

PUBLIC HEARING - TCF II, LLC (One Four Six Marketplace)

Town of Halfmoon Town Hall, 2 Halfmoon Town Plaza, Halfmoon, NY 12065

MEETING AGENDA

Monday, September 8, 2025 at 8:30am following Public Hearing

Town of Halfmoon Town Hall

2 Halfmoon Town Plaza, Halfmoon, NY 12065

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1. Call to Order
2. *Approval of August 12, 2025 meeting minutes
3. *Application TCF II, LLC (One Four Six Marketplace) ([Amended Application](#))
[Inducement/SEQRA Resolution](#) ([EAF Part 3](#))
4. *Sales Tax Exemption: add Munter Enterprises, Inc as Additional Agent for Munter-Ambrave project
5. *Sales Tax Exemption Extension: CTI Properties, LLC, Core-Tech Industrial Corp and Plank, LLC
6. Chairman's Report
7. CEO Report
 - [*Application Scannell Properties #764, LLC](#) (Project Powerhouse) (New) Town of Halfmoon
 - [Site Plan & EAF](#)
 - UTEP Discussion
8. CFO Report
 - Financial Statement/Report as of August 31, 2025
 - CD Update
 - Invoice for USLI/Mount Vernon Fire Insurance Company: \$1,890
 - Invoice Martin Depositions: \$351 (July Public Hearing)
 - Reimbursement: \$52.40 for Certified Mailing Notices for one public hearing
 - Invoices for Public Hearing Transcripts (Munter-Ambrave, MR2 Construction Services, LLC)
9. Administrator
 - September School PILOT Billings
10. Agency Counsel
11. Other Business
12. SEDC – pending applications
13. Next Meeting Date: October 14, 2025
14. Adjournment