

# ANNUAL REPORT 2022

Strategically driving and managing economic growth in Coatesville.

**2022** was a year focused on supporting sustainable economic recovery for the City and developing a stable foundation for long-term growth, so that everyone in Coatesville benefits.

As the City's partner in economic development, the Coatesville 2nd Century Alliance advocates for strategic growth and provides resources and support for local business owners, developers, residents, and City leadership.

The year was highlighted by milestones that included providing business grants, supporting new entrepreneurial ventures and increasing work readiness, youth programming and homeownership efforts. We were excited to develop and launch *Made in Coatesville*, a small business incubator that houses ten emerging Coatesville entrepreneurs.

As we make noticeable strides in commercial development, we take care to strike a balance to preserve our residential neighborhoods and the City's rich heritage. Collaboration has been the key to success, and we appreciate the individuals, organizations, and City and government leadership that our staff works with to achieve our core mission strategies.

Being an integral part of a City on the move, we have moved our offices to be more centrally located and accessible, and you are welcome to visit us at 228 East Lincoln Highway.

We are pleased to present the year's highlights and extend our thanks to the partners and donors that make our work possible.

Sincerely,



Sonia Huntzinger  
Executive Director



## Mission Strategies



Advance major, catalytic development projects within a business-friendly environment that values diversity, equity, inclusion, and our City's proud heritage



Stabilize and strengthen residential neighborhoods



Revitalize the downtown commercial district



Provide access to tools, resources, and connections that support job creation, employment, and economic opportunity to residents



Promote Coatesville's positive attributes and competitive advantages as elements of a welcoming environment for investment, business development, and civic engagement

**COATESVILLE**  
**2nd Century Alliance**



Economic & Community Development

# 2022 MILESTONES

## Neighborhood Partnership Program for Downtown Revitalization

Through our downtown revitalization program, we awarded two facade grants to downtown property owners in an effort to enhance the aesthetics of our commercial corridor. We hosted gatherings for downtown property owners, merchant meetings, and special events to highlight existing downtown businesses.

- Awarded \$24,000 in building and business grants, leveraging \$53,000 in improvements and value
- Developed and launched a small business incubator that currently houses ten Coatesville entrepreneurs
- Coordinated incubator tenant training programs and connected them with access to capital
- Hosted numerous downtown business networking events to encourage collaboration
- Created special events to showcase existing businesses to new audiences
- Implemented and funded a regular and consistent downtown litter pick-up program

## Coatesville Growing Greater Neighborhood Revitalization Initiative

We maintained our focus on stabilizing and strengthening residential neighborhoods.

- Underwrote **Work Enclave: A Beautification Initiative for Coatesville**, a pilot program in partnership with Chester County OIC that paid participants to receive work readiness training while cleaning up parks and the downtown
- Provided \$11,000 in grants to Movement Community Development Corporation, Hoopdreams Foundation, and Women Destined for Change to support youth programming and homeownership programs
- Partnered with the City to expand the Parks & Recreation commission and programs, and managed the community calendar as a resource for all positive events happening in the City
- Funded resident scholarships for CPTED (Crime Prevention Through Environmental Design) training to implement public safety measures and improve their neighborhoods

## Coatesville Redevelopment Authority

We helped the Coatesville Redevelopment Authority navigate the process of determining the right development opportunities for the right sites.

- Coordinated the work of a City-wide parking study and helped the City with implementation of recommendations
- Advanced the efforts to fund and construct a parking garage at the Train Station
- Assisted in the progression of the Train Station, Third Avenue, and Flats development projects



## Government Relations

Our team fosters and maintains productive relationships with and between County, State, and Federal officials, both elected and appointed, keeping them informed and engaged on the City's priority projects to ensure all stakeholders are working together in the best interest of the City's future.

## Development Projects

Our staff and volunteer leadership work closely with the City, the Coatesville Redevelopment Authority, and individual developers and investors supporting, endorsing, and assisting in projects. In 2022, we crafted press releases, advocated for grants and subsidies, and helped navigate and overcome roadblocks as needed.

## Communications

Our regular newsletters, quarterly Community Updates, and active social media channels keep the entire community informed of relevant activities, programs, and projects happening in the City.

**COATESVILLE**  
**2nd Century Alliance**

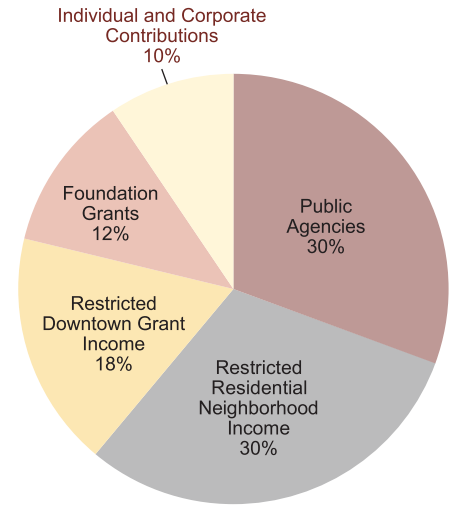


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# FINANCIAL OVERVIEW 2022

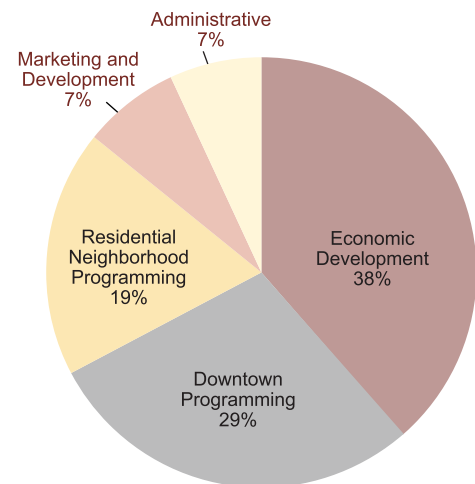
## Income

Public Agencies	\$ 86,000
Restricted Residential Neighborhood Income	\$ 85,000
Restricted Downtown Grant Income	\$ 50,000
Foundation Grants	\$ 33,000
Individual and Corporate Contributions	\$ 27,000
<b>Total</b>	<b>\$281,000</b>



## Expenses

Economic Development	\$112,000
Downtown Programming	\$ 83,000
Residential Neighborhood Programming	\$ 54,000
Marketing and Development	\$ 21,000
Administrative	\$ 20,000
<b>Total</b>	<b>\$290,000</b>



# The Coatesville 2nd Century Alliance is championed by a dedicated team of business and community leaders:

## STAFF

**EXECUTIVE DIRECTOR:** Sonia Huntzinger

**DOWNTOWN BUSINESS MANAGER:**

Amber Little-Turner

## VOLUNTEER LEADERSHIP

**CHAIR:** Bill Shaw

Life Transforming Ministries

**VICE-CHAIR:** Linda Lavender-Norris

Coatesville City Council President

**TREASURER:** Tom Taylor

Brite Realty

**SECRETARY:** Crosby Wood

New Heritage Properties

## DIRECTORS

**Jack Burkholder**

Resident/Coatesville RDA

**Doug Byers**

Presence Bank

**Dennis Dantzer**

Andrea's Jazz Café

**Patrick Kinzeler**

Elite Therapy Solutions

**Joseph Pomorski**

Presence Bank

**Stephen Shinn**

Mark Lane Properties

**Greg Vietri**

G.A. Vietri Electric

## AFFILIATE PARTNERS

**Rachel Cathell**

Western Chester County Chamber of Commerce

**Dolores Colligan**

Chester County Department of Community Development

**Sophia Hanson**

The Alliance for Health Equity

**Denise James**

Coatesville Growing Greater

**James Logan**

Coatesville City Administration

**Kevin Myers**

Chester County Planning Commission

**Gary Smith**

Chester County Economic

Development Council

## PARTNERS AND INVESTORS



**Bob & Jennifer McNeil**

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FOUNDATION INC**

THE STEWART HUSTON CHARITABLE TRUST

**PRESENCE  
BANK**



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Amber Little-Turner  
John Lymberis  
Peter Patukas  
Joseph Pomorski  
Angela Scully  
Bill Shaw  
Ted Skiadis  
Tom Taylor

For more information on how you can support our work, please contact us:

**484-786-8896**

[info@2ndCenturyAlliance.org](mailto:info@2ndCenturyAlliance.org)

[2ndCenturyAlliance.org](http://2ndCenturyAlliance.org)

PO Box 692

Coatesville, PA 19320



Thank you,  
NouSoma Communications  
for donating design services

# INVEST IN COATESVILLE'S ECONOMIC FUTURE

Since our inception in 2015, the Coatesville 2nd Century Alliance has been a steady, consistent voice for smart growth and strategic development in the City, and as this annual report illustrates, we're building traction.

We are the City's partner in economic development, working daily to secure a stable economic future for everyone in Coatesville.

The Coatesville 2nd Century Alliance is building opportunity in the City, and we hope you'll support us as we work to keep the momentum going.

Please consider an investment in Coatesville 2nd Century Alliance. Make your tax-deductible donation today.

Make check payable to **Coatesville 2nd Century Alliance** and mail to:  
PO Box 692  
Coatesville, PA 19320

You may also donate online at [2ndCenturyAlliance.org](http://2ndCenturyAlliance.org)

Contribution Amount:

\$2,500    \$1,500    \$1,000    \$500    \$ \_\_\_\_ Other

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TO DONATE

Thank you!

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**2nd Century Alliance**



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