

Steelpointe Neighborhood Improvement District – Frequently Asked Questions

What is the NID and who created it?

The NID is a special purpose, Neighborhood Improvement District created by the Borough of Phoenixville, Pennsylvania (the “Borough”), pursuant to the Commonwealth of Pennsylvania’s (the “Commonwealth”) Statute Title 73 P.S. §831 *et seq.* (the “NID Act”). The NID was created on June 9, 2020.

Why was the NID created?

The NID was created to finance costs of certain public improvements that are required for and provide specific benefits to property within the Steelpointe Neighborhood Improvement District (the “District” or the “NID”). The public improvements funded by the bonds include, but are not limited to, removal of existing bridges, construction of a new bridge to serve the community, boulevard, sidewalks, open space and trail enhancements, and installation of water, sewer, and storm sewer systems, and any costs related thereto.

How was the NID created?

The NID was created by the Borough by approval of an Ordinance on June 9, 2020 after (i) the preliminary Steelpointe Neighborhood Improvement District Plan (the “NID Plan”) was provided to all property owners and lessees of property owners located within the proposed boundaries of the NID 30 days prior to the first public hearing, (ii) there were no objections made in writing by persons representing the ownership of 40% of the benefited properties within the proposed NID, and (iii) a public hearing conducted for the NID on April 14, 2020 to evaluate the viability of the NID Plan. The NIDMA adopted a resolution on October 14, 2020 (the “NIDMA Resolution”), authorizing the levy and collection of special property assessment fees (the “Special Assessments”) on all benefitting real property other than public property within the District in accordance with the Rate and Method of Apportionment of Special Assessments dated November 18, 2020 (the “Rate and Method of Apportionment”) set forth in the NID Plan.

How are the NID Special Assessments determined?

The NID Special Assessments represent a proportional share of the cost of the authorized public improvements allocated to each property type pursuant to the NID Plan approved by the NID Ordinance. The total Special Assessment levied on each property includes principal due on the bonds, interest due on the principal, and administrative expenses related to the administration of the bonds and the NID. Please contact the NID Administrator for details regarding the various property types and Special Assessment amounts contemplated for each type of property within the District.

How can NID Special Assessments be paid?

The NID Special Assessments can be paid (i) in full at any time, or (ii) in annual installments as specified in the NID Plan. Please contact the NID Administrator for details regarding these available options and the respective amounts applicable to your property.

Who collects the NID Special Assessments?

The NIDMA or the designated bond trustee (the “Trustee”) will collect NID Special Assessments prepaid in full. The NID Administrator will prepare and provide a detailed letter of NID Special Assessment prepayment instructions upon request for full prepayments.

Annual installments of NID Assessments will be billed and collected by Keystone Collections, the billing agent designated by the NIDMA, similar to regular Borough property taxes.

How are Annual Installments determined?

Each year, the NID Administrator prepares and submits the Annual Assessment Report and Amendment of the Assessment Roll for Imposition and Collection of Assessments, in accordance with the NID Plan and Rate and Method of Apportionment, to the NIDMA for approval. The Annual Installments billed and collected from each property represent a proportionate share of the annual NID budget approved by the NIDMA each year. Generally speaking, the NID budget includes the principal, interest and administrative expenses expected to be due on the bonds in the upcoming year. Please contact the NID Administrator for additional details.

When are Annual Installments due?

Annual Installment notices will be sent by the NID Administrator around the beginning of February of each year. Keystone Collections will send Annual Installment bills to property owners at the beginning of March of each year. Annual Installment payments are due to Keystone Collections by June 30th of each year.

Can partial payments be made on Annual Installments?

No, Annual Installments must be paid in full to Keystone Collections on or before June 30th of each year.

What happens if NID Special Assessments are delinquent?

Annual Installment payments are due to Keystone Collections by June 30th of each year. Keystone Collections will initiate and pursue all delinquent collection remedies including, but not limited to, those authorized by the Municipal Authorities Act of 1945, 53 P.S. 5601, et seq., and the Municipal Claims Act, 53 P.S. 7101, et seq., necessary with all delinquent costs and fees to be borne by the delinquent Special Assessment account(s). The NID Special Assessments represent a lien against each property within the NID. As a result, all actions and remedies available for enforcing collection of delinquent property tax collections also apply to Special Assessments. Failure to pay the Special Assessment obligations may result in foreclosure in the same manner as delinquent property taxes.

What happens to NID Special Assessments upon transfer of ownership?

The NID Special Assessments obligation will transfer to the new property owner for the remainder of the Special Assessment term. The new property owner will assume the obligation to pay any remaining unpaid NID Special Assessments. If the Special Assessments are prepaid in full prior to the transfer of ownership, the NID Special Assessment obligation will terminate, and there will be no NID Special Assessment obligation on the new property owner.

Who is the NID Administrator and where can I get additional information or details regarding the NID?

NID Administrator:

MuniCap, Inc.
946 PA-228, Suite 102
Mars, PA 16046

Contact information:
Phone: (412) 520-8363
Email: Patrick.Kennedy@MuniCap.com