

CITY OF MIDDLEBURG HEIGHTS, OHIO

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

MINUTES

Motion by Mr. Ali to approve the minutes of the regular meeting of March 10, 2026 and the minutes of the public hearing of March 10, 2026. Seconded by Mr. McGregor.

ROLL CALL: YEAS 6, NAYS 0, ABSTAIN 1, BORTOLOTTTO, MINUTES APPROVED

COMMUNICATIONS

None.

AUDIENCE PARTICIPATION

None.

APPOINTMENTS AND CONFIRMATIONS

None.

Mayor Castelli asked to go a little out of order and invited our friends and family from Santo's to come up to the microphone. He said we wanted to acknowledge Santo's but it is also an important moment for the city of Middleburg Heights. He said he had a proclamation to present to Santo's this evening. Mayor Castelli said Santo's has been in business here in Middleburg Heights for a little over 50 years and said they are the longest running, family-owned business/restaurant in the city. He said this is also his favorite restaurant. Mayor Castelli said he has a lot of friends that went to Midpark and have moved around the country, but whenever they come back to visit one of the first things he hears is lets go to Santo's to get some pizza. He said when he thinks back to his childhood, and as he has grown up and became the mayor, Santo's has always been a part of family and important occasions. He said not just family stuff, but also for the city as well. Mayor Castelli thanked Santo's for everything they do for our community.

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1 Mr. Elliott said Santo's has been a big supporter of the Special Olympics for many
2 years. He said with every party and every event, Santo's was always willing to help
3 with food. Mr. Elliott said Santo's has always been a great partner of theirs as well.
4 Mr. Ali said he has been going to Santo's for 50 years. He said they do a fantastic
5 job and the food is delicious.

6 Mr. McGregor also thanked Santo's and said they have come and worked at a
7 couple of events that the city has had here, including the wine tasting. He also
8 mentioned that his fiancé, Kathy Oros and her twin sister Terri worked for you for
9 many, many years.

10 Mr. Ference said he and his wife love Santo's and thanked them for all that they
11 do.

12 Mr. Meany said your success there shows, as all of your neighbors are complaining
13 that there isn't enough parking. He said when he goes by almost every night of the
14 week and there is a full parking lot.

15 Mayor Castelli read the proclamation in its entirety and presented it to the Santo's
16 family.

17 The Santo's family was very appreciative and thanked the city from the bottom of
18 their hearts.
19
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21 ORDINANCES, RESOLUTIONS AND MOTIONS

22 CITY PARKS, RECREATION & SERVICES COMMITTEE – MR. ALI,
23 CHAIRMAN

24 No legislation.
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27 FINANCE, TAXATION & ASSESSMENTS COMMITTEE – MR.
28 BORTOLOTTI, CHAIRMAN

29 No legislation.
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32 LEGISLATION & RULES COMMITTEE – MR. ZAKEL, CHAIRMAN

33 No legislation.
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36 PUBLIC HEALTH, SAFETY & RELIEF COMMITTEE – MR. MCGREGOR,
37 CHAIRMAN

38 No legislation
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41 PUBLIC IMPROVEMENTS COMMITTEE – MR. SAGE, CHAIRMAN

42 No legislation.
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45 STREETS, UTILITIES & RAILROAD COMMITTEE – MR. MEANY,
46 CHAIRMAN

47 Mr. Meany introduced RESOLUTION NO. 2026-25, A RESOLUTION
48 ACCEPTING THE BID OF J.D. STRIPING & SERVICES, INC. FOR
49 PAVEMENT MARKINGS AND MOVED TO ADOPT. Seconded by Mr.
50 McGregor.

51 Mr. Meany said this legislation is for \$116,762.11 for pavement markings.

52 ROLL CALL: YEAS 7, NAYS 0, RESOLUTION NO. 2026-25 ADOPTED
53

54 ZONING & BUILDING CODE COMMITTEE – MR. FERENCE, CHAIRMAN

55 Mr. Ference placed RESOLUTION NO. 2026-15, A RESOLUTION FINDING
56 AND DECLARING THE PROPERTY LOCATED AT 7640 EASTLAND
57 ROAD, MIDDLEBURG HEIGHTS TO BE A NUISANCE AND
58 SPECIFYING DEMOLITION AS NECESSARY TO ABATE SUCH
59 NUISANCE AND DECLARING AN EMERGENCY ON THIRD READING
60 AND MOVED TO ADOPT. Seconded by Mr. Meany.

61 Mr. Ference this resolution involves the demolition of a building that has been
62 discussed thoroughly at the zoning committee meeting. He said council has waited

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1 enough time to place this legislation on third reading and has decided to go ahead
2 and adopt.

3 Mr. Sage asked if the tenants have provided any plans for the clean-up/renovation
4 of the building.

5 Mr. Ference said nothing that he is aware of.

6 Mr. McGregor said it has come to his understanding that this may have been in the
7 negotiations for this property being sold. He asks if that makes this motion and our
8 voting on it mute if it's going to be sold.

9 Mr. Incorvaia said no it doesn't.

10 Mr. McGregor asked if the new owner would have to take care of clean that up, so
11 the city wouldn't need to demolish this. He said he doesn't want to see the city
12 spend the money if someone else is going to take this.

13 Mr. Incorvaia said there will be an opportunity for the owner to go through the
14 process and for the new owner to come in and appeal the decision that's been made
15 here. He said there is a safeguard in the law to help out a new owner if they decide
16 to come in and make repairs.

17 Mr. Ference said he thought council considered that this is the process that is
18 normally followed with a nuisance property. He said by waiting an additional
19 amount of time, we are stalling the process. Mr. Ference reiterated what Mr.
20 Incorvaia said, if there is a new owner they have the opportunity to do that before
21 we appropriate funds to do so.

22 Mr. Ali said he knows the listing agent of that property was here at that meeting
23 that we had with the tenant, so she is aware of everything that needed to be done.
24 He said he would have to assume that she would let the new buyer know, if there
25 is a new buyer, that way then they should approach us to come up with a game plan
26 so we don't have to take the building down.

27 Mr. Meany said the city ultimately would not foot the bill for this. He said we
28 would put a lien on the property and so when it is sold, at that point of time the lien
29 would come out. Mr. Meany said he knew there were some commitments made by
30 us to wait a few months on this. He doesn't think there is any drive to push this
31 forward faster than that. Mr. Meany said if we pass this legislation tonight, it gives
32 the administration time to prepare legislation to have it torn down and to have a bid.
33 He said at that time we could discuss it and go from there. Mr. Meany said he
34 thinks the safeguards that we promised them are in place.

35 ROLL CALL: YEAS 7, NAYS 0, RESOLUTION NO. 2026-15 ADOPTED

36 COUNCIL COMMITTEE REPORTS

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

38 Mr. Ali wished everyone a happy Easter.

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

40 No report.

41 Legislation & Rules Committee – Mr. Zakel, Chairman

42 No report.

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

44 No report.

45 Public Improvements Committee – Mr. Sage, Chairman

46 Mr. Sage thanked Mr. Herron and the service department for their hard work after
47 the hurricane winds in our area. He said several trees and lines were down and the
48 service department did a fantastic job. Mr. Sage also wished everyone a happy
49 Easter.

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

51 No report.

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Zoning & Building Code Committee – Mr. Ference, Chairman

No report.

MAYOR'S REPORT

Mayor Castelli wished happy Easter to all as well.

LAW DIRECTOR

Mr. Incorvaia asked that council 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) Discussion of pending or imminent litigation pursuant to ORC Section 121.22(G)(3); (3) Discussion of negotiations with public employees regarding compensation, and/or terms and conditions of employment, pursuant to ORC Section 121.22(G)(4); and (4) Discussion of employment matters (Police discipline), pursuant to ORC Section 121.22(G)(1).

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 we have a couple events, one being this Friday night, March Madness from kids in grades three through eight. He said the Community Easter Egg Hunt is co-sponsored by the Kiwanis Club and will be held on Saturday, April 4th.

ECONOMIC DEVELOPMENT DIRECTOR

Mr. Bichara previously forwarded to City Council a Crain's Cleveland Business article which reported that Southland Shopping Center in Middleburg Heights recently sold for \$57.5 million. He said that is a very respectable price for a shopping center that is over 60 years old. Mr. Bichara said the article stated that nearby developments in Middleburg Heights led to quick interest in the site. He said the commercial real estate broker was quoted in the article to say "It's due to everything going on in that area and all the momentum there. He said everything in Middleburg seems to be moving in the right direction, and that's attracting interest." Mr. Bichara gave some interesting facts about Southland Shopping Center, with emphasis on the word "facts." He said the Southland Shopping Center is 422,000 square feet in size, of which 81% is occupied. Mr. Bichara said the Southland Giant Eagle sees nearly one million visits annually ranking it in the top 20 most trafficked Giant Eagle locations in Ohio. Mr. Bichara said the Southland Marc's is in the top 3 most trafficked locations in the chain. He said the Southland Shopping Center ranks in the 95th percentile of the most heavily trafficked shopping centers in the United States with over 4.6 million annual visits, of which 3.6 million, or 79% of those visits are from loyal customers that frequent Southland at least ten times per year. Mr. Bichara said there is a tremendous amount of value-add opportunity at Southland, and the City has already had numerous productive discussions with the new leadership team for Southland, and we look forward to working closely with the new owners to ensure the continued success and viability of this important regional shopping center."

Mr. Bortolotto thanked the mayor and Mr. Bichara for all of their hard work with the purchasing and selling of Southland.

SERVICE DIRECTOR

No report.

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DEPUTY POLICE CHIEF

No report.

Start Executive Session: 6:23 p.m.

Following the Executive Session, Mr. Bortolotto reconvened the Regular Meeting of Council at 7:19 p.m.

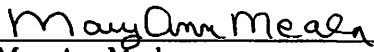
PRESENT: Matthew Castelli Mayor
David Bortolotto President of Council
Tim Ali Councilman-At-Large
Dan Sage Councilman-At-Large
Bill Meany Councilman Ward 1
Matthew McGregor Councilman Ward 2
Michael Ference Councilman Ward 3
John Zakel Councilman Ward 4
Mary Ann Meola Clerk of Council
Santo Incorvaia Law Director
Jason Stewart Finance Director
Jim Herron Service Director
Chuck Bichara Economic Development Director

There being no further business, Mr. Bortolotto made a motion to adjourn.

Seconded by Mr. Meany. Mr. Bortolotto adjourned the meeting at 7:19 p.m.



David Bortolotto
President of Council



Mary Ann Meola
Clerk of Council

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