

**CITY OF COATESVILLE  
COUNTY OF CHESTER**

**AN ORDINANCE AMENDING PART II, GENERAL LEGISLATION, CHAPTER 203, TAXATION, ARTICLE X, MU MIXED USE DEVELOPMENT OVERLAY LERTA DISTRICT, §§203-86.A AND D, EXEMPTION SCHEDULE, OF THE GENERAL LAWS OF THE CITY OF COATESVILLE, PENNSYLVANIA.**

**WHEREAS**, the City of Coatesville (“City”) is a Home Rule Municipality operating by means of a home rule charter and the laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, §2-301.I of the City Charter requires that the City pass an ordinance to amend or repeal any ordinance previously adopted; and

**WHEREAS**, the General Assembly of the Commonwealth of Pennsylvania passed the Local Economic Revitalization Tax Assistance Act, 72 P.S. §4722, et seq., (“LERTA”), which authorized local taxing authorities to exempt new construction in deteriorated areas of economically depressed communities and improvements to certain deteriorated industrial, commercial and other business property; and

**WHEREAS**, on or about February 26, 2018, City Council of the City of Coatesville (“Council”) enacted a LERTA Ordinance codified at Part II, General Legislation, Chapter 203, Taxation, Article X, MU Mixed Use Development Overlay LERTA District; and

**WHEREAS**, Council now desires to amend the LERTA Ordinance, §§203-86.A and D

**NOW, THEREFORE**, in accordance with the foregoing authority, which incorporates all rights and powers granted to the City of Coatesville under its Charter and the laws of the Commonwealth of Pennsylvania, it is hereby enacted and ordained as follows:

**SECTION 1.** Part II, General Legislation, Chapter 203, Taxation, Article X, MU Mixed Use Development Overlay LERTA District, §203-86.A, Exemption schedule, shall be amended by deleting subsection “A” in its entirety and replacing it with new subsection “A” as follows:

A. The schedule of real estate taxes to be exempted shall be in accordance with the following percentage of improvements to be exempted each year:

Year	Portion to Be Exempt
First year	100%
Second year	80%
Third year	60%
Fourth year	40%
Fifth year	20%

**SECTION 2.** Part II, General Legislation, Chapter 203, Taxation, Article X, MU Mixed Use Development Overlay LERTA District, §203-86.D, Exemption schedule, shall be amended by deleting subsection “D” in its entirety and replacing it with new subsection “D” as follows:


D. After the fifth year, the exemption shall terminate.

**SECTION 3.** All ordinances or parts of ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 4.** If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof.

**SECTION 5.** This Ordinance shall be effective 30 days after publication following final adoption in accordance with the City Charter.

ENACTED AND ORDAINED this 12<sup>th</sup> day of December, 2022.

  
Linda Lavender-Norris, President City Council

ATTEST:

  
James Logan, City Manager

CERTIFICATION

I HEREBY CERTIFY that the foregoing Ordinance was introduced on the 28<sup>th</sup> day of November, 2022, was duly enacted by the Council of the City of Coatesville, Chester County, Pennsylvania, on the 12<sup>th</sup> day of December, 2022, and that the vote upon the said Ordinance has been recorded in the Minutes of the City Council and that the Ordinance has been fully recorded.