

Town of Trumbull
Tax Partnership Screening Committee
Revised Meeting Minutes
April 28, 2025 – 9:00a.m.
Trumbull Town Hall Council Chambers

A scheduled meeting of the Tax Partnership Screening Committee of the Town of Trumbull was held at Trumbull Town Hall Council Chambers on April 28, 2025, at 9:00a.m.

Attendance

Members Present: Jason Marsh (Chairman)
Michael Colohan
Carl Massaro
Fred Petrossi
Massimo Mallozzi

Members Absent: None

Also Present: Rina Bakalar, Director of Economic & Community Development
Maria Pires, Finance Director
Lynn Ormsbee, Assistant Tax Assessor
Dan Schopick, Town Attorney
Kathleen McGannon, Chief Administrative Officer
Cynthia Katske, Chief Administrative Officer
Paul Brown, IT
Gia Mentillo, Clerk

Chairman Marsh called the meeting to order at 9:12a.m.

Pledge of Allegiance

Approval of April 21, 2025, Meeting Minutes:

The Committee postponed the approval of the April 21, 2025 meeting minutes.

Discussion of Application:

Chairman Marsh informed that the Committee received projections from Kubtec, as requested, which outline the figures associated with a 10-year tax freeze followed by a 5-year phased tax schedule for 75 Merritt Blvd. The Committee also received projections from the Tax Assessor's office evaluating the various abatement proposals discussed during the last Committee meeting.

Overall, the Committee felt the proposal for a 10-year tax freeze followed by a 10-year phased tax schedule to be the best agreement to put forth to the Town Council and, ultimately, Kubtec. Chairman Marsh stated that the difference in the incremental tax revenue garnered for the Town in this proposal versus the proposal of a 10-year tax freeze followed by a 5-year phased tax schedule to be insignificant and nominal compared to the benefit that would be afforded to the applicant. He noted that there are other towns looking to attract Kubtec and there is significant benefit to the Town should Kubtec locate here.

Director Pires stated the difference in the two proposals to be an overall tax revenue of approximately \$25,000. Ms. Ormsbee stated that it is difficult to determine the exact value of the facility and property overtime and, therefore, difficult to determine the exact tax revenue to be garnered.

After discussion, the Committee agreed that the abatement agreement should ultimately include a condition that Kubtec cannot file a tax appeal during the 20-year abatement period. Atty. Schopick confirmed there would be language in the agreement to accommodate this request.

Atty. Schopick informed that the Town ordinance on tax abatement agreements prohibits any waiver of building permit fees for recipients of a tax abatement agreement. Director Bakalar felt that this would not be a deal breaker for Kubtec in terms of forming an agreement with the Town. Mr. Massaro noted that the Town Council has unique powers when it comes to terms of ordinances.

Mr. Massaro made the following motion which was seconded by Mr. Mallozzi and passed unanimously:

Motion to Recommend a 20-year Tax Abatement Agreement between the Town of Trumbull and Kub Technologies, Inc. commencing with fiscal year 2025/2026 during which the real estate tax assessment on property known as 75 Merritt Boulevard, including subsequent improvements, will be fixed at the currently assessed value of \$3,691,100.00 through fiscal year 2034/2035 after which said property will be re-assessed in the normal course of real estate assessment by the Town of Trumbull, and any resulting tax increases will be abated on a declining scale for the fiscal years 2035/2036 through 2044/2045, or any portion thereof.

This recommendation is conditioned upon Kubtec Technologies, Inc., acquiring title to said property and approval by the Trumbull Town Council of the Tax Abatement Agreement.

The abatement agreement shall not apply to personal property or any other real estate.

Discussion ensued, and the Committee clarified the following: (1) the agreement being put forth would be for a 10-year tax freeze followed by a 10-year scaled tax schedule; (2) the property will be re-assessed following the normal course of real estate assessment for the Town of Trumbull beginning in the 11th year of the agreement; and (3) the abatement agreement shall include a condition that the assessment of the property be no less than that what currently exists (\$3,691,100.00) during the 20-year agreement period.

Mr. Massaro voiced concerns for the fact that Kubtec representatives are not present to clarify their understanding of the proposed agreement as it relates to their ability to file a tax appeal during the agreement period and the property's subjection to normal tax assessment procedures during the second 10-years of the agreement period. Director Bakalar noted that the projections Kubtec provided indicate that they are expecting to be assessed following normal assessment procedures in years 11 through 20 of the abatement agreement.

Per the Committee's inquiry, Ms. Ormsbee clarified that the Town typically conducts assessments of real estate every 5 years but will conduct additional assessments each time property/building improvements are made.

Atty. Schopick questioned if the abatement agreement should include stipulations addressing what should happen if Kubtec sells the property before the 20-year abatement period is up. After discussion, the Committee decided that the details of this would be determined during future discussions with the Town Attorneys. The Committee voiced support for including a claw back clause that allows the Town to recoup some of the abated tax revenue should Kubtec sell the property prior to the completion of the 20-year abatement agreement. Per Director Bakalar's comment that 20-years is a considerable amount of time, Chairman Marsh stated the Committee may want to consider limiting the claw back to the first 10 years of the agreement. Director Bakalar reminded the Committee that the agreement will include language stating that the tax abatement agreement is nontransferable should Kubtec sell the property. Chairman Marsh felt that there should be claw back language in regard to revenue being owed to the Town should Kubtec sell the property to a non-profit organization before the 20-year abatement period ends.

Chairman Marsh clarified that Kubtec representatives do not need to attend the Town Council Committee meeting this evening (April 28th). The Chairman noted that Kubtec representatives should plan to be present at the regular Town Council meeting on May 5, 2025. Per Director Pires's inquiry, Chairman Marsh clarified the Town Council Committee would not be voting on the application this evening (April 28th) rather they will likely pass the matter along without recommendation to the full Town Council as the subcommittee has not had sufficient time to review the proposal.

Atty. Schopick stated that the agreement language will need to be prepared and negotiations with Kubtec will need to occur before the Town Council can make a formal decision on the application and associated agreement. He stated he will work to get this completed as quickly as possible.

New Business & Next Meeting:

The Committee agreed to schedule another meeting as needed based on the response received from Kubtec and the Town Council. Chairman Marsh informed that the approval of the meeting minutes can be done via email if needed.

Director Bakalar stated she would attend the Town Council Committee meeting this evening, April 28th to speak about Kubtec, their application, and the proposed tax abatement agreement. Chairman Marsh and Mr. Massaro noted they too would speak to this at the meeting.

Adjournment:

A motion to adjourn was made at 10:22 a.m. by Mr. Massaro and seconded by Mr. Petrossi. The motion carried unanimously.