



If You Haven't Been to Coatesville
Lately, Then You Don't Know
Coatesville At All.

Exciting improvements are being made in the City of Coatesville, positive changes that will benefit Coatesville residents, businesses and surrounding communities alike. Best of all, while other areas struggle to balance their budgets, Coatesville has invested \$1.3 million for the benefit of our residents by reducing property taxes by 20% and cutting income taxes in half. If you haven't visited our fine City recently, take a look at what we are accomplishing:

A Proactive Weed and Seed Program

Designed to prevent, control, and reduce crime and drug abuse, the Weed and Seed Program strategy involves a two-pronged approach: law enforcement agencies and prosecutors cooperate in "weeding out" criminals, attempting to prevent their return to the targeted area; and "seeding" brings human services to the area, encompassing prevention, intervention, treatment, and neighborhood revitalization.



A community-oriented policing component bridges weeding and seeding strategies. To support this effort, the City has increased its police force by 50% since 1998.

Creation of New Affordable Housing:

For nearly a year, the City of Coatesville has been working with two developers to create new residential living opportunities for Coatesville residents. The Coatesville Homeownership Project will provide 78 two and three story townhouses for low-to-moderate first time homebuyers. The Hope VI program is building 55 single-family homes on the site of the old housing project. The Apartment Over Commercial Project, which focuses on downtown revival, consists of the redevelopment of six commercial spaces and 22 apartments to an improved standard for re-occupation. Also in progress is the creation of 180 single family homes and an apartment rental complex of 350 units in Millview. The approval process is currently underway for over 30 single-family homes being built throughout the city.



A Thriving Enterprise Zone

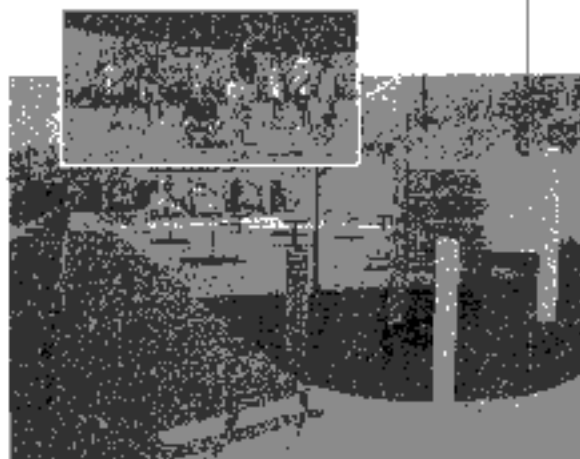
With \$400,000 being budgeted to support business investment and job development, Coatesville is making a positive mark. The City will benefit from improved design, promotion, organization and economic restructuring with the appointment of our new Main Street Manager. Plus, thanks to the Coatesville Regional Entrepreneurial and Training Endeavor, budding small business owners are receiving the training they need to launch tax-generating businesses right in our City.



Recreational Opportunities for All

The City is committed to providing a myriad of innovative recreation-related programs which generate family wellness and promote individual self-esteem. Beautiful parks, seasonal special events, summer camp programs, and athletic leagues have generated tremendous community participation.

The creation of a regional family recreation complex - which has been supported by in-depth marketing research - will take multi-community recreation to the next level by providing batting cages, ice skating, a multiplex theater, an 18-hole golf course and related facilities, and boating. The complex will create hundreds of jobs and bring millions of dollars to Coatesville.



As you can see, the revitalization of Coatesville isn't about building a golf course. It is about creating and implementing a proactive plan that will maximize the quality of life for residents of our City and all the communities that surround it. We all deserve this chance!

A Liveable Community

The City of Coatesville is attuned to the details that make the city a vibrant place to live. By reworking zoning codes, improving police protection and code enforcement, and focusing on aesthetics, we're more than just a city, we're a community.

We are Coatesville and we are proud!



The Six-Acre Condemnation: An Unfortunate But Necessary Step on the Road to Revitalization

On Monday, May 13, the City of Coatesville will take a difficult step indeed. We will present an ordinance to condemn the remaining six-acre tract of the Saha Property - the very site on which the Saha Family lives. The potential of having to do this saddens us because we were given no other options.

The History of Our Predicament

For the past three years, Coatesville has been laying the groundwork for the economic revitalization of the area. A key component is the creation of a regional family recreation complex - which will create hundreds of jobs, provide countless educational and recreational opportunities, and positively impact the value of homes throughout the region.

Most property owners who were approached for this project negotiated and ultimately accepted fair market value for their property. One major exception was the Saha Family, whose property is essential for the creation of the golf course and related facilities. The Sahas refused to discuss the sale of *any* acreage.

Finding it necessary to move forward with this project for the sake of the 11,000 community members it would benefit, the City of Coatesville filed a Declaration of Taking for 42 acres of the Saha Property in August of 2000. The six-acre tract on which the Saha Family's home sat, however, was deliberately preserved for the Saha Family.

Our Decision to Spare the Saha Family Home Became Our Biggest Obstacle

Valley Township used our decision to spare the Saha home as a basis for suing us for violating the Township's Subdivision and Land Development Ordinance. Essentially, by suing us for allegedly violating its subdivision law, Valley Township gave us a "take all or nothing" ultimatum regarding the Saha Property. It was something we never expected and which the Sahas did not deserve.

In January, Court of Common Pleas Judge William Mahon ruled that Coatesville has the right to condemn the land for the golf course, writing, "There can be little doubt that the golf and golf-related facilities here contemplated by the City are encompassed within the statutory authority to acquire land as and for public parks." He went on to write that "...development of the regional recreational complex will provide a significant economic engine to revitalize this area."

The Sahas' Stance Is Frustrating the Hopes of the People of Coatesville

Despite Judge Mahon's ruling, the Saha Family has rejected the accommodating offers that have been set before them, thus grinding this significant economic revitalization project, and all the employment opportunities and tax dollars it could bring, to a halt.

Judge Mahon's solution was that the Sahas retain 12.7 acres, but they rejected this. According to Judge Mahon, the Sahas' rejection of his solution put them "at the peril" of losing their home and the remaining six acres. The Sahas also turned down offers presented in writing by the City of Coatesville on March 7, one of which would have provided the family with up to 18 acres.

The City of Coatesville recognizes that the Saha Family vehemently opposes the impending condemnation, but as representatives of the people of Coatesville, we are committed to bettering our City and those who reside within and around it. We cannot afford to postpone the City's revitalization plan any further.

