

Zoning Meeting

11/12/2024

Jeff Fix, Fairfield County Commissioner, attended the meeting to speak about growth and infrastructure for the Village of Bremen.

- a. If the village were to follow the New Community Authority (NCA) program, as well as the Cooperative Economic Development Agreement (CEDA) program; the following could happen over a fourteen-year span:
 1. If Bremen was to expand or annex property for growth, the village could make five million extras from the new development from property taxes. There would be a two-point increase in property taxes.
 2. The village would receive 40% of the extra property tax money. The township would also receive 40% of the extra property tax money. The school would also receive 10% of the extra property tax money. Finally, 10% of the extra property tax money would go back into the NCA program and the NEDA program.
 3. If we could get 25 acres of farmland to be used, they could build 100 homes, four homes per acre; our yearly tax income would close to half of million dollars.
- b. Jeff also informed use that we need to update or zoning books by using the Landis Program.
- c. Mary asked: "What if the township is not on board for the growth?" Jeff responded: "The village needs to push to annex properties for the village to grow."

New zoning news and information:

- a. The Mural Building - State wanted to know if there are any historical ties to the building. Billy and the historical museum assured them that there are no historical ties. They are now moving forward on removing the building.
- b. 301 Oak Street - Billy is still working with Mr. Springer the property owner on getting this property cleaned up. The water is shut off to the property and has been shut off for a few months. The next court hearing will be held on November 26th, 2024.
- c. Meat Market - Billy is sending another letter about the smell and the garbage cans being over filled without lids.
- d. 121 Mulberry Street - The township bought the little green home behind the firehouse. They finalized the sale tomorrow

(11/13/2024). The homeowner has 30 days to remove all items from the property before the township takes ownership.