

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING

MAY 26, 2026

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The Council of the City of Middleburg Heights, Ohio met in Council Chambers at City Hall on Tuesday, May 26, 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
	Briant Galgas	Fire Chief

MINUTES

Motion by Mr. Ali to approve the minutes of the regular meeting of May 12, 2026.
Seconded by Mr. Sage.

ROLL CALL: YEAS 7, NAYS 0, MINUTES APPROVED

COMMUNICATIONS

None.

AUDIENCE PARTICIPATION

None.

APPOINTMENTS AND CONFIRMATIONS

None.

ORDINANCES, RESOLUTIONS AND MOTIONS

CITY PARKS, RECREATION & SERVICES COMMITTEE – MR. ALI,

CHAIRMAN

No legislation.

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

MOTION NO. 2026-15

MR. BORTOLOTTI MADE A MOTION TO AUTHORIZE THE FINANCE DIRECTOR TO CUT A CHECK FOR \$2,000 FOR THE MIDDLEBURG HEIGHTS FOOD PANTRY. Seconded by Mr. Zakel.

Mr. Bortolotto said this is done annually, and the elected officials food drive is this coming weekend.

ROLL CALL: YEAS 7, NAYS 0, MOTION APPROVED

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MOTION NO. 2026-16

MR. BORTOLOTTI MADE A MOTION TO AUTHORIZE THE FINANCE DIRECTOR TO CUT A CHECK FOR \$2,000 FOR SCAN. Seconded by Mr. Ference.

Mr. Bortolotto said this too is done annually.

Mayor Castelli said SCAN is out of Berea, and they also handle individuals that come from Middleburg Heights and other surrounding communities. He said these are the two hunger centers that we have worked with since the inception of our food drive.

ROLL CALL: YEAS 7, NAYS 0, MOTION APPROVED

Mr. Bortolotto introduced ORDINANCE NO. 2026-35, AN ORDINANCE TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR CURRENT EXPENDITURES AND EXPENSES FOR THE CITY OF MIDDLEBURG HEIGHTS FOR THE CALENDAR YEAR 2026 AND MOVED TO ADOPT. Seconded by Mr. Meany.

Mr. Bortolotto said this was discussed at the finance committee meeting. He said this is a lot of money that will be used towards the Little Red Schoolhouse, Recoating the Service Garage Roof, Service Garage Trench Drain Repair and a Police Station Garage Door Replacement.

Mayor Castelli said as you all are aware, we also have a \$150,000 grant request through the state of Ohio that we are waiting to hear back from hopefully sometime in June. He said there are no guarantees, but we are hoping that we are awarded that amount. Mayor Castelli said he wanted everyone to know that is also something that we are working on. He said ultimately that would go towards the roof replacement for the Little Red Schoolhouse.

ROLL CALL: YEAS 7, NAYS 0, ORDINANCE NO. 2026-35 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.

COUNCIL COMMITTEE REPORTS

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

No report.

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

Mr. Bortolotto said the Middleburg Heights Elected Officials Food Drive is this Saturday, May 30th at Heinen's from 10:00 a.m. to 12:00 p.m.

Legislation & Rules Committee – Mr. Zakel, Chairman

No report.

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

Mr. McGregor said his safety committee meeting will be moved to June 15th instead of the first or second Monday in June. He said he has received numerous thanks from the community. Mr. McGregor passed along appreciation to Mayor Castelli, Santo Incorvaia, Chief Swanson, Brian Joyce, Jim Herron, Jeff Minch among others for the help that we had with the Pearl Road garage sale. He said many, many people have stopped him, commented and appreciated how quickly this was addressed and cleaned up.

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

Mayor Castelli said we have our kickoff to summer and our summer concerts series coming up on May 30th. He said it has become a tradition that we kick it off with this particular band, Escape, which is a Journey tribute band just because they are awesome which is why we do it. Mayor Castelli said they have become a big part of kicking off the summer. He said hopefully the residents and obviously our council colleagues are able to make it.

LAW DIRECTOR

Mr. Incorvaia asked for council to consider a motion to convene into executive session for the following purposes: (1) Consider the sale of real property pursuant to ORC Section 121.22(G)(2); and (2) 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 a 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.

Mr. Bortolotto made the above mentioned motion. Seconded by Mr. McGregor.

ROLL CALL: YEAS 7, NAYS 0, MOTION APPROVED

FINANCE DIRECTOR

No report.

RECREATION DIRECTOR

No report.

ECONOMIC DEVELOPMENT DIRECTOR

Mr. Bichara said as council is aware, we did administer two state Brownfield Grants for the demolition of the former Sears property and also the demolition of the former Halle property both at Southland. He said as of May 15th, we received our final reimbursement from the state. Mr. Bichara said we have been reimbursed all

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monies for both of those grants. He said the grants totaled \$6.6 million dollars and we used all of the money except for \$70,000 of those grants. Mr. Bichara said thanks to Mayor Castelli's negotiations with the state, the state looked at both of those projects as one project so we were able to utilize that as a pool of money and complete the asbestos abatement, complete demolition and site remediation including extra site and grading work at the Halle property without costing the city any money. He said it is worthy to note in the round of funding when we received the grant for the Sears demolition building, the maximum grant amount was ten million dollars. Mr. Bichara said the subsequent round, the maximum grant amount was two million dollars. He said currently the maximum grant amount is one million dollars. Mr. Bichara said we were able to act quickly with council's support and the support of the mayor to get into the proper round for funding, otherwise he doesn't know if we would have been able to complete the project because it would have cost the city significant money to demolish those buildings. He said as we are getting the final reimbursements from the state, Meijer's construction is already well underway. Mr. Bichara said we are continuing in talks in getting other sites there prepared for further redevelopment. He again thanked council and the mayor for all of their support.

Mr. McGregor asked Mr. Bichara if he knew when the Halle site was going to start construction.

Mr. Bichara said they are working through a number of permitting and approvals for the storm sewer lines, sanitary lines, and electrical. He said they hope to start construction this summer is what they are telling us.

Mr. McGregor said it is a nice pond over there right now.

Mr. Bichara said we are maintaining that in accordance with our storm water management. He said it is being actively maintained.

Mr. Bortolotto said he can't say it enough, he thanked Mr. Bichara and the mayor for jumping on that money. He said they did a phenomenal job, and also thanked all of his council colleagues for being very quick making those decisions.

SERVICE DIRECTOR

No report.

FIRE CHIEF

No report.

Start Executive Session: 6:15 p.m.

Following the Executive Session, Mr. Bortolotto reconvened the Regular Meeting of Council at 6:30 p.m.

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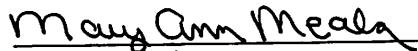
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1 There being no further business, Mr. Bortolotto made a motion to adjourn.
2 Seconded by Mr. Meany. Mr. Bortolotto adjourned the meeting at 6:30 p.m.
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7 David Bortolotto
8 David Bortolotto
9 President of Council

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11 Mary Ann Meola
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13 Clerk of Council
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