

**SPRINGFIELD TECHNICAL COMMUNITY COLLEGE
ASSISTANCE CORPORATION
BOARD OF DIRECTORS MEETING**

August 19, 2025
8:00 a.m.

MINUTES

Voting Members Present:

Ellen Freyman, Chair
David Brown, 1st Vice Chair
Dr. John B. Cook, Secretary
Phil Dromey
Kelly Fellner
Dan Keenan
Diana Szynal
Paul St. Pierre
Timothy Sneed

Voting Members Absent:

Bill Baker
Lidya Rivera-Early

Also Present:

Jeffrey Fialky, Esq., Bacon Wilson
Matt Flink, President, Appleton Corporation
Brendan Greeley, President, R.J. Greeley, Inc.
Jennifer Murphy, Senior Property Manager, Springfield Technology Park
Andrea Nathanson, VP of Administration/CFO, STCC

Exhibits

Call to Order

Ms. Ellen Freyman called the meeting to order at 8:00 a.m. and roll call was taken. A quorum was established.

Approval of Minutes

A motion was made by Mr. David Brown to approve the June 17, 2025 meeting minutes. The motion was seconded by Mr. Phil Dromey and approved unanimously via roll call.

FY 26 Proposed Budget

Ms. Laventure presented the proposed FY26 Budget for the STCCAC at the June 17, 2025 meeting, which reflects a \$2.3 M projected net operating surplus as of June 30, 2026. The budget was generated based on existing lease/rental revenue, and does not factor in prospective new tenants. Of note, the proposed FY26 Budget includes payment in full of the Appleton loan.

A motion was made by Mr. David Brown to approve the FY 26 Budget as presented. The motion was seconded by Mr. Phil Dromey and approved unanimously via roll call.

Management Report

Mr. Brendan Greeley, President, R.J. Greeley, Inc., shared highlights of the leasing activity report, including new prospects. Additionally, Mr. Greeley reported that management is working on tenant compliance for the meet me room.

Ms. Jennifer Murphy, Senior Property Manager, Springfield Technology Park reported the Mass Works proposal has been submitted for \$1.8M of parking lot improvements at the Tech Park, which will include updates for pedestrian safety, drainage, and solar lights. A decision will be made on the proposal by October, 2025.

New Business

There will be an open board seat to be vacated by Mr. Dan Keenan, who will remain on the board until his position is filled. This is an STCC trustee appointed board position. Additionally, Mr. Russell Denver's position is vacant as of June 30, 2025. Michael Vedovelli was mentioned as a possible candidate.

Next Meeting

The next Springfield Technical Community College Assistance Corporation Board of Directors Meeting will be held on Tuesday October 21, 2025. The next meeting will be conducted over zoom.

Meeting was adjourned at 8:20 AM.

Respectfully Submitted by: Dominick Uguccione