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PUBLIC HEARING

SARATOGA COUNTY

INDUSTRIAL DEVELOPMENT AGENCY

\*\*\*\*\*

A Public Hearing regarding  
TCF II, LLC (One-Four-Six Marketplace)

In accordance with the provisions of  
Article 18-A

New York General Municipal Law

\*\*\*\*\*

September 8, 2025  
8:33 a.m. - 8:49 a.m.

Halfmoon Town Hall  
2 Halfmoon Town Plaza  
Halfmoon, New York 12065

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**APPEARANCES:**

**FOR THE SARATOGA COUNTY IDA:**

Rodney J. Sutton, Chair  
Yvonne Manso, Ethics Officer  
Tom Lewis, Secretary  
Michael Mooney, Treasurer  
Kevin Tollisen, Member  
Phil Klein, Vice Chairman  
Erinn Kolligian, Assistant Treasurer

**STAFF MEMBERS:**

Scott Duffy, CEO  
Jeff Many, CFO  
James Carminucci, Special Counsel  
Kimberly Lambert, Senior Planner IDA  
Administrator  
Nisha Merchant, Economic Development  
Specialist/Planner

**SPEAKERS:**

Mark Freiburger, Deputy Director at Clifton  
Park - Halfmoon Emergency  
Corps  
Pete Bardunias, Senior Vice President,  
Capital Region Chamber  
Greg Connor, President/CEO: Saratoga  
Economic Development  
Corporation (SEDC)

**OTHER ATTENDEES:**

John Montagne, One-Four-Six Marketplace  
Gail Krause, One-Four-Six Marketplace  
Keith Collins, Director, Clifton Park -  
Halfmoon EMS  
Rich Harris, Town of Halfmoon Coordinator  
of Building, Planning, and  
Development

1                   CHAIRMAN SUTTON: Good morning.  
2                   It's 8:33, on Monday, September 8th, 2025,  
3                   and I will call to order the Public  
4                   Hearing of the Industrial Development  
5                   Agency of Saratoga County. The Public  
6                   Hearing scheduled for today, September 8,  
7                   2025, is being held by the County of  
8                   Saratoga Industrial Development Agency,  
9                   (the Agency) at the Town of Halfmoon, Town  
10                  Hall, 2 Halfmoon Town Plaza, Halfmoon, New  
11                  York, in accordance with the provisions of  
12                  Article 18-A of the New York General  
13                  Municipal Law with respect to TCF II, LLC,  
14                  the Applicant.

15                  The public has been made aware of  
16                  the hearing through the legal  
17                  advertisement in the Daily Gazette, and by  
18                  a posting of the Agency's website. The  
19                  three taxing jurisdictions affected by the  
20                  Project, the Town of Halfmoon, the County  
21                  of Saratoga and the Shenendehowa Central  
22                  School District, along with the President  
23                  of The School Board, were notified of the  
24                  hearing by certified, return receipt mail  
25                  and reading of the receipt.

1           The notice posted to the Agency  
2           website advised that comments may also be  
3           submitted to the Agency in writing or  
4           electronically and via e-mail to  
5           KLambert@SaratogaCountyNY.gov.

6           Minutes of the Public Hearing  
7           will be transcribed and later posted on  
8           the Agency's website.

9           We have received an application  
10          from TCF II, LLC, a State of New York  
11          corporation, with a mailing address of 857  
12          First Street, Watervliet, New York 12189.  
13          The address of the Project is at the  
14          intersection of Old 146 Route -- Old Route  
15          146 and Route 146, with a mailing address  
16          of 23 Lawrence Circle, Halfmoon, New York.  
17          The Company has requested that the Agency  
18          undertake a project consisting of an  
19          acquisition of an interest in certain  
20          parcels of land comprising of  
21          approximately 20 acres and located at the  
22          intersection of Old Route 146 and Route  
23          146, in the Town of Halfmoon, New York,  
24          having a current mailing address of 23  
25          Lawrence Circle, the construction on the

1 land of approximately 614,000 square feet  
2 of mixed-use retail, commercial and  
3 multifamily rental structures to be known  
4 as One-Four-Six Marketplace, to be  
5 released to tenants, and the acquisition  
6 and installation in the Facility of  
7 certain furnishings, machinery and  
8 equipment.

9 The total cost associated with  
10 the acquisition, construction and the  
11 installation of the Project Facility is  
12 presently estimated to equal one hundred  
13 sixty -- \$166 million dollars --  
14 \$166,465,000.

15 The Agency is considering whether  
16 to undertake the Project and finance the  
17 Project by executing and delivering a  
18 mortgage or mortgages to secure a  
19 borrowing by the Applicant in an aggregate  
20 principal amount sufficient to the  
21 financial -- finance all or a portion of  
22 the cost to acquire, construct and install  
23 the Project Facility and the cost of the  
24 loan, with a principal amount currently  
25 estimated to be approximately

1           \$100,000,000.

2                       If the undertaking of the Project  
3 and execution is approved by this Agency,  
4 then the Project may be granted such  
5 exemptions with respect to a portion of  
6 the mortgage recording tax, estimated to  
7 be \$750,000, to state and local sales  
8 taxes, estimated to be \$5,700,030, and to  
9 real property taxes for potentially one  
10 year, estimated at \$1,374,981, or three  
11 years, estimated at \$4,124,944, or five  
12 years, estimated at \$6,874,905, as are  
13 applicable to such facilities as described  
14 in the Agency's Uniform Tax Exemption  
15 Policy adopted on March 11, 1999, and  
16 amended last on October 14th in 2014,  
17 subject to a deviation as determined by  
18 the Agency.

19                      There are components of the  
20 proposed Project that may be deviation  
21 from the IDA's Uniform Tax Exemption  
22 Policy. Under the UTEP, qualifying retail  
23 projects are eligible for real property  
24 tax abatements, which in one year of a  
25 PILOT agreement, amount to a 50 percent

1 reduction in normal real property taxes  
2 relating to the improvements. Eligible  
3 commercial service projects may, under the  
4 UTEP, be granted a full 100 percent  
5 abatement of real property taxes during  
6 all or a portion of any PILOT agreement.  
7 The Project under consideration is a  
8 mixed-use project, consisting of eligible  
9 retail components, as well as multifamily  
10 housing components and commercial office  
11 components.

12 The Applicant has requested that  
13 the Agency consider a full three-year to  
14 five-year exemption with respect to real  
15 property taxes attributable to  
16 improvements. Were the Agency to agree --  
17 Were the Agency to agree to such a  
18 request, the decision would most likely be  
19 based upon the mixed-use aspect of the  
20 Project, as well as the significant  
21 infrastructure improvements to the Project  
22 area being undertaken by the Applicant and  
23 the transformation nature of the Project  
24 in the area.

25 I will now ask our IDA Counsel,

1 James Carminucci, if proper legal notice  
2 was provided for the Public Hearing in  
3 accordance with the regulations?

4 MR. CARMINUCCI: Yes. Good  
5 morning, Mr. Chairman. Notice of the  
6 Public Hearing was published in the Daily  
7 Gazette on August 25th, 2025.

8 CHAIRMAN SUTTON: Thank you.

9 Agency members present today are  
10 Phil Klein, Tom Lewis, Yvonne Manso,  
11 Michael Mooney, Kevin Tollisen, Erinn  
12 Kolligian and myself, Rod Sutton.

13 Staff present today are  
14 Scott Duffy, CEO; Jeff Many, CFO; IDA  
15 Counsel, James Carminucci; Kimberly  
16 Lambert, Administrator; Nisha Merchant,  
17 Saratoga County Planning and Economic  
18 Development Department.

19 Regarding the application, the  
20 request of the Project was last presented  
21 to this Agency on August 12, 2025. That  
22 application and supporting material have  
23 been available to review by any interested  
24 parties since originally received by staff  
25 on May 23rd, 2025 and amended on July

1 29th, 2025, and the current amended  
2 application August 26th, 2025, at the IDA  
3 office at 50 West High Street in Ballston  
4 Spa.

5 Since the presentation of that  
6 application, are there any additional  
7 comments or thoughts from staff or the  
8 Applicant that need to be provided at this  
9 Public Hearing, relative to the  
10 application that was previously submitted?

11 Mr. Connors?

12 MR. CONNORS: Yes. Good morning,  
13 Mr. Chairman, Ladies and Gentlemen. For  
14 the record, my name as Greg Connors, and  
15 I'm the President of the Saratoga Economic  
16 Development Corporation, commonly known as  
17 SEDC. On behalf on the Applicant TCF II,  
18 LLC, I speak in favor of the application  
19 proposed under consideration by the IDA  
20 and the subject of this morning's Public  
21 Hearing.

22 The Applicant appeared before the  
23 IDA subcommittee on May 13th and it had a  
24 special meeting of the subcommittee on  
25 July 16th. The required filing fee has

1           been paid and this Public Hearing was  
2           unanimously authorized by the IDA on  
3           August 12th.

4                     The application proposes to  
5           construct a mixed-use development project  
6           consisting of commercial, retail,  
7           hospitality and residential occupancies in  
8           the vicinity of New York State Route 9 and  
9           Old Route 146 in the Town of Halfmoon.  
10          The Project will consist of,  
11          approximately, 614,000 square feet of  
12          occupied space, allocated as approximately  
13          83,000 square feet of commercial space and  
14          530,000 square feet of residential  
15          occupancies.

16                    The application and supporting  
17          documentation notes, in an effort to  
18          address workforce housing in southern  
19          Saratoga County, that approximately  
20          70 percent of the residential units will  
21          be allocated to tenants and households  
22          earning between 50 and 75 percent of the  
23          Capital Region area median income. The  
24          Town of Halfmoon Planning Board has  
25          approved all three phases of the proposed

1 Project.

2 The Project itself is situated on  
3 approximately 20 acres of land, with a  
4 total project cost estimated at  
5 approximately \$166 million, and has been  
6 described by others as transformative in  
7 Halfmoon and Southern Saratoga County,  
8 designed to integrate public spaces and  
9 provide a seamless live, work, dine and  
10 play experience for all residents in  
11 Saratoga County.

12 If approved, over the next three  
13 years, the Project has projected to create  
14 approximately 385 professional skilled and  
15 semiskilled full-time job opportunities  
16 and approximately 250 temporary  
17 construction jobs. Public benefits to the  
18 residents of the Town of Halfmoon are  
19 estimated to be valued at approximately  
20 \$10 million, and include traffic and  
21 pedestrian improvements, optimizing  
22 traffic flow, enhancing safety and  
23 expanding pedestrian connectivity.

24 In addition, the Applicant has  
25 granted National Grid an easement over the

1 subject property to enable a natural gas  
2 pipeline expansion, benefiting both the  
3 commercial and residential occupancies in  
4 the surrounding neighborhoods, both  
5 existing and in the future.

6 The application requests IDA  
7 incentive and benefits that include sales  
8 tax, mortgage tax exemptions, as well as a  
9 real property tax relief represented by a  
10 three-year commercial PILOT, totaling  
11 approximately \$10.5 million, before the  
12 Applicant's expenses.

13 On behalf of SEDC, Mr. Chairman,  
14 I encourage the Board's approval of this  
15 application. Thank you.

16 CHAIRMAN SUTTON: Thank you.

17 Anyone else who would like to  
18 speak on behalf of the Project?

19 So state your name and address,  
20 please.

21 MR. FREIBERGER: Mark Freiberger.  
22 Good morning. My name is Mark Freiberger.  
23 I work for the Clifton Park Halfmoon  
24 Ambulance at 15 Crossing Boulevard. Thank  
25 you for the opportunity to speak this

1 morning. I am the operations director for  
2 one of the largest and busiest EMS  
3 agencies in Saratoga County. We handle a  
4 little over 8,500 911 calls every year,  
5 which is about 25 percent of the County's  
6 overall call volume. Our providers are  
7 out there in the field providing  
8 enhanced-level care that exceeds the  
9 industry standards today.

10 In addition to those 8,500 calls  
11 that we are answering, we are also one of  
12 the only EMS agencies in the County with a  
13 robust community outreach program,  
14 offering things such as car seat  
15 installation, babysitting classes, CPR  
16 training, blood pressure clinics for  
17 seniors, home safety workshops, and just  
18 this year we started doing free in-house  
19 EpiPen trainings for parents with kids  
20 with allergies.

21 As Halfmoon continues to grow at  
22 one of the fastest rates around, the  
23 demand for EMS on our system and for 911  
24 system and community outreach continues to  
25 grow with it. That's why this partnership

1           that we're asking for with One-Four-Six is  
2           so important. It ensures that public  
3           safety infrastructure keeps up with  
4           development in the town.

5                       Luizzi Company has designated  
6           their support for our recruitment and  
7           retention initiative as their public  
8           benefit project, which is not about  
9           covering routine expenses. It's about  
10          investing in our future and helping us  
11          attract and keep skilled EMS providers in  
12          this community, who form the backbone of  
13          public safety.

14                      In real terms what that means is,  
15          it will allow us to enhance our recruiting  
16          and retention by developing innovative new  
17          solutions, such as offering tuition  
18          assistance, hosting our own in-house EMT  
19          training and enhancing an already robust  
20          training department that we have. It will  
21          help us make sure that our community  
22          services stay resilient from CPR training,  
23          to senior benefits that benefit thousands  
24          of people, aside from the ones that are  
25          calling 911.

1                   Lastly, it ensures that the  
2                   public safety in Halfmoon stays proactive  
3                   and not reactive, in a time when rising  
4                   costs and lowering reimbursements from  
5                   insurance companies, this is a tremendous  
6                   help for us. But the heart of the  
7                   initiative is simple. When we recruit and  
8                   retain great providers, we build careers,  
9                   relationships and a stronger community.  
10                  Our providers don't just answer calls.  
11                  They are out there teaching in the  
12                  community. They are holding safety  
13                  workshops and they are connecting with  
14                  residents in meaningful ways. This  
15                  Project represents a forward thinking  
16                  investment in Halfmoon safety and quality  
17                  of life. Without the people behind the  
18                  uniforms, none of the services that I just  
19                  talked about would be possible.  
20                  Supporting them is supporting our entire  
21                  community. Thank you.

22                                   CHAIRMAN SUTTON: Thank you.

23                                   MR. BARDUNIAS: May I?

24                                   CHAIRMAN SUTTON: Sure.

25                                   MR. BARDUNIAS: Forgive me, I

1           have a little tickle in my throat this  
2           morning.

3                       I'm Pete Bardunias. My official  
4           role, of course, is, in the neighborhood,  
5           is as Senior VP of the Capital Region  
6           Chamber at the Chamber of Southern  
7           Saratoga County. I'm actually speaking  
8           here today, though, as a longtime member  
9           of the Halfmoon Business and Economic  
10          Development Committee, because others have  
11          already said the specifics about the  
12          program. I just simply want to add that  
13          when we started meeting many years ago and  
14          started looking at various parts of the  
15          town, this type of a development is  
16          exactly what we said we wanted to see  
17          here, at least in my understanding of how  
18          the committee was viewing these things.  
19          This is the one part of town that really  
20          could take advantage of this type of  
21          development and take advantage of  
22          Halfmoon's proximity to the Northway and  
23          allow business to be conducted here in  
24          Halfmoon that will benefits its residents,  
25          it will benefit town coffers, eventually,

1 and also, just in general, giving Halfmoon  
2 a chance to take -- to get some benefits  
3 from its proximity to Exit 9. This is  
4 really the one place that this type of  
5 development can take place. And it's  
6 exciting to see all the different public  
7 benefits. It's exciting to see how it is  
8 going to help our friends in EMS, because  
9 all of those factors matter.

10 So I just wanted to just  
11 reiterate that it's -- We talked about  
12 this for a long time and it's very  
13 exciting to see and certainly, as someone  
14 who's participated in that process over  
15 the years, I would wholeheartedly hope  
16 that you folks are able to grant the  
17 entirety of the Applicant's request.  
18 Thank you.

19 CHAIRMAN SUTTON: Thank you.

20 MR. TOLLISEN: Mr. Chairman, if I  
21 may?

22 It's probably a little unusual,  
23 but as Supervisor for the Town that this  
24 is going to be located in, I just want to  
25 say that this is a tremendous project for

1 not only the Town of Halfmoon, but for the  
2 entire Saratoga County community. The  
3 \$166 million investment is huge and the  
4 infrastructure and traffic improvements  
5 that will be made to this area will be  
6 certainly a game changer for us.

7 So again, the Town of Halfmoon,  
8 as everyone knows, it has passed through  
9 all of our boards, but it is something  
10 that the Town of Halfmoon is indeed proud  
11 of and we are looking forward to it.

12 Thank you.

13 CHAIRMAN SUTTON: Thank you.

14 Anyone else like to comment?

15 If there's no other input, I will  
16 now close the Public Hearing relative to  
17 this application.

18 Thank you very much.

19 \* \* \*

20 (Whereupon, the above-titled  
21 matter was concluded at 8:49 a.m.)

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PROCEEDINGS:

Chairman Sutton Opening statements	3
Mr. Carminucci	8

SPEAKERS:

Mr. Connors	9
Mr. Freiberger	12
Mr. Bardunias	15
Mr. Tollisen	17

C E R T I F I C A T I O N

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I, Deborah M. McByrne, a Shorthand Reporter and Notary Public of the State of New York, do hereby certify that the above and foregoing is a true and correct transcript of the proceedings as mentioned in the heading hereof, to the best of my knowledge and belief.



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Deborah M. McByrne

<b>1</b>	<b>25</b> 13:5	<b>8:49</b> 1:12 18:21	<b>adopted</b> 6:15
<b>1,374,981</b> 6:10	<b>250</b> 11:16	<b>8th</b> 3:2	<b>advantage</b> 16:20,21
<b>10</b> 11:20	<b>25th</b> 8:7	<b>9</b>	<b>advertisement</b> 3:17
<b>10.5</b> 12:11	<b>26th</b> 9:2	<b>9</b> 10:8 17:3 19:8	<b>advised</b> 4:2
<b>100</b> 7:4	<b>29th</b> 9:1	<b>911</b> 13:4,23 14:25	<b>affected</b> 3:19
<b>100,000,000</b> 6:1	<b>3</b>	<b>944</b> 6:11	<b>agencies</b> 13:3 13:12
<b>11</b> 6:15	<b>3</b> 19:4	<b>a</b>	<b>agency</b> 1:4 3:5 3:8,9 4:1,3,17 5:15 6:3,18 7:13,16,17 8:9 8:21
<b>12</b> 8:21 19:9	<b>385</b> 11:14	<b>a.m.</b> 1:12,12 18:21	<b>agency's</b> 3:18 4:8 6:14
<b>12065</b> 1:14	<b>4</b>	<b>abatement</b> 7:5	<b>aggregate</b> 5:19
<b>12189</b> 4:12	<b>4,124</b> 6:11	<b>abatements</b> 6:24	<b>ago</b> 16:13
<b>12th</b> 10:3	<b>4652</b> 20:16	<b>able</b> 17:16	<b>agree</b> 7:16,17
<b>13th</b> 9:23	<b>5</b>	<b>above</b> 18:20 20:7	<b>agreement</b> 6:25 7:6
<b>146</b> 4:14,15,15 4:22,23 10:9	<b>5,700,030</b> 6:8	<b>accordance</b> 1:8 3:11 8:3	<b>allergies</b> 13:20
<b>14th</b> 6:16	<b>50</b> 6:25 9:3 10:22	<b>acquire</b> 5:22	<b>allocated</b> 10:12 10:21
<b>15</b> 12:24 19:10	<b>530,000</b> 10:14	<b>acquisition</b> 4:19 5:5,10	<b>allow</b> 14:15 16:23
<b>166</b> 5:13 11:5 18:3	<b>6</b>	<b>acres</b> 4:21 11:3	<b>ambulance</b> 12:24
<b>166,465,000</b> 5:14	<b>6,874,905</b> 6:12	<b>actually</b> 16:7	<b>amended</b> 6:16 8:25 9:1
<b>16th</b> 9:25	<b>614,000</b> 5:1 10:11	<b>add</b> 16:12	<b>amount</b> 5:20,24 6:25
<b>17</b> 19:11	<b>7</b>	<b>addition</b> 11:24 13:10	<b>answer</b> 15:10
<b>18</b> 1:9 3:12	<b>70</b> 10:20	<b>additional</b> 9:6	
<b>1999</b> 6:15	<b>75</b> 10:22	<b>address</b> 4:11,13 4:15,24 10:18 12:19	
<b>2</b>	<b>750,000</b> 6:7	<b>administrator</b> 2:11 8:16	
<b>2</b> 1:14 3:10	<b>8</b>		
<b>20</b> 4:21 11:3	<b>8</b> 1:12 3:6 19:5		
<b>2014</b> 6:16	<b>8,500</b> 13:4,10		
<b>2025</b> 1:12 3:2,7 8:7,21,25 9:1,2	<b>83,000</b> 10:13		
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