

**VILLAGE OF HIGHLAND HILLS
MINUTES OF A SPECIAL COUNCIL MEETING**

April 27, 2026

5:30 p.m.

The Special Council Meeting of the Council of the Village of Highland Hills, Ohio was called to order at 5:30 p.m. by President Cassandra Pride in Room No. 14 of Village Hall. It was also broadcast via Zoom Video Communications.

PLEDGE OF ALLEGIANCE: Everyone stood for the Pledge of Allegiance, which was recited by all.

ROLL CALL: Present were Council President Cassandra Pride and Councilpersons Robert L. Wright II, Geavona Greene, James McManus and David Mills. Also present: Mayor Michael L. Booker and Law Director Thomas P. O'Donnell.

CLERK TO READ THE NOTICE: Clerk Sikon read the Legal Notice of Special Council Meeting, which was posted on April 24, 2026 (attached)

DISCUSSION BY PUBLIC: Law Director Thomas O'Donnell thanked Council for meeting this evening, and explained that University Hospitals has approached the Village about redevelopment of their current building on the old Office Max site at the corner of Harvard and Northfield and Alameda. The project will involve TIF financing and requires several steps, one of which is to transfer the title to the property from UH to the Village, and from the Village to a private development company, who will then lease it back to them. The only way the project would qualify for a current tax abatement is if the property is in the name of the Village for some time.

Mr. O'Donnell continued that legislation will be coming in the future for the TIF (tax incremental financing). The actual total amount of property taxes paid will be based on current value, not the increased value. The increased value will essentially be kept by the Village and then paid back to the developer.

Mr. O'Donnell stated that overall, this is a great development. UH is planning to completely renovate the building to an ultramodern laboratory; the whole building will be set up for laboratory services, and the payroll will be quite robust. The Village splits taxes with Cleveland, but because the payroll will exceed \$1 million, we will have to approach the School Board about their desire for sharing the income taxes. There will be future legislation to create an agreement between the developer, UH and the Village for the TIF package, as well as additional legislation between the Village and Cleveland or the Village and the School Board. At the present time, the property does

not generate much in property taxes, so the School Board gets very little. After this development, the amount the School Board will receive will more than double to over \$100,000 a year, even with a tax abatement.

Amanda Gordon, bond counsel, who is assisting the Village with this process, agreed with Law Director O'Donnell's explanation of the project. She reiterated that in order to qualify for the TIF, the Village needs to be in the chain of title. UH has asked that we complete the process now because the developer would like to move forward.

SPECIAL MEETING AGENDA:

Consideration of the following legislation:

Ordinance No. 2026-22: An Ordinance Authorizing and Approving a Transfer Agreement with University Hospitals Health System, Inc. in Connection with the Redevelopment of Certain Parcels in the Village and Approving and Authorizing Related Matters, and Declaring an Emergency.

Moved by Councilwoman Greene and seconded by Councilman Wright to waive the three reading rule and referral to committee. All voted aye and the **motion carried**.

Moved by Councilman Wright and seconded by Councilman Mills to approve Ordinance No. 2026-22. All voted aye and the ordinance was **adopted 5 – 0**.

ADJOURNMENT: There being no further business, it was moved by Councilwoman Greene and seconded by Councilman Mills to adjourn the meeting. All voted aye and the meeting concluded at 5:41 p.m.

Cassandra Pride, President of Council

Margaret Sikon, Clerk of Council

Attachment:

Legal Notice of Special Council Meeting