

VILLAGE OF HIGHLAND HILLS, OHIO
MINUTES OF A REGULAR MEETING OF COUNCIL
July 15, 2026
6:00 p.m.

The Regular Council Meeting of the Village of Highland Hills, Ohio was called to order at 6:00 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, Law Director Thomas P. O'Donnell, Economic Development Director Larry Finch and Senior Department Coordinator Adrienne Goodson.

MOTION TO ADD AN ORDINANCE:

Ordinance No. 2026-33: An Ordinance Authorizing and Approving an Agreement with Perk Company, Inc. for Harvard Road at Robert Bishop/Eaton Concrete Repairs Project, and Declaring an Emergency.

Moved by Councilman Wright and seconded by Councilman Mills to add Ordinance No. 2026-33 to the agenda. All voted aye and the **motion carried**.

DISCUSSION BY PUBLIC: None.

APPROVAL OF CONSENT AGENDA: Items listed under the Consent Agenda are considered routine. Each item will be read individually into the record and the Consent Agenda will then be enacted as a whole by one motion and one roll call. There will be no separate discussion of these items. If discussion by Council is desired on any item on the Consent Agenda, that item will be removed from the Consent Agenda by Council motion and considered in its normal sequence under the Regular Order of Business.

- a. Approval of June 10, 2026 Regular Council Meeting Minutes
- b. Approval of July 6, 2026 Special Council Meeting Minutes

Move by Councilman Wright and seconded by Councilman McManus to accept the Consent Agenda. All voted aye and the Consent Agenda was **approved**.

COMMUNICATIONS: Mayor Michael Booker presented Katrine Bitenbinder, who gave a brief synopsis of her background, introduced her family, and said that she is proud to be joining the Highland Hills Police Department. The Mayor then administered the Oath of Office to Ms. Bitenbinder. All offered welcome and congratulations.

REPORT AND COMMUNICATIONS FROM THE MAYOR: Mayor Michael Booker reported that the two grant applications have been submitted to the County for CDBG (\$150,000) and CDSG (\$50,000) funds. He believes the Village has a good shot at receiving both grants this year. The Mayor continued that good things are happening in the Village, including the Harvard Road project.

Mayor Booker advised a *Meeting with the Mayor* will be held on Wednesday, July 22nd from 6:00 to 7:00 p.m. at the Shaker House. The meeting was originally intended for tenants, but is open to all residents to talk about what is happening in the Village. Light refreshments will be served and a flyer will be going out.

Mayor Booker then wished Council Clerk Peg Sikon a happy birthday, and thanked Ms. Sikon for her years of service to the Village. All wished her well and enjoyed birthday cake after the meeting.

DEPARTMENT HEAD REPORTS: Senior Department Coordinator reported that the Senior Advisory Board met yesterday. They discussed the upcoming meeting with the Mayor.

REPORT FROM PRESIDENT OF COUNCIL: None.

REPORT FROM COUNCIL COMMITTEES:

Finance	Cassandra Pride – met and a report is on file
Properties/Buildings	David Mills – met and a report is on file
Public Works	James McManus – met and a report is on file
Rules	Geavona Greene – did not meet
Safety	Robert L. Wright, II – met and a report is on file
Committee of Whole	Cassandra Pride – did not meet

REPORT FROM COUNCIL REPRESENTATIVES TO REGULATORY OTHER BOARDS:

Audit	Geavona Greene – did not meet
Board of Control	Cassandra Pride – met and a report is on file
Board of Zoning Appeals	Robert L. Wright, II – did not meet
Fair Housing Commission	Geavona Greene – did not meet

Human Resources Committee	David Mills – did not meet
Planning Commission	James McManus – did not meet
Senior Advisory Board	Cassandra Pride – met and a report is on file
Tax Incentive Review Council	Geavona Greene – did not meet

ORDINANCES AND RESOLUTIONS:

THIRD READING CONSIDERATION:

Ordinance No. 2026-28 (Revised): An Ordinance Declaring Certain Improvements to Real Property to be a Public Purpose, Authorizing the Exemption of Real Property Taxes on said Improvements Pursuant to Ohio Revised Code Section 5709.41, Authorizing the Mayor to Enter into a Tax Increment Financing Agreement with MJB Development 2 LLC, and Creating an Urban Redevelopment Tax Increment Equivalent Fund, and Declaring an Emergency. **June 10, 2026 Moved to Third Reading**

Moved by Councilman Mills and seconded by Councilman Wright to adopt Ordinance No. 2026-28.

Discussion: Law Director Thomas O'Donnell explained it is time to take action. UH and its developer are waiting to get started on the project. This agreement will provide 10 years of tax abatement of about 75% and will create a fund to reimburse the developer for the substantial amount of investment they are going to make in the building for UH. UH will turn the building into its in-house laboratory, with a substantial payroll for the Village.

Mr. O'Donnell continued that a week ago, they met with the Warrensville Heights School Board, and the Board has reached an agreement in principle with the Village for a sharing of 20% of the Village's share of the income tax from this project. Legislation will be coming in the future for the agreement between the School Board and the Village.

Mr. O'Donnell concluded that this is a great project for the Village and the first one that we have done through tax incremental financing; hopefully, there will be more projects like this in the future.

There being no further discussion, all voted aye and Ordinance No. 2026-28 was **adopted 5 – 0.**

- a. **SECOND READING CONSIDERATION:** None
- b. **FIRST READING CONSIDERATION:**

Ordinance No. 2026-33: An Ordinance Authorizing and Approving an Agreement with Perk Company, Inc. for Harvard Road at Robert Bishop/Eaton Concrete Repairs Project, and Declaring an Emergency.

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

Moved by Councilman Mills and seconded by Councilman McManus to approve Ordinance No. 2026-33.

Discussion: Mayor Booker asked whether there is an agreement with Beachwood to pay their fair share of the road; the turning lane is partially in Beachwood. Mr. O'Donnell agreed and said we should discuss the sharing of expenses with Beachwood. A written agreement is necessary, and he will reach out to their Law Director.

President Pride asked whether that condition should be added to the motion to adopt. Mr. O'Donnell advised no, so as not to hold up the project; Council may still go ahead and adopt the ordinance this evening.

There being no further discussion, all voted aye and Ordinance No. 2026-33 was **adopted 5 – 0.**

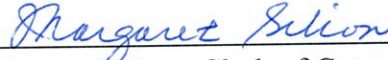
MISCELLANEOUS PUBLIC COMMENT: Lillian Moore, 20741 Patterson Parkway, Highland Hills, Ohio addressed Council and said she is happy to hear about the UH project, which is directly across from her home. Former Council President Moore related that she was recently elected as Precinct Committeeperson for Highland Hills. She will be getting out and talking with people to let them know what is happening the Village.

Councilman David Mills asked whether voting status will be discussed at the upcoming residents' meeting. Mayor Booker answered that he and Ms. Moore discussed that very issue in a meeting last night. He noted the election forms are old and need to be updated. Councilman Mills commented that people have become complacent, and October 6th is the deadline to register.

ADJOURNMENT: There being no further business, it was moved by Councilman Mills and seconded by Councilman McManus to adjourn the meeting. All voted aye and the meeting concluded at 6:23 p.m.



Cassandra Pride, President of Council



Margaret Sikon, Clerk of Council