



HARTSDALE FIRE  
DISTRICT

# PROPERTY BOND PRESENTATION

---

Serving our community since 1904



# Bond Proposal Highlights

The proposed bond is for \$490,000 for 5 years, at between 3% to 4% interest

Acquiring the property will allow for a safe new building in the future, that is out of the flood zone .

The proposal is the most cost effective option given the current market.

Most residents can expect a less than \$20 increase in the tax bill

The proposal preserves efficient and safe emergency services .





What does the Fire  
District Do?



24 HOURS -  
365 DAYS

## Emergency Incident Mitigation

- Fire and Explosion Mitigation
- Motor Vehicle Accident Response and Roadway Safety
- Search and Rescue activities (land and water)
- Chemical Hazardous Materials Response
- Emergency Medical Response
- Electrical and Gas Emergencies
- Flooding / Blizzards / Natural Hazards

# Rescue Services

---

- Building Impacts and Emergency Stabilization for Collapses
- Rescues at heights using rope systems, such as the Sprain Brook Parkway and Metro-North Train Lines
- Rescues below ground, such as trenches and oil tanks.
- Rescues in flood waters
- Search and Rescue in both land and water



# COMMUNITY RISK REDUCTION

---



COMMUNITY  
EDUCATION CLASSES



CPR INSTRUCTION



COMMUNITY  
OUTREACH



FIRE INSPECTIONS



FIRE HYDRANT  
INSPECTION AND  
TESTING



# TRAINING

- Multi-disciplinary
- 5 Broad areas include
  - Firefighting and Property Conservation
  - Medical Training
  - Special Rescue
  - Building Code Enforcement
  - Policy and Compliance
- Every firefighter trains every day, totaling hundreds of hours per person, every year.

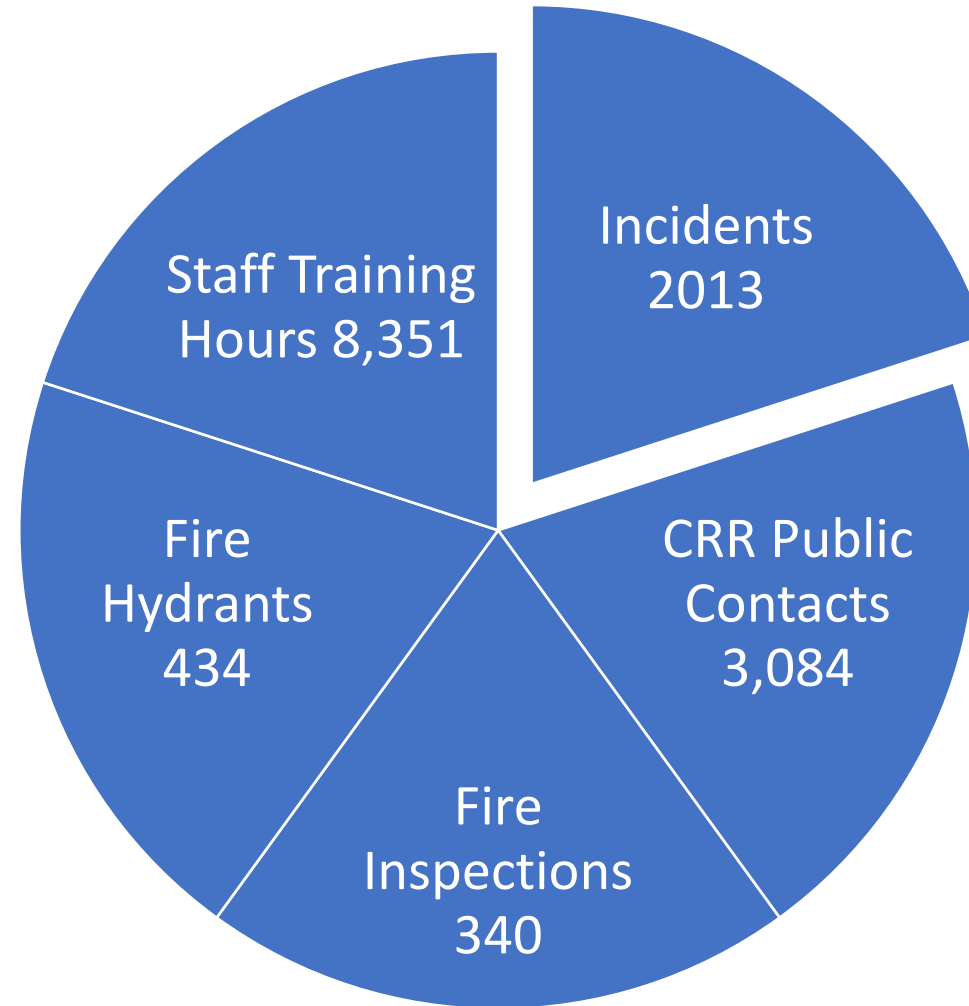




# 2022 Year to Date STATISTICS

Population  
12,925  
(2020 ACS)

\$2.86 B  
property under  
protection





Why should we  
keep the  
firehouse?

---



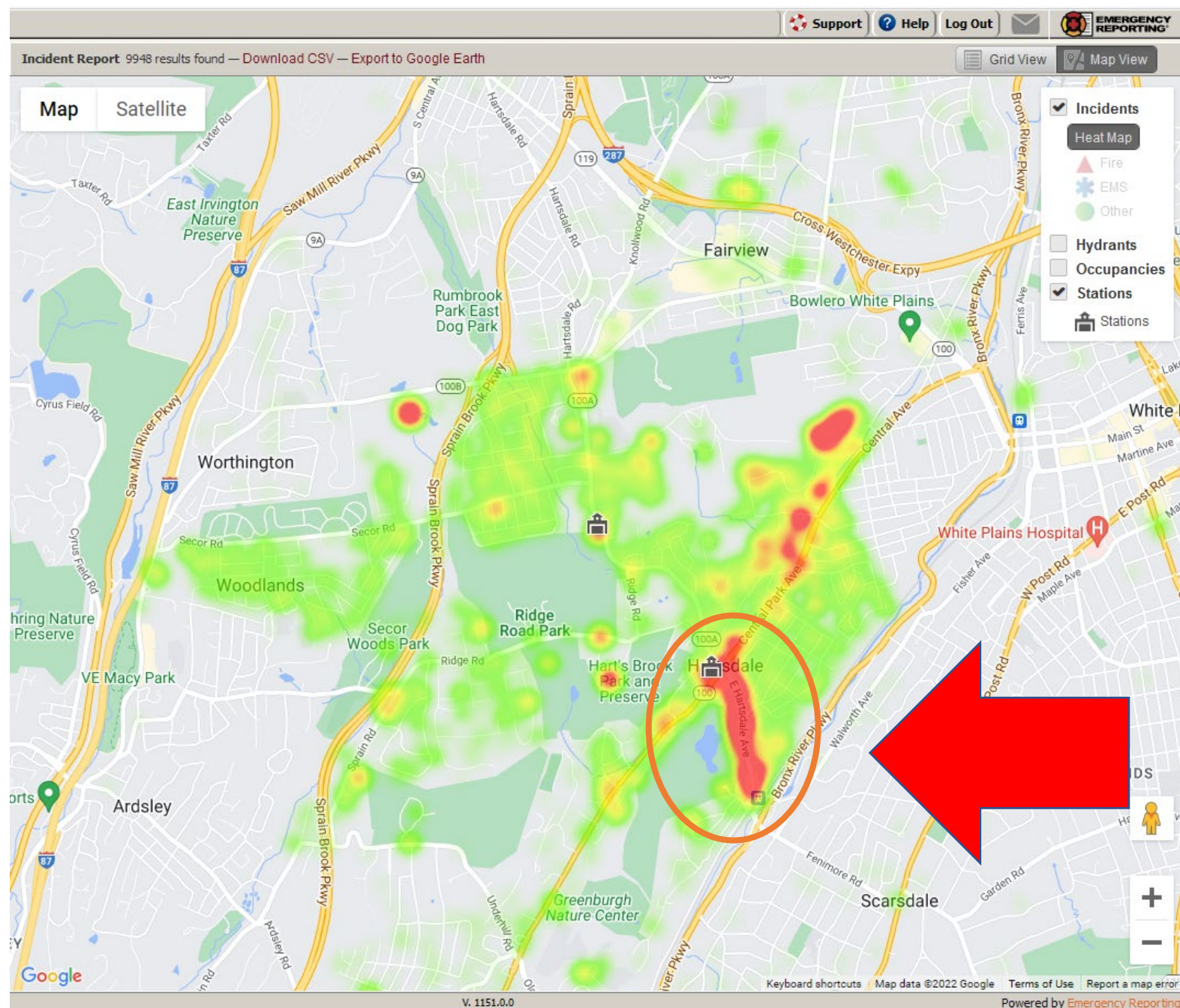
---

# Excellent Location is the Primary Goal

---

- Both Insurance Companies and National Standards want the first fire unit to be within a 4 minute drive of homes and businesses. The rest of the units have up to 8 minutes to arrive
- Traffic patterns and congestion are important considerations
- Good firehouse locations are as near as possible to population concentrations
- Good locations are also near incident concentrations.
- The more risk, the closer a firehouse should be.





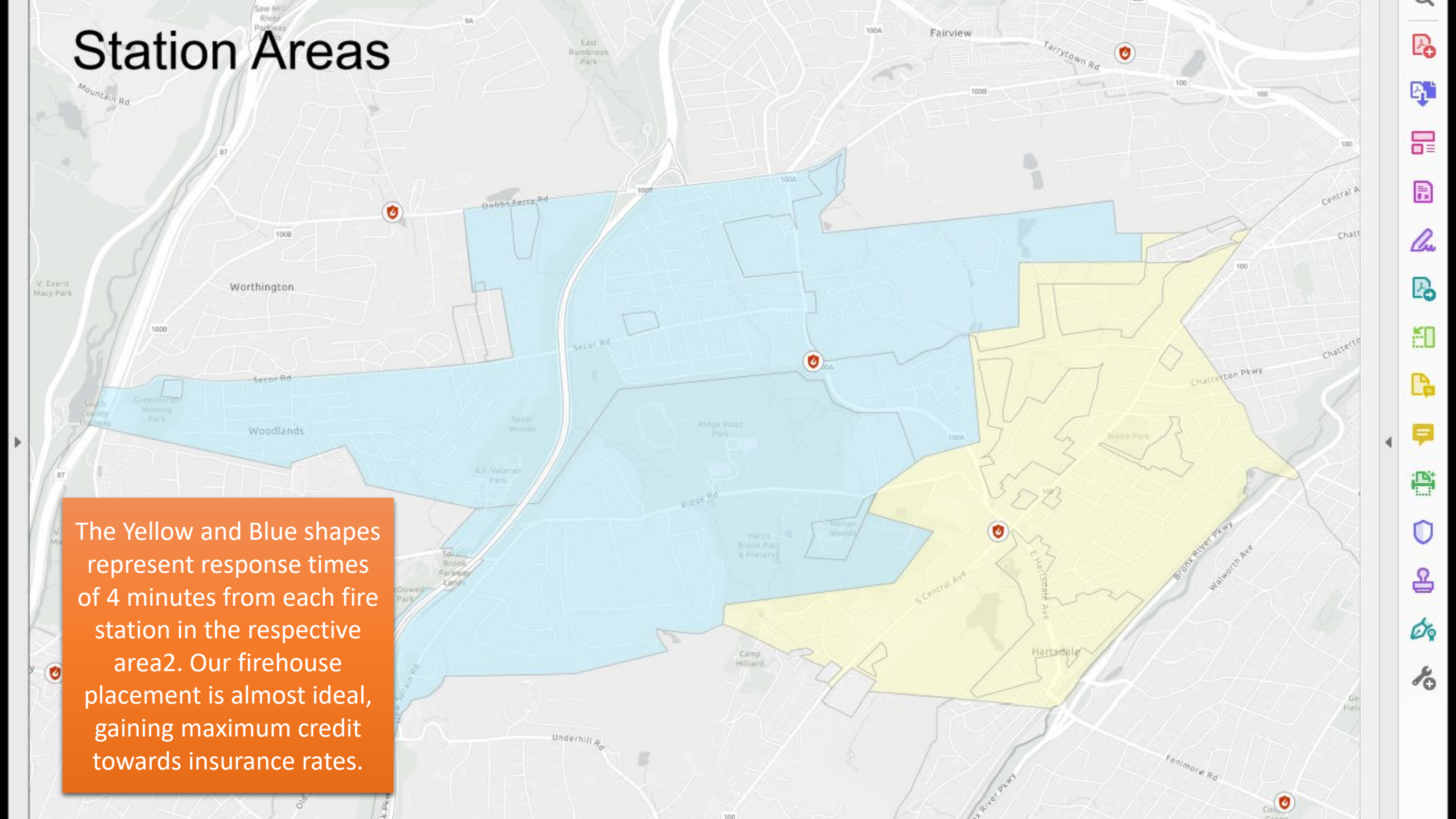
# Incident Heat Map – 5 years 2018 to Today

- Red areas are the highest concentration of incidents
- Highest areas are along N Central Avenue and E Hartsdale Ave
- The firehouse is almost optimally sited near population and incident concentrations



# Station Areas

The Yellow and Blue shapes represent response times of 4 minutes from each fire station in the respective area<sup>2</sup>. Our firehouse placement is almost ideal, gaining maximum credit towards insurance rates.







# CURRENT CONDITIONS

---





The Central Avenue  
Firehouse as built in 1931.  
Notice the size of the fire  
engine leaves ample space  
to enter and exit the  
doors.





The firehouse as it sits today. Well maintained, but in a flood zone, and too small for modern fire engines.



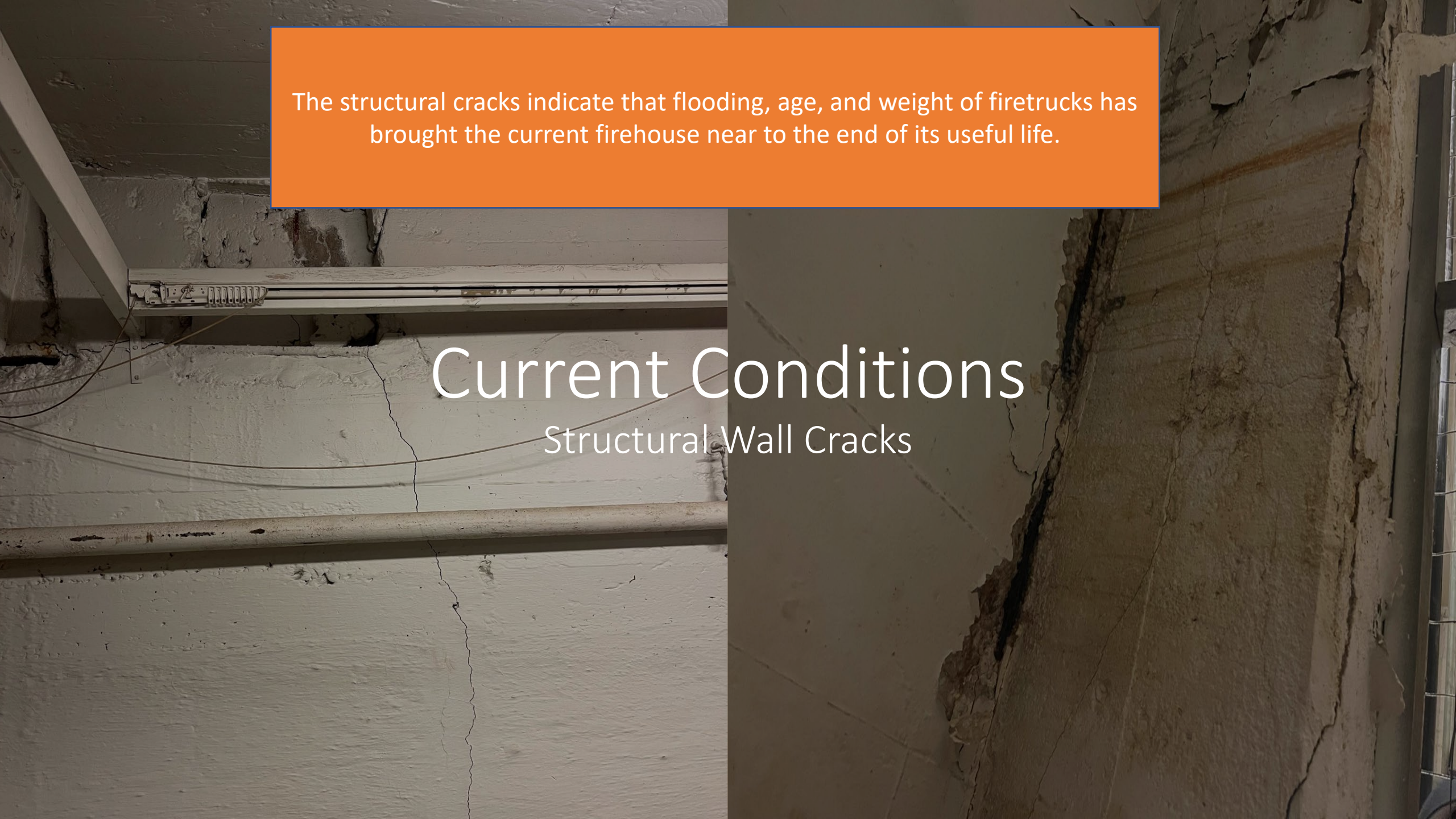




# Current Conditions

## Structural Beam Cracks

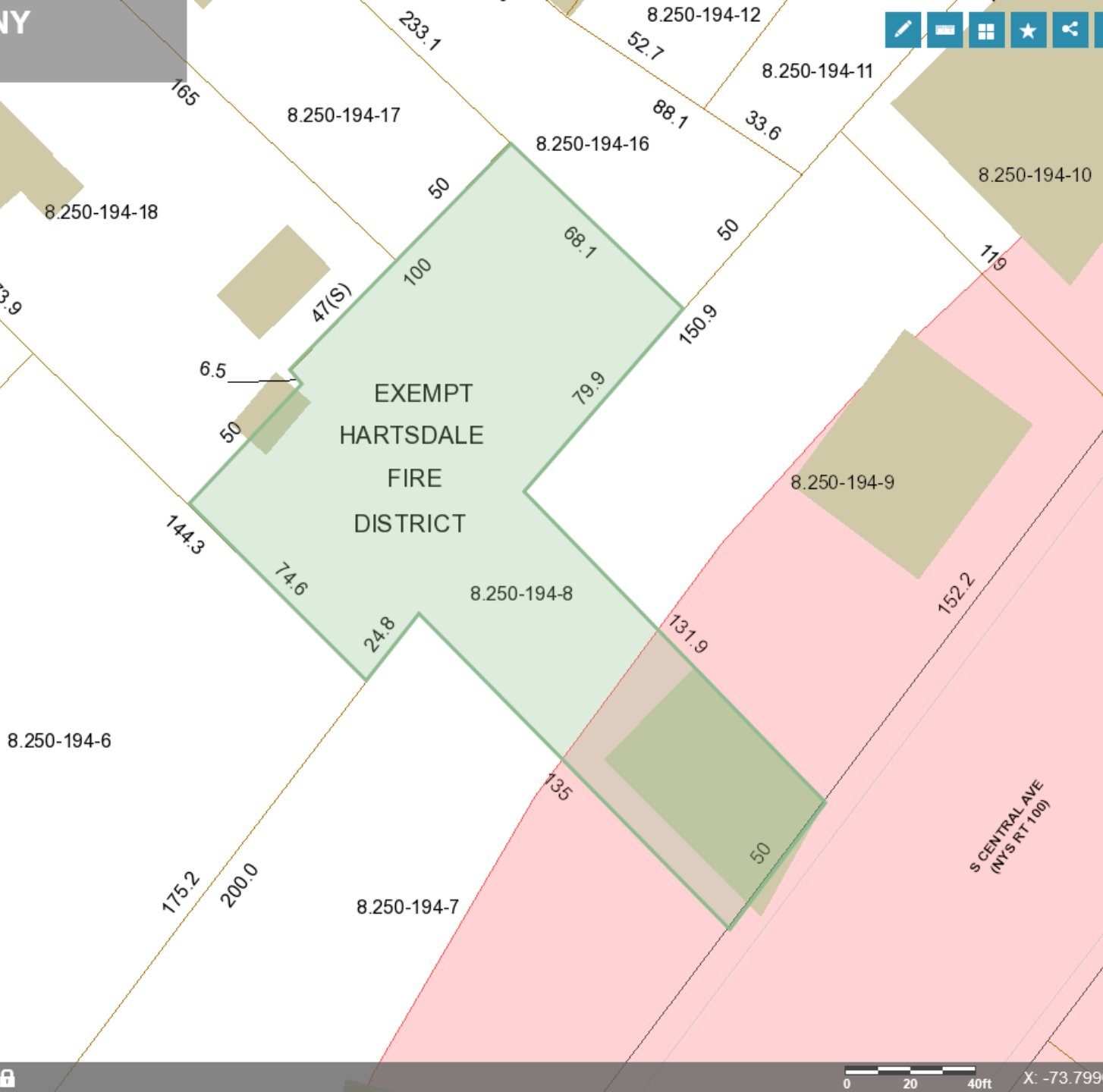




The structural cracks indicate that flooding, age, and weight of firetrucks has brought the current firehouse near to the end of its useful life.

# Current Conditions

## Structural Wall Cracks



# Existing Site Conditions

- The entire fire station is within the FEMA flood zone
- The opportunity to move the station back from Central Avenue reduces the flood threat
- Existing access to the rear of the building is only possible through neighboring properties (9 foot driveway width)



# SEPTEMBER 2021 FLOODING

- Roadway flooding into the firehouse
- About \$20K in damage to building



# Interior Water Intrusion

- Water comes through the foundation, into electrical panels and basement boiler room areas
- Occurrences of water entry are becoming more frequent and more serious





## Inadequate Clearances

---

- Building was built when fire engines were half the size
- Both ceiling height and door widths are within inches of modern fire trucks, functional but inadequate



# Proposed Plan

- Acquire property to have the opportunity to move a new building out of the flood zone in the future
- Actively seek infrastructure grant funding for a future building project
- The Bipartisan Infrastructure Law and FEMA are likely grant sources



# Proposed Property Details

- 0.39 Acre plot that has a former roofing contractor workshop on site
- Property appraised for \$585,000 in February, 2021. Current assessed value is \$668,700.
- Sale price is \$400,000
- An environmental remediation with NYS Dept of Environmental Conservation approval is complete.
- Allows for access to firehouse without going through other properties or pulling into Central Avenue.
- Firetrucks could exit through the new property during flooding events, and avoid affected areas on Central Ave.
- A new firehouse could be built so that the existing residential neighborhood is not negatively impacted.
- Removes the structure from the flood zone.



Yellow Area = Proposed new property  
Pink Area = Flood zone  
Blue Area = Possible new firehouse  
area



# Comparable Property Costs and Options

- 3 S Central Ave (Coin Exchange) - \$1.4 Million, 2021
- 379 N Central Ave (Shake Shack) – 1.8 Million, 2018
- 155 N Central Ave (Verizon, Former Montaage) - \$2.7 Million, 2022
- No suitable unimproved lots in or around the area on the market.
- No land swap opportunities are currently available. Have sought them with Chase and others within the past several years

# Potential Construction Costs

- There is a large range in construction costs depending on community needs. Market research was between 22 Million down to 2 Million.
- Best construction estimates are between 3 to 4 million, including demolition of existing building, environmental remediation, and construction of new building.
- Building will be a satellite station, and will not contain administrative offices, meeting rooms, or duplicate equipment in main station. The building will also NOT have a basement.
- Future building will accommodate modern fire engine sizes, crew quarters, storage, and functional maintenance areas.



A photograph of three individuals wearing full-body blue protective hazmat suits with hoods and face shields. They are in a large, dimly lit industrial space with high windows in the background. The person on the left holds a yellow handheld device. The person in the center is bent over, holding a small grey electronic device. The person on the right is also bent over. The text 'DISTRICT FINANCIAL CONDITION' is overlaid in white, bold, sans-serif font in the center of the image.

# DISTRICT FINANCIAL CONDITION

# DISTRICT FINANCIAL NORMS

- The Fire District rarely issues long-term debt
- Only one bond is outstanding, finishing in 2027. \$485,000 per year
- All recent fire engine and truck purchases over past five years have been bought by a reserve savings plan. No debt was incurred.
- If grant funding is not obtained, a new building could be saved for after the current bond is paid. No additional tax hike required.

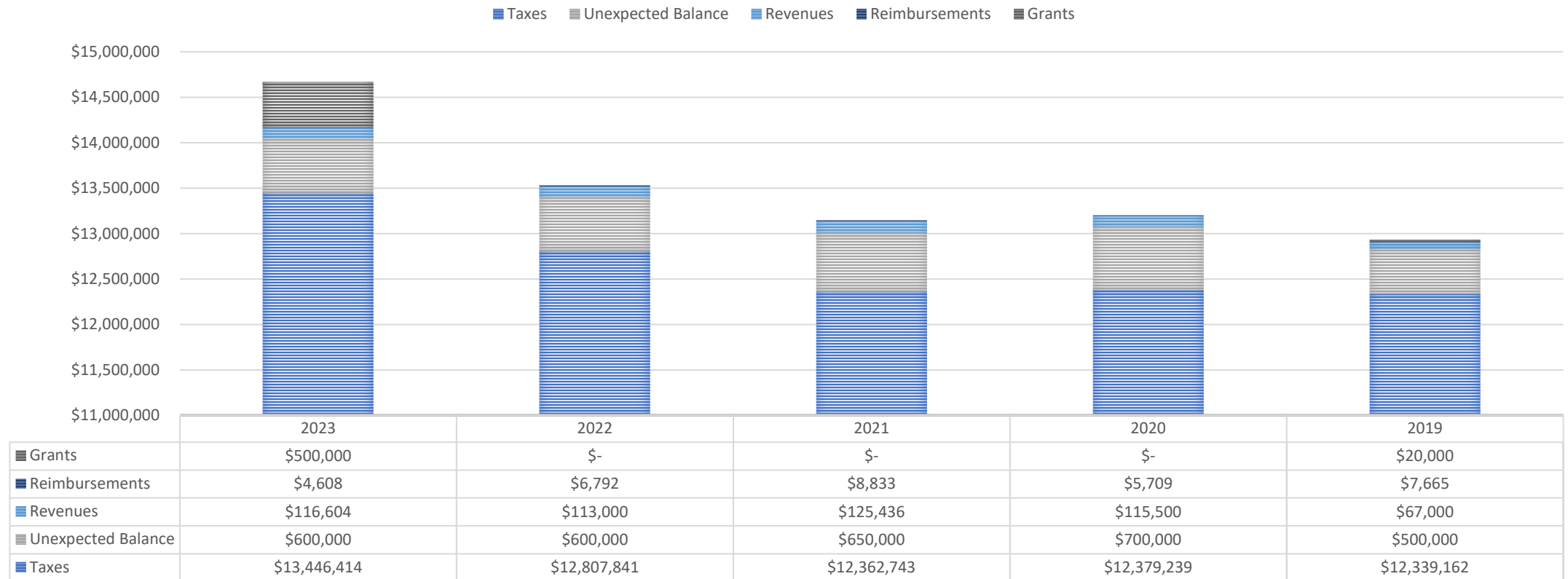


# PROPOSED BOND DETAILS

- Bond is proposed at \$490,000
- Includes interest, environmental engineering, deposit, legal fees, and bond fees.
- Term of 5 years
- Increase in the tax rate of 0.194936 per \$1000 assessed value
- Net increase in for most property owners under \$20 per year in the fire district bill

# Total Appropriations Over Five Years

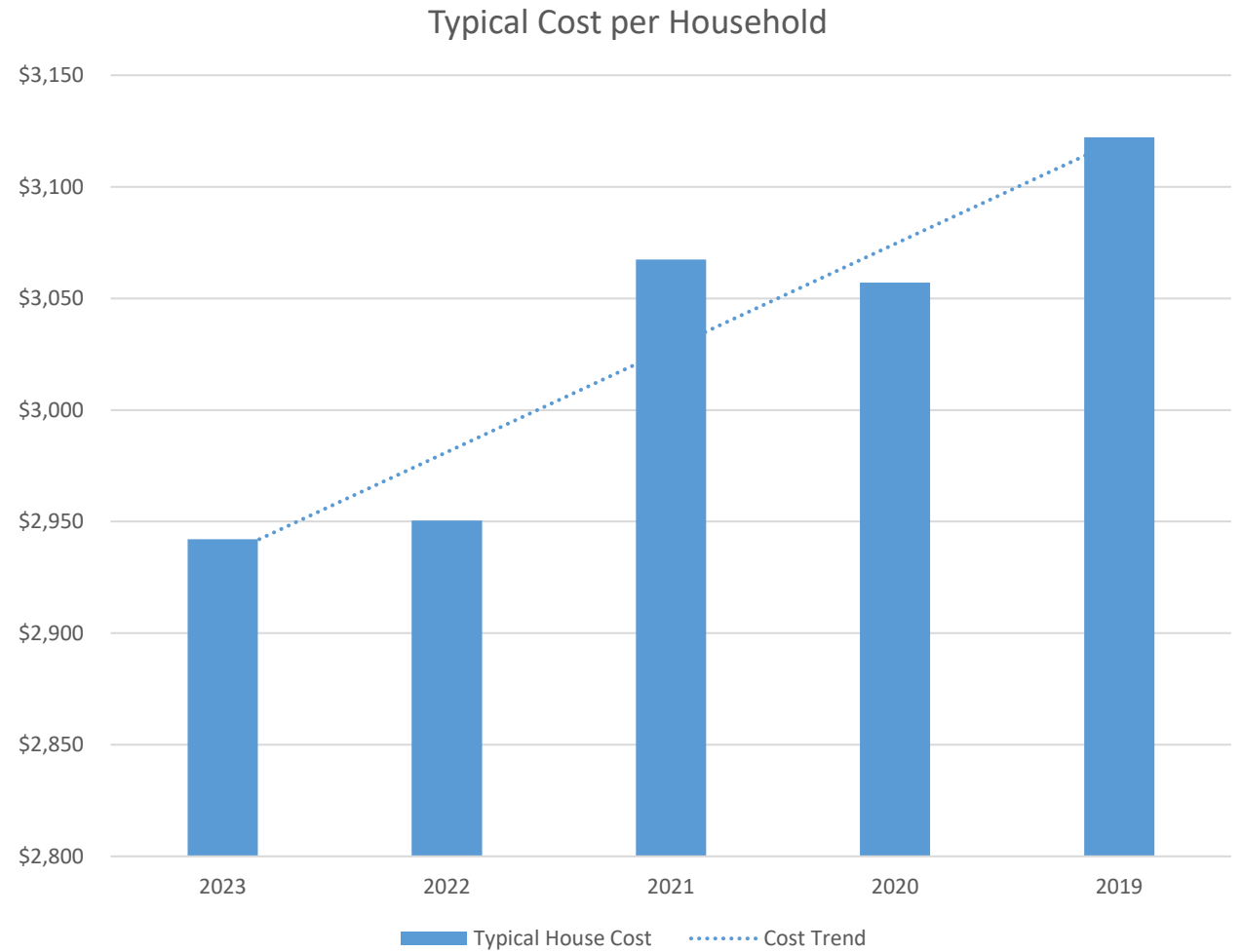
## REVENUE SOURCES - 5 YEAR





# Fire District Cost Per Household Over Five Years

\* Assumes a \$550,000 home value



# Overall Tax Bill Change for 2023

Assumes a \$550,000 home valuation



2022 - \$2,950



2023 - \$2,942

Add \$20 for  
the bond  
issue

\$8  
Decrease



# Rate Comparisons

What to expect in your bill based on some sampled valuation changes.

Percent	New AV	Paid 2022	2023	Difference
0.00%	550000	\$ 2,950.43	\$ 2,942.15	\$ (8.28)
2.50%	563750	\$ 3,024.19	\$ 3,015.70	\$ (8.49)
5.00%	577500	\$ 3,097.96	\$ 3,089.25	\$ (8.71)





Public Question Period