

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING  
FEBRUARY 24, 2026  
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The Council of the City of Middleburg Heights, Ohio met in Council Chambers at City Hall on Tuesday, February 24, 2026 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  
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  
Rob Swanson Deputy Police Chief  
Mark Elliott Recreation Director

ABSENT: Tim Ali, Councilman At Large

MINUTES

Motion by Mr. Meany to approve the minutes of the regular meeting of February 10, 2026 and the executive session of February 10, 2026. Seconded by Mr. Sage.

ROLL CALL: YEAS 6, NAYS 0, MINUTES APPROVED

COMMUNICATIONS

None.

AUDIENCE PARTICIPATION

None.

APPOINTMENTS AND CONFIRMATIONS

None.

ORDINANCES, RESOLUTIONS AND MOTIONS

CITY PARKS, RECREATION & SERVICES COMMITTEE – MR. ALL CHAIRMAN

No legislation.

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

No legislation.

LEGISLATION & RULES COMMITTEE – MR. ZAKEL, CHAIRMAN

No legislation.

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

Mr. McGregor introduced ORDINANCE NO. 2026-14, AN ORDINANCE ENACTING NEW CHAPTER XXX.XX OF THE MIDDLEBURG HEIGHTS CODIFIED ORDINANCES ENTITLED “PERSONS PROHIBITED IN PLAYGROUNDS, PARKS AND RECREATION FACILITIES” AND MOVED TO ADOPT. Seconded by Mr. Ference.

Mr. McGregor said this was discussed at the safety committee meeting and deferred to Deputy Chief Swanson to explain.

Deputy Chief Swanson said what this ordinance does is it prohibits people that were convicted and are a tier one, two or three sex offender, and also people convicted of violent crimes from being on city properties that are used for recreational purposes. Deputy Chief Swanson said this gives us more ability to protect the residents and the children of the city.

ROLL CALL: YEAS 6, NAYS 0, ORDINANCE NO. 2026-14 ADOPTED

PUBLIC IMPROVEMENTS COMMITTEE – MR. SAGE, CHAIRMAN

No legislation.

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

No legislation.

ZONING & BUILDING CODE COMMITTEE – MR. FERENCE, CHAIRMAN

Mr. Ference introduced RESOLUTION NO. 2026-15, A RESOLUTION FINDING AND DECLARING THE PROPERTY LOCATED AT 7640 EASTLAND ROAD, MIDDLEBURG HEIGHTS TO BE A NUISANCE AND SPECIFYING DEMOLITION AS NECESSARY TO ABATE SUCH NUISANCE AND DECLARING AN EMERGENCY AND PLACED ON FIRST READING.

Mayor Castelli introduced ORDINANCE NO. 2026-16, AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY WITHIN THE CITY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO ORC SECTION 5709.41; PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS; SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE PAYMENTS MAY BE EXPENDED; AUTHORIZING A TAX INCREMENT FINANCING AGREEMENT WITH TDR ASSET MANAGEMENT LLC OR AN AFFILIATE; AUTHORIZING A SCHOOL COMPENSATION AGREEMENT WITH THE BOARD OF EDUCATION OF THE BEREA CITY SCHOOL DISTRICT AND THE POLARIS CAREER CENTER; AND DECLARING AN EMERGENCY AND MOVED TO ADOPT. On behalf of the mayor, Mr. Bortolotto MOVED TO ADOPT. Seconded by Mr. McGregor.

Mayor Castelli asked Economic Development Director Bichara to be his voice this evening. He said Law Director Incorvaia and Finance Director Stewart have also worked on this as well and are welcome to chime in as necessary.

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Mr. Bichara said if you recall, this is the ordinance that facilitates the redevelopment of the property owned by the city for the mixed use project on Smith Road in the Southland District. He said this is both a TIF ordinance and a compensation agreement that has been approved by all parties.

Mr. Sage asked if this TIF agreement is taking money away from the schools.

Mr. Stewart explained and said after the TIF they will get approximately \$167,000 annually from this project. Mr. Stewart said it is a win win for all parties involved.

ROLL CALL: YEAS 6, NAYS 0, ORDINANCE NO. 2026-16 ADOPTED

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

No report.

Public Improvements Committee – Mr. Sage, Chairman

Mr. Sage extended kudos to Mr. Herron and the service department for another fantastic job with the most recent snow storm.

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

Mr. Meany said the committee will meet on Monday, March 9<sup>th</sup>.

Zoning & Building Code Committee – Mr. Ference, Chairman

No report.

MAYOR'S REPORT

No report.

LAW DIRECTOR

No report.

FINANCE DIRECTOR

No report.

RECREATION DIRECTOR

Mr. Elliott said they have a number of spring and summer programming registrations going on. He also reported that the indoor pool will be shut down for two weeks from March 9<sup>th</sup> to March 22<sup>nd</sup>.

ECONOMIC DEVELOPMENT DIRECTOR

Mr. Bichara said they will be holding the pre-construction meeting for the new Meijer this Friday at 8:30 a.m. here at city hall. He said construction will formally begin on Monday, March 2<sup>nd</sup> but you may see some preliminary work there this week as well.

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SERVICE DIRECTOR

No report.

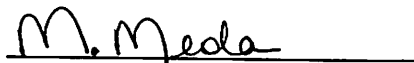
POLICE CHIEF

No report.

There being no further business, Mr. Bortolotto made a motion to adjourn.  
Seconded by Mr. Ference. Mr. Bortolotto adjourned the meeting at 6:10 p.m.



Tim Ali  
President of Council Pro Tem



Mary Ann Meola  
Clerk of Council