

**MINUTES OF THE REGULAR MEETING OF COUNCIL
MAYFIELD VILLAGE, OHIO**

Monday, April 20, 2026

Immediately Following the M.C.I.C. Meeting at 7:00 p.m.

Mayfield Village Civic Hall-Mayfield Village Civic Center

The Council of Mayfield Village met in Regular Session on Monday, April 20, 2026 in Mayfield Village Civic Hall at the Mayfield Village Civic Center. Council President Schutt called the meeting to order at 7:03 p.m.

Council President Schutt asked, Mrs. Betsa, may I have a Roll Call, please?

ROLL CALL: Present: Mr. Gall, Mr. Girbino,
Mrs. Juncisek, Mr. Marquardt,
Mr. Murphy and Mr. Schutt

Also Present: Ms. Rich, Ms. Calta, Chief Carcioppolo,
Ms. Echt, Mr. Cappello,
Chief Matias, Mr. Marquart, Mr. Stupczy
Ms. Wolgamuth and Mrs. Betsa

Absent: Mayor Bodnar, Mr. Arndt, Mr. McAvinew, Mr. Russell

Council President Schutt stated, please let the record reflect that Mayor Bodnar, Councilman Arndt, Mr. McAvinew and Mr. Russell are absent and excused from this evening's meeting.

The Pledge of Allegiance to the Flag was given.

CONSIDERATION OF MINUTES:

Regular Council Meeting – March 16, 2026

Mrs. Juncisek, seconded by Mr. Marquardt, made a motion to approve the minutes of the Regular Council Meeting of March 16, 2026 as written.

Council President Schutt asked, any discussion?

There was none.

ROLL CALL: AYES: All Motion Carries
NAYS: None Minutes of March 16, 2026
Meeting Approved as Written

Comments From Mayor Bodnar

Council President Schutt stated, unfortunately Mayor Bodnar had a conflict in her schedule and is unable to attend this evening's meeting. She asked me to read the State of the Village address for 2026 into the record.

. 2026 State of the Village

First, I apologize for not being able to be here tonight. I thank Council President Schutt for stepping in to read aloud my 2026 State of the Village address, a copy of which is also included with tonight's materials and will be printed in the Spring *Voice of the Village*.

Are we there yet? Anyone who has had children (or has been a child) is familiar with that classic road-trip question. It seems we are always anxious to reach our destination. In our case, we are not looking to arrive at a pristine beach or a favorite amusement park. Instead, we want to find our way back to comfortable, pre-Covid tax revenues.

Now that we are six years past Covid, I think it is safe to say that the Village is seeing fairly consistent annual revenue streams. While they are not at the levels that we enjoyed in the past, making the continued building of our reserves unlikely, we have been able to maintain staffing and services without having to dip into them significantly.

If you follow the Financial Reports that are posted on our website monthly, you see that in 2025, income tax collections were almost \$10.9 million, down from \$11.7 million in 2024, but up from \$9.8 million in 2023. Unfortunately, net profit taxes from our business base have gone from over \$2 million in 2023 to \$932,672 in 2025. This is reflected in our general fund balance of \$43.2 million, down from last year's balance of \$44.7 million.

Total General Fund revenues in 2025 were \$17.4 million and General Fund expenditures totaled \$18.9 million. As we all know, all costs, including employee salaries and benefits, continue to increase due to inflation. Despite careful spending and deferring and prioritizing capital projects, we are likely to continue to need to rely on some amount of reserves each year to maintain the *status quo*. Keep in mind, however, that even if we continue to dip into our reserves, our general fund will last for many years.

In the meantime, our businesses continue to thrive and expand, already signaling a brighter economic horizon.

Beta Drive. We continue to strive to improve our economic picture by serving the businesses that make their home in Mayfield Village and trying to attract new ones. To that end, one of the major capital projects planned for 2026 is the rehabilitation of Beta Drive. Beta Drive was originally built in the 1970's and has served Mayfield Village well for decades. Currently, the roadway is in need of repair, curbs and driveway aprons are crumbling, and the sidewalks are cracked, spalled or uneven, in some cases making them no longer ADA compliant. In order to ensure that Beta Drives

remains a desirable, productive and thriving business district, I am asking Council to approve an investment of \$3 million to install a new concrete roadway, with new curbs and new driveway aprons. We are working with Beta Drive property owners to ensure that all damaged and uneven sidewalks are replaced as well.

Worton Park Culvert Project. The only other major capital project planned for 2026 is the continued work on Phase 2 of the Culvert Replacement Project in the Worton Park neighborhood. With assistance from the NE Ohio Regional Sewer District, two properties were acquired to allow more natural routing of the stream and expansion of the floodplain, and the homes there have been razed. With the help of the Chagrin River Watershed Partners, we recently applied to the Ohio EPA for \$300,000 in funding through Section 319 of the Clean Water Act of Ohio. We should know soon if that application was successful. Design and permitting is underway and, whether or not the grant is received, we plan to move this \$2+ million project forward later this year. We look forward to its successful completion that should alleviate roadway overtopping during storms and reduce the flooding that this neighborhood has been experiencing for decades.

Campus 1. As I'm sure you all know, the Progressive Campus 1 property on Wilson Mills Road, recently went under contract for sale via auction for \$6.75 million, a far cry from the initial asking price. Again, this is a reflection of the fact that there is little to no current market for office space. Prior to the auction, the only inquiries we received were from large big box retailers and car dealerships. Fortunately, this 42-acre property is zoned "office-laboratory" and such uses are currently not permitted. Even more fortunately, my staff and I have met with the attorney representing the group of investors that are the new owners of Campus 1, and they have expressed a desire to maintain the current buildings and seek appropriate users. We are working with them to determine alternate uses--potentially a mix of uses-- that would be acceptable to the Village and considering a possible future zoning change. Remember, we have referendum zoning here and all zoning changes must be approved by the voters. So, be assured that residents will be well informed before anything is placed on the ballot.

Except for the continued hope that a large corporate headquarters moves into the 640,000 sq. feet of office space currently available at Campus 1, it is unlikely that any other potential uses could replace all of the previous income tax revenue the Village received from Campus 1. However, as I stated earlier, Mayfield Village has been able to maintain staffing and services with its current revenue stream. We will continue to strive to achieve the highest possible use by offering strategic incentives and ensure that any future use will increase our current revenues.

Campus 3. As you probably also have heard, Progressive's 56.5-acre, undeveloped property at 520 SOM Center Road -- located west of the Mayfield Branch Library -- also went under contract for sale to an as-yet unnamed residential developer who is exploring the potential for a townhome development. Progressive purchased this site in 2006 with the intention of building an additional office building there. The site has developed significant wetland conditions over the years, and while a few industrial developers previously showed some interest, they could not make the large footprints needed for industrial users work with the scattered wetland conditions. Because the site naturally demands smaller footprints, and in an effort to avoid impacts to neighboring residents

that industrial use might bring, we have shifted gears to accept the potential of residential use at this location. Given that many people continue to work from home, we are hopeful that a residential development could generate some income tax revenue as well. This former Progressive property would also need to be rezoned, so residents will learn much more about the residential development proposed there before it is placed before them at the ballot box.

The uncertainty of what will be done with Campuses 1 and 3 has given us pause for a few years now, but as both have been sold, and as it is to everyone's advantage to put them to productive uses, the tide is slowly turning. We are cautiously optimistic that, over the remaining months of 2026, plans for those properties will crystallize, and we will see a more prosperous path forward.

Also on the economic development front, we welcomed seven new small businesses into the Village in 2025, mostly along Beta Drive.

On February 20, 2026, **Quality Electrodynamics** —a Canon subsidiary whose components power the world's leading medical imaging equipment— celebrated its 20th Anniversary. I was honored to be invited to attend the ceremony.

Founded in 2006, QED has provided high-quality products to the domestic and international medical device industry while closely collaborating with Cleveland's healthcare and research infrastructure. Under the leadership of Hiroyuki Fujita, the company has built a strong partnership with the local healthcare and medical technology cluster.

QED's significant impact on the Greater Cleveland community is reflected in the many congratulatory video messages presented at the celebration, including those from Governor Mike DeWine and U.S. Senators John Husted and Bernie Moreno. Toshio Takiguchi, Executive Vice President of Canon Headquarters, attended along with many other dignitaries, including Baiju Shah, CEO of the Greater Cleveland Partnership; Matt Dolan, President of Team NEO; and André Gremillet, President and CEO of the Cleveland Orchestra.

The former Rockwell Automation property at 6680 Beta, largely vacant since COVID, was acquired by **Process Technology**, formerly headquartered in Willoughby and a leading supplier of thermal and power supply equipment for the microchip and metal finishing industries. Village staff is working with the company on plans to locate its power supply manufacturing operation, adding approximately 66 new jobs here in Mayfield Village.

Mayfran International at 6650 Beta has been headquartered in the Village since 1971 and is a leading manufacturer of heavy conveyor systems that serve the metalworking & scrap industries. Mayfran became a part of Tsubakimoto in 2013. They employ approximately 200 full time employees, making them the Village's fourth largest taxpayer. Mayfran is expanding its plant by 45,000 sq. ft. to bring the fabrication of larger product line items in-house and is expected to add 12 additional employees by the end of 2027. At \$14 million, this is the largest investment the Village has seen since the construction of Progressive's Campus 2 in 1999. Economic

Development Manager John Marquart has been working closely on this project for some time and it is a notable success for the Beta Overlay District that he spearheaded in 2021.

The Hilton Garden Inn at 700 Beta recently went into bankruptcy & receivership but may be acquired by H.A.T. Management, who own & operate a Hampton Inn in Mentor, a Fairfield Inn in Avon, a Comfort Inn in Concord, and the Red, Wine & Brew wine shops in Chesterland, Mentor, and Westlake. They are working to develop plans for renovation and we hope to be welcoming them to Mayfield Village in the near future.

Next door to the hotel, the former 700 Beta Conference Center has been leased by **Bella Vie by Marigold Catering**, an established catering and special events leader in the Cleveland area. After a refresh of the facilities, Bella Vie began booking events in the summer of 2025.

All continues to run smoothly in the Village, with all Departments working together to provide excellent services to our residents. We continue to offer the same robust entertainment, special events and recreation programs that we all appreciate and have come to eagerly anticipate. I know that I am looking forward to summer evenings at The Grove and this year's fireworks show. I am continually grateful to Parks & Recreation Director Shane McAviney and his staff for making it all work and for the assistance provided to them by our safety forces and Service Department.

We also continue to value our collaboration with the Community Partnership on Aging to supplement the senior services we offer in-house. As the Village's population continues to age, this partnership becomes even more important.

In the first quarter of this year, we lost two long-time Village employees to retirement. Building Department Executive Assistant Debbie Garbo and Police Detective Mark Justice both retired, after 24 and 32 years respectively. We are always sad to see our colleagues go, but we thank them for their dedicated service and wish them well in retirement. Filling Debbie's shoes is Lisa Levine, who comes to us from the Brecksville-Broadview Heights School District and with previous municipal experience in Solon and South Euclid. Detective Justice has been succeeded by our own Chuck Pona, who has been a Mayfield Village Patrol Officer since 2016. Welcome to Lisa Levine and congratulations to Detective Pona on his well-deserved promotion.

While replacing people and income are always challenging, we strive to rebuild in the best interest of those we serve in Mayfield Village. We plan strategically to serve our needs now while building for the future. And while we cannot replace lost income all at once, we are growing, and more importantly, we are diversifying our economy one building block at a time. And we have the time to do it, thanks to our nest egg.

Comments from Council President Schutt

Congratulations to Grandpa and Grandma McAviney on the birth of their first grandchild, Attalia. Attalia was born this past Saturday, April 18th. All are happy and well.

Also for Shane, although he is not here, Happy Early Birthday. Shane's birthday is on April 23rd. He actually shares a birthday with my son.

Just a reminder that our May Caucus meeting is scheduled for May 4th at 7:00 p.m. in this room, and the regular meeting of Council is on May 18th, also at 7:00 p.m.

Open Portion – For Public Comment (5-minute limit imposed by Chair)

Council President Schutt asked, are there any comments?

There were none.

Department Head Reports:

Dan Russell (Building) – Ms. Wolgamuth stated, in his absence, Mr. Russell asked me to report on the following meetings. On March 19th, Planning and Zoning held a workshop on the Conditional Use Permit application of Frank Woods, Inc. for the Cleveland Soccer Lab at 730 Beta Drive. P&Z met on April 6th and approved the Conditional Use Permit with some conditions regarding their hours of operation. A resolution to confirm that Conditional Use Permit is on Council's agenda tonight. At the March 26th Architectural Review Board meeting, two proposals were reviewed, one for a garage and pantry addition on Wilson Mills Road, and one for an in-ground pool on Hardwood Court. Both proposals were approved. And at the April 9th ARB meeting, a proposal for new signage at Mayfran International was also approved. This signage still needs variance approval and will be reviewed by the Board of Appeals tomorrow evening, April 21st.

Diane Wolgamuth (Administration) - Reporting on Citizen's Advisory, the Committee will be meeting Monday, April 27th at 7pm. On the agenda is new Councilmember Mike Girbino, who is going to come to the meeting to introduce himself, and we're going to have a discussion with Councilmember Mark Arndt regarding establishing a Hometown Heroes Banner Program. That's all I have.

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, thank you, for both reports Ms. Wolgamuth.

Danielle Echt (Parks and Recreation) - Thank you. I just have two events to mention for May. We have our Mother's Day Pancake Breakfast on May 10th here in the building. Registration is open for that. We're also looking for volunteers. If anyone is able to help us out you can see me or talk to Shane. Our Memorial Day Ceremony is on Sunday, May 24th at 1:00 at Whitehaven. We are looking for volunteers to help place flags at the gravestones of the veterans at Whitehaven on Saturday, May 23rd if anyone is available for that. That's all I have.

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, thank you, Ms. Echt. Are there any other Department Head reports this evening?

Angie Rich (Finance) - Thank you, Mr. President. I just want to mention that the auditors started the 2025 financial audit this week. They're on pace to be done on time by the end of June.

Council President Schutt stated, that's good to hear. Any questions?

There were none.

OLD BUSINESS

- **Second Reading of Resolution No. 2026-18**, entitled, “A resolution adopting a cybersecurity program for Mayfield Village, Ohio.” Introduced by Mayor Bodnar. (First Reading – March 16, 2026) (Upon Third Reading and passage, this legislation will take effect immediately upon signature of the Mayor.) (Law Department)

Council President Schutt asked, are there any questions?

There were none.

Council President Schutt stated, Resolution 2026-18 will move to Third Read at the Regular meeting of Council on May 18th.

NEW BUSINESS

- **First Reading of Resolution No. 2026-24**, entitled, “An Emergency Resolution recognizing April 2026 as Child Abuse Prevention Month in Mayfield Village.” Introduced by Mayor Bodnar. (Administration) (Requires suspension of the rules tonight and upon passage this legislation will take effect immediately upon signature of the Mayor.)

Mr. Murphy, seconded by Mrs. Jurcisek, made a motion to suspend Resolution No. 2026-24.

ROLL CALL: AYES: All
NAYS: None

Motion Carries
Resolution Suspended

Mr. Murphy, seconded by Mrs. Juncisek, made a motion to pass Resolution No. 2026-24.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES: All	Motion Carries
NAYS: None	Resolution Passes

Council President Schutt stated, Resolution 2026-24 passes.

- **First Reading of Resolution No. 2026-25**, entitled, “An Emergency Resolution authorizing entering into a contract with the Ohio Department of Transportation for its 2026-2027 Salt Participation Program.” Introduced by Mayor Bodnar (Administration). (Requires suspension of the rules tonight and upon passage this legislation will take effect immediately upon signature of the Mayor.)

Mr. Murphy, seconded by Mrs. Juncisek, made a motion to suspend Resolution No. 2026-25.

ROLL CALL: AYES: All	Motion Carries
NAYS: None	Resolution Suspended

Mr. Murphy, seconded by Mrs. Juncisek, made a motion to pass Resolution No. 2026-25.

Council President Schutt asked, any discussion?

There was none.

ROLL CALL: AYES: All	Motion Carries
NAYS: None	Resolution Passes

Council President Schutt stated, Resolution 2026-25 passes.

- **First Reading of Resolution No. 2026-26**, entitled, “An Emergency Resolution confirming the conditional use permit granted by the Planning and Zoning Commission to Frank Woods, Inc. on behalf of Cleveland Soccer Lab, located at 730 Beta Drive, Mayfield Village, Ohio.” Introduced by Mayor Bodnar (Administration). (Requires suspension of the rules tonight and upon passage this legislation will take effect immediately upon signature of the Mayor.)

Mr. Murphy, seconded by Mrs. Juncisek, made a motion to suspend Resolution No. 2026-26.

ROLL CALL: AYES: All	Motion Carries
NAYS: None	Resolution Suspended

Mr. Murphy, seconded by Mrs. Juncisek, made a motion to pass Resolution No. 2026-26.

Council President Schutt asked, any discussion?

There was none.

ROLL CALL: AYES: All	Motion Carries
NAYS: None	Resolution Passes

Council President Schutt stated, Resolution 2026-26 passes.

- **First Reading of Resolution No. 2026-27**, entitled, “An Emergency Resolution authorizing Mayfield Village to accept the bid of Tri-Mor, Corp. in the amount of \$2,974,055.50 and to enter into a contract for the Beta Drive Improvement Project.” (Administration/Engineer). (Requires suspension of the rules tonight and upon passage this legislation will take effect immediately upon signature of the Mayor.)

Mr. Murphy, seconded by Mrs. Juncisek, made a motion to suspend Resolution No. 2026-27.

ROLL CALL: AYES: All	Motion Carries
NAYS: None	Resolution Suspended

Mr. Murphy, seconded by Mrs. Juncisek, made a motion to pass Resolution No. 2026-27.

Council President Schutt asked, any discussion?

Mr. Gall asked, this is a tear up and replace? It's not asphalt overlay?

Mr. Cappello replied, no. Total replacement. We bid it both ways. We were at a point where asphalt resurfacing over repairs, the cost would be very similar to concrete repairs. We bid it both ways.

Mr. Murphy asked, it's not patchwork of the concrete?

Mr. Cappello replied, no. It's tearing out the whole existing concrete pavement and putting it back brand new.

Mr. Gall asked, they are going to maintain at least one way?

Mr. Cappello replied, one-way northbound.

Mrs. Juncisek asked, how long is the project estimated to take?

Mr. Cappello replied, 120-150 days.

Council President Schutt asked, any other questions or discussion?

There were none.

ROLL CALL: AYES: All	Motion Carries
NAYS: None	Resolution Passes

Council President Schutt stated, Resolution 2026-27 passes.

- **First Reading of Resolution No. 2026-28**, entitled, “An Emergency Resolution authorizing an expenditure in an amount not to exceed \$12,000.00 to First Energy Corporation to relocate an existing light pole on Beta Drive as part of the Beta Drive Improvement Project.” (Administration/Engineer). (Requires suspension of the rules tonight and upon passage this legislation will take effect immediately upon signature of the Mayor.)

Mr. Murphy, seconded by Mrs. Jurgisek, made a motion to suspend Resolution No. 2026-28.

ROLL CALL: AYES: All	Motion Carries
NAYS: None	Resolution Suspended

Mr. Murphy, seconded by Mrs. Jurgisek, made a motion to pass Resolution No. 2026-28.

Council President Schutt asked, any discussion?

There was none.

ROLL CALL: AYES: All	Motion Carries
NAYS: None	Resolution Passes

Council President Schutt stated, Resolution 2026-28 passes.

- **Motion to acknowledge receipt of financial reports for March 2026 and to approve of same as submitted. (Finance Department)**

Mrs. Jurgisek, seconded by Mr. Marquardt, made a motion to acknowledge receipt of financial reports for March 2026 and to approve of same as submitted. (Finance Department)

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES: All
NAYS: None

Motion Carried
Financial Reports for March 2026
Acknowledged and Approved

- **Motion to approve 2026 Economic Development Incentive Grant payment to OMNI Systems in the amount of \$68,984.86.**

Mrs. Jurcisek, seconded by Mr. Girbino, made a motion to approve 2026 Economic Development Incentive Grant payment to OMNI Systems in the amount of \$68,984.86.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES: All
NAYS: None

Motion Carried
Grant payment approved

- **Motion to declare the following equipment as surplus to sell on GovDeals:**
 - **Theatrical Lighting (used) located in Reserve Hall**
 - **Fujitsu FI6230 scanner (Serial No. 020607)**
 - **5 AED Trainers**
 - **G1 SCBA batteries (20)**
 - **ISG Thermal Imaging camera with charger, no battery (Model E38U)**
 - **Bullard MX Thermal Imaging camera with charger (not operational)**
 - **Lifepak 12 accessories BP cuffs, side pouches, top pouch - Oxygen bags (2)**

Mrs. Jurcisek, seconded by Mr. Girbino, made a motion to declare the above-listed equipment as surplus to sell on *Govdeals.com*.

Council President Schutt asked, discussion?

Mr. Murphy asked, the lighting is real, correct?

Ms. Wolgamuth replied, theatrical lighting.

Council President Schutt asked, any further discussion?

There was none.

ROLL CALL: AYES: All
NAYS: None

Motion Carried

ANY OTHER MATTERS

Council President Schutt asked, are there any other matters to come before Council this evening?

There were none.

ADJOURNMENT

Mr. Girbino, seconded by Mr. Gall, made a motion to adjourn.

The meeting adjourned at 7:31 p.m. The next Regular meeting of Council will be on Monday, May 18th at 7:00 p.m. in Civic Hall at the Mayfield Village Civic Center.