

**MELROSE FIRE DISTRICT**  
**Firehouse Project Facts #7**  
**December 1, 2025**  
**NEW FIREHOUSE - FINANCE PLAN**

**MELROSE FIRE DISTRICT FACTS**

**THE ORIGINAL PROJECT VOTE**

In October 2021, the Board of Fire Commissioners (Commissioners) presented a firehouse replacement plan for public vote, receiving overwhelming community approval to proceed with the plan at that time. However, the construction budget and financing cost projections for the new firehouse, which had been developed prior to the COVID pandemic, did not provide sufficient funding to complete the project. Skyrocketing pandemic related construction costs and rapidly increasing interest rates resulted in the decision to delay the project until costs stabilized and interest rates declined, in order mitigate the project's overall costs.

**IMPROVING CONDITIONS FACILITATE NEW FIREHOUSE VOTE**

The Commissioners have determined that present construction pricing and the decreasing interest rate environment now make proceeding with the new firehouse financially feasible. Furthermore, the District's coverage area grew in 2025 by adding 72 new properties, over 19 square miles in the Tomhannock Spillway region in the Town of Pittstown, making a new firehouse facility even more crucial at this time to support the increased call volume from this expansion. The firehouse vote is being held on December 9, 2025 to coincide with the Annual Election for fire district commissioner. The date of the Annual Election is established as the second Tuesday in December by NYS Town Law.

**NEW FIREHOUSE FINANCING**

The \$6.95 million firehouse project budget includes existing facility demolition, temporary firehouse relocation and new firehouse reoccupation, project design, site development, building construction, project management, administrative services and construction cost contingency planning. The District is proposing to borrow up to \$5.75 million by issuing 30-year municipal bonds and to utilize \$1.2 million of Building Reserve funds to finance this project.

**GRANT OPPORTUNITY**

The Commissioners will be applying for a \$1 million grant from the NYS Division of Homeland Security and Emergency Services, *Volunteer Fire Service Infrastructure Grants* to offset our community's share of the project cost. This \$1 million grant, if awarded, will permit the District to reduce the borrowing amount to \$4.75 million, resulting in the project requiring no budget increase and no additional tax increase. Unfortunately, the grant window has not opened yet, so we won't know if the District is awarded a grant until after the December vote date.

**BUDGET & TAX IMPACT**

The Commissioners have determined that if the District is not awarded any grant funding, an additional budget increase of \$84,500, spread over the 2027, 2028 and 2029 budgets will be needed to support the project debt service payment for the \$5.75 million bond issuance.

When fully implemented, this multiyear budget plan will result in a tax increase of \$1.73 per \$1,000 of assessed value for District properties in the Town of Schaghticoke and \$.25 per \$1,000 of assessed value for District properties in the Town of Pittstown. Please see the tables below for the projected tax increase amount for a

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range of properties in each town, as well as information on how to calculate your individual projected tax increase.

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The table below illustrates the projected amount tax increase for Schaghticoke properties with assessed values above and below the average assessed value to fund the new firehouse.

<u>Taxable Assessed Value</u>	<b>Town of Schaghticoke</b> <u>Full Value**</u>	<u>Projected Tax Increase</u>
\$30,000	\$197,628	\$51.90
\$42,565*	\$280,402	\$73.64
\$75,000	\$494,071	\$129.75

\* \$42,565 is the average assessed value for Schaghticoke properties in the District.

\*\* Schaghticoke assesses property at 15.18% of full value.

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The table below illustrates the projected amount tax increase for Pittstown properties with assessed values above and below the average assessed value to fund the new firehouse.

<u>Taxable Assessed Value</u>	<b>Town of Pittstown</b> <u>Full Value**</u>	<u>Projected Tax Increase</u>
\$200,000	\$200,000	\$50.00
\$308,062*	\$308,062	\$77.02
\$500,000	\$500,000	\$125.00

\* \$308,062 is the average assessed value for Pittstown properties in the District.

\*\* Pittstown assesses property at 100% of full value.

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To calculate the projected tax increase for your individual property, will need to locate the assessed value as shown on your 2025 Rensselaer County Tax Bill. Using the following formula, you can calculate the projected amount of tax increase for your property.

$$\text{Assessed Value} / 1,000 = \text{Units of Assessed Value (UAV)} \times \text{Projected Tax Rate Increase}$$

**Schaghticoke:** Assessed Value / 1,000 = UAV x \$1.73

**Pittstown:** Assessed Value / 1,000 = UAV x \$.25

**Please see the sample tax bills below for where to locate the assessed value and for example projected tax increase calculations for each town.**

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Terry S Jones, Tax Collector  
1 Harvard St.  
Mechanicville, NY 12118

1187

#### 2025 Rensselaer County Town of Schaghticoke Tax Bill

BANK CODE	BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
			1 OF 1	1	
FISCAL YEAR			WARRANT DATED		SWIS CODE
1/1/2025 - 12/31/2025			1/1/2025		384289
ESTIMATED STATE AID					SEE REVERSE SIDE FOR MORE INFORMATION
CNTY	46,474,035				
TOWN	598,547				

**FOR YOUR INFORMATION**

Tax Collector In Person Hours: Except Holidays  
January: Monday, Wednesday & Friday 9am - 1pm  
February: Monday & Friday 9am - 1pm  
March: Monday & Friday 9am - 1pm  
\$2 Late Notice Fee Added After March 10th.  
Please pay with Cash, Personal Check, Bank Check,  
or Money Order Only. No Credit Cards.

IN  
PERSON  
PAYMENT

Schaghticoke Town Hall  
290 Northline Drive  
Melrose, NY 12121

PROPERTY DESCRIPTION & LOCATION	
TAX MAP NO.	
LOCATION	
DIMENSIONS	
SCHOOL DIST	
PROPERTY CLASS	

EXEMPTION	TAX PURPOSE	VALUE	EXEMPTION	TAX PURPOSE	VALUE
AGED CTS	COUNTY	21,500			
		Full Value: 141,634			
AGED CTS	TOWN	21,500			
		Full Value: 141,634			

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT: 283267  
 THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS: 15.18%  
 THE ASSESSED VALUE OF THIS PROPERTY IS: 43000

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE PRIOR YEAR	TAXABLE ASSESSED VALUE	TAX RATE PER \$1,000	TAX AMOUNT
N Y Mandates County	62,083,396	1.6	21,500.00	25.624608	550.93
Charge Backs County	498,185	15.9	21,500.00	3.429308	73.73
Town of Schaghticoke	1,057,020	1.2	21,500.00	7.276109	156.44
Highway Schaghticoke	388,841	3.4	21,500.00	2.856097	61.41
Ambulance Dist H V	714,400	2.9	43,000.00	4.541908	195.30
Melrose Fire	538,590	3.9	43,000.00	12.002833	516.12
Solid Waste District			1.00	210.000000	210.00

**SCHAGHTICOKE**

Tax Increase = \$74.39

\$43,000/1,000 = 43 x 1.73 = \$74.39

Town of Pittstown Tax Collector  
97 Tomhannock Rd.  
Valley Falls, NY 12185

2599

#### 2025 Rensselaer County Town of Pittstown Town & County Bill

BANK CODE	BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
CORE			1 OF 1	1	
FISCAL YEAR			WARRANT DATED		SWIS CODE
1/1/2025 - 12/31/2025			1/1/2025		383689
ESTIMATED STATE AID					SEE REVERSE SIDE FOR MORE INFORMATION
CNTY	46,474,035				
TOWN	336,460				

**FOR YOUR INFORMATION**

Taxes uncollected by March 31st go to the county  
Payments Dated after Mar. 13th need to be Cash,  
Money Order or Cashiers Check.  
All others will be returned.

IN  
PERSON  
PAYMENT

Town Hall every Sat. January 9am-Noon  
Sat Feb 15th 9am-12pm Fri Feb 28th 5pm  
- 8pm Mon. March 31st. 5pm-8pm

PROPERTY DESCRIPTION & LOCATION	
TAX MAP NO.	
LOCATION	
DIMENSIONS	
SCHOOL DIST	
PROPERTY CLASS	

EXEMPTION	TAX PURPOSE	VALUE	EXEMPTION	TAX PURPOSE	VALUE

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT: 308000  
 THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS: 100.00%  
 THE ASSESSED VALUE OF THIS PROPERTY IS: 308000

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE PRIOR YEAR	TAXABLE ASSESSED VALUE	TAX RATE PER \$1,000	TAX AMOUNT
N Y Mandates County	62,083,396	1.6	308,000.00	3.869112	1,191.69
Charge Backs County	418,788	67.5	308,000.00	.696902	214.65
Town of Pittstown	1,685,782	6.0	308,000.00	2.805300	864.03
Town Outside Village	507,682	-3.2	308,000.00	.888944	273.79
Melrose Fire	42,910	-1.2	308,000.00	1.822031	561.19
Pitt Refuse Dist #1			0.00	297.534999	0.00

**PITTSTOWN**

Tax Increase = \$77.00

\$308,000/1,000 = 308 x .25 = \$77.00

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**NEW FIREHOUSE - FINANCE PLAN**

This new firehouse will facilitate dedicated and compassionate fire & rescue service delivery to current and future generations of District residents and will provide a functional and safe work space for the community's volunteers. At a time when many volunteer fire companies are experiencing declining numbers, the Commissioners believe a new firehouse will be a powerful recruiting tool, fostering a professional environment, that contributes to firefighter wellness, improves training capabilities, and enhances firefighter retention.



To review prior Firehouse Project Facts 1-6, the Building Condition Survey and other firehouse project information, please visit: [www.melrosefireco.org/capital-project-mfd](http://www.melrosefireco.org/capital-project-mfd)

For more information on the Board's firehouse plan, please see Firehouse Project Facts #8, December 3, 2025, New Firehouse Q&A Recap.