He said the project running from Sheldon to Pearl is wrapping up east side of the street. Mr. Herron said all of the aprons are in, and it looks great. He said the new six foot sidewalks are in from Pearl down to the Big Creek Parkway. Mr. Herron said there is some major storm sewer work that is going to be done from Wood Creek down to right by Rivals, where the new detention basin will eventually go in by Stroud. He said there is still a lot of work to come but they are committed to having two-way traffic in winter. Mr. Herron said they always could come back to do finish work. He anticipated the sewer work to take at least four weeks.

Mayor Castelli said it is time to switch sides the way that right lane is right now.

Mr. Herron said in some ways, it is not bad, it is a good safety measure because it makes people go slow.

Mr. Bortolotto asked if the sewer work was going to be sanitary and storm.

Mr. Herron said no, it is just new storm. He said they already completed the waterline work, and the relocation of the curve. Mr. Herron said the curve is much less pronounced, it isn't a 90 degree curve anymore. He said there are also

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other road projects going on. Mr. Herron said Webster/Craigmere was finished yesterday, and they are wrapping that up. He said they are also finishing Isaac and Mallard too. Mr. Herron said they are doing a lot of concrete work on Elmdale, and the residents are very happy. He said they already saw cut Revere and will be moving over there soon. Mr. Herron said then they will be paving Elmdale, Claremont and Revere in October.
Mr. Bortolotto said the mayor and his administration, adding that Mr. Bichara is also part of this, have done a phenomenal job at Southland.

LAW DIRECTOR

Mr. Incorvaia said he wanted council to know that he received correspondence from Lawyer, Mark Gutentag, regarding the Meijer's store liquor permit. He said he indicated that a C-2 liquor permit was not available in the Middleburg Heights quota and asked that the city consider allowing an economic development transfer, known as TREX. Mr. Incorvaia asked council to consider a motion to authorize the mayor or the mayor's designee to execute the Ohio Department of Commerce, Division of Liquor Control, Economic Development Transfer Form (also known as "TREX") regarding Meijer Stores Limited Partnership liquor permit transfer for new permit premises at 6950 West 130th Street.

On behalf of Mr. Incorvaia, Mr. Bortolotto made the above motion. Seconded by Mr. Ference.

ROLL CALL: YEAS 7, NAYS 0, MOTION APPROVED

Mr. Incorvaia asked that council consider a motion to convene into Executive Session for the following purpose or purposes: (1) Discussion of details relative to the security arrangements and emergency response protocols for a public body or a public office where disclosure could reasonably be expected to jeopardize the security of the public body or public office pursuant to ORC Section 121.22(G)(6).

On behalf of Mr. Incorvaia, Mr. Bortolotto made the above mentioned motion. Seconded by Mr. Meany.

ROLL CALL: YEAS 7, NAYS 0, MOTION APPROVED

FINANCE DIRECTOR

No report.

RECREATION DIRECTOR

Mr. Elliott said this coming Saturday, September 13th is our annual dog swim, which begins with the small dogs from 11:00 a.m. to noon and the larger dogs from 12:30-1:30 p.m. He said on Thursday, September 25th from 6:30-8:30 p.m., we are offering an opportunity for community organizations to showcase and display some of their information in an open type forum at the community center. Mr. Elliott said on Saturday, September 27th the Berea City School have invited us to participate in a Well Fest that the schools are putting on. He said we participated in this last year and will be there again this year. Mr. Elliott also reminded everyone that the Fall Fest this year is on Saturday, October 4th.

ECONOMIC DEVELOPMENT DIRECTOR

Mr. Bichara said we had a busy summer with a number of business openings. He said most recently Potbelly Sandwich Works on Pearl Road, finished off the Pearl Plaza space, which is now 100 percent occupied. Mr. Bichara said that the Tru Hotel is nearing completion. He said the much anticipated Dairy Deli is mostly open. Mr. Bichara said he met with the owner yesterday, and he said his investment is tremendous and the inside is beautiful. He said they are doing the

MOTION 2025-18
ALLOW ECONOMIC
DEVELOPMENT
TRANSFER (TREX)
(NEW LIQUOR
PERMIT - MELJER'S
6950 W. 130TH
STREET)

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING
SEPTEMBER 9, 2025
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1 finishing touches both on the store operations and some of the finishes. Mr.
2 Bichara said of course the big story, is the ongoing redevelopment of Southland is
3 certainly progressing. He said what has been described is the most visually
4 intense construction site in northeast Ohio in 2025.
5 Mr. McGregor asked about Popeye's.
6 Mr. Bichara said Popeye's is still in progress. He said we have a progress
7 meeting with the architect and contractor this coming Monday.
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11 SERVICE DIRECTOR
12 Mr. Herron provided updates during the mayor's report.
13

14 FIRE CHIEF
15 No report.
16

17 Start Executive Session: 6:43 p.m.
18 Following the Executive Session, Mr. Bortolotto reconvened the Regular Meeting
19 of Council at 7:34 p.m.
20
21

22 PRESENT: Matthew Castelli Mayor
23 David Bortolotto President of Council
24 Tim Ali Councilman-At-Large
25 Dan Sage Councilman-At-Large
26 Bill Meany Councilman Ward 1
27 Matthew McGregor Councilman Ward 2
28 Michael Ference Councilman Ward 3
29 John Zakel Councilman Ward 4
30 Mary Ann Meola Clerk of Council
31 Santo Incorvaia Law Director
32 Jason Stewart Finance Director
33 Jim Herron Service Director
34 Chuck Bichara Economic Development Director
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40 There being no further business, Mr. Bortolotto made a motion to adjourn.
41 Seconded by Mr. Meany. Mr. Bortolotto adjourned the meeting at 7:34 p.m.
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45 _____
46 David Bortolotto
47 President of Council
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50 _____
51 Mary Ann Meola
52 Clerk of Council
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