

Resolution No. 2018-03

A RESOLUTION TO EXEMPT FROM REAL PROPERTY TAXATION THE ASSESSED VALUATION OF CERTAIN IMPROVEMENTS TO DETERIORATED INDUSTRIAL, COMMERCIAL OR OTHER BUSINESS PROPERTY IN THE CITY'S "MU" MIXED USE DEVELOPMENT OVERLAY PURSUANT TO THE LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE ACT, ACT 76 OF 1977, AS AMENDED (LERTA)

WHEREAS, the General Assembly of the Commonwealth of Pennsylvania passed Act 76 of 1977 (72 P.S. § 4722, et seq.), known as the Local Economic Revitalization Tax Assistance Law ("LERTA" or the "Act") which authorized local taxing authorities to provide for tax exemption for certain deteriorated industrial, commercial and other business property; and

WHEREAS, the City Council of the City of Coatesville, Chester County, Pennsylvania (hereinafter the "Council"), in accordance with LERTA desires to establish the boundaries of the deteriorated areas which would be subject to tax exemption; and,

WHEREAS, the City, in accordance with said Act, held a public hearing on February 26, 2018 for the purpose of determining the boundaries of said deteriorated areas which would be subject to tax exemption; and,

WHEREAS, at the public hearing, the Council considered the recommendations made by the local taxing authorities, the Coatesville City Planning Commission and other public and private agencies and individuals who are knowledgeable and interested in the improvement to the deteriorated areas in the City; and,

WHEREAS, the Council considered the criteria established under LERTA for determining the boundaries of the deteriorated areas and wishes to establish the boundaries herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coatesville as follows:

1. The boundaries of the deteriorated areas which shall be eligible for tax exemption under LERTA are identified as being co-extensive and equal to the area that constitutes the "MU" Mixed Use Development Overlay District previously identified and defined by the City Zoning Map and designated under Article XXIII of the City Zoning Code at Section 224-9.B.(3).
2. The boundaries of the deteriorated areas are depicted on the map attached hereto as Exhibit "A" and titled, "Coatesville City LERTA Deteriorated Area Map".

IN WITNESS WHEREOF, the Council of the City of Coatesville has adopted and enacted this Resolution this 26th day of February, 2018.

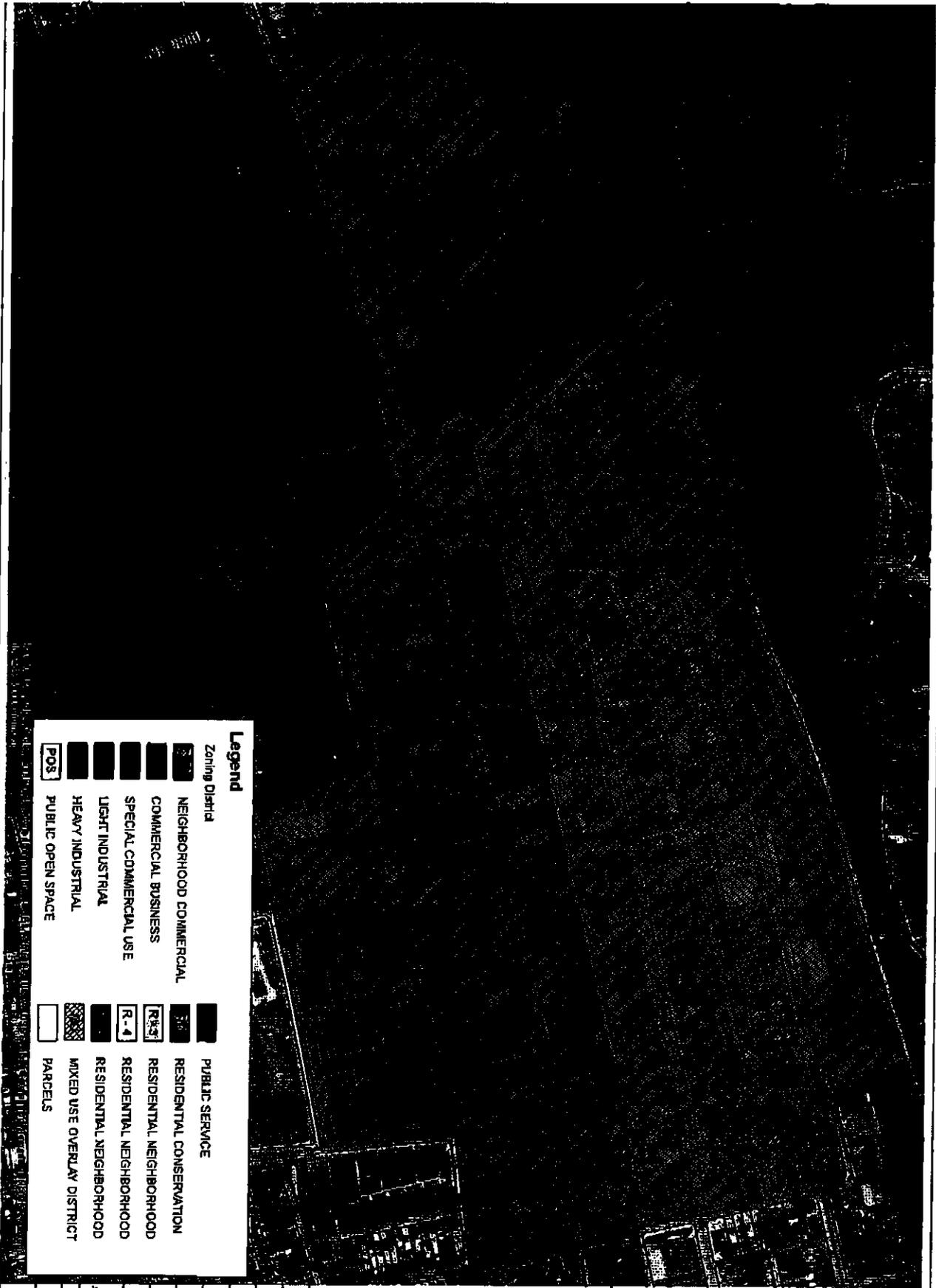
ATTEST:



Michael T. Trio, City Manager



Linda Lavender Norris, Council President



Legend

Zoning District

-  NEIGHBORHOOD COMMERCIAL
-  COMMERCIAL BUSINESS
-  SPECIAL COMMERCIAL USE
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL
-  PUBLIC OPEN SPACE

POS

-  PUBLIC SERVICE
-  RESIDENTIAL CONSERVATION
-  RESIDENTIAL NEIGHBORHOOD
-  RESIDENTIAL NEIGHBORHOOD
-  RESIDENTIAL NEIGHBORHOOD
-  MIXED USE OVERLAY DISTRICT

PARCELS

-  PARCELS

Scale: 1 inch = 250 feet

Drawn by: SH

CEG Proj #: COAT-14-051

CEGARVILLE
Engineering Group, LLC

Revisions:

Date: 02/18/2015

Date: 02/10/2015

**Mixed Use Overlay
Zoning District**

EXHIBIT A

CITY OF COATESVILLE ZONING

**CITY OF COATESVILLE
CHESTER COUNTY, PENNSYLVANIA**

NOTES:
1. Refer Use Overlay District in explanation.

EXHIBIT
"A"

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