

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

December 16, 2025

8:00 a.m.

**MINUTES**

Voting Members Present:

Ellen Freyman, Chair  
David Brown, 1<sup>st</sup> 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  
Michael Vedovelli

Also Present:

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

**Exhibits**

Mr. Brendan Greeley, President, R.J. Greeley, Inc., shared the leasing activity report prior to the meeting and reviewed updates during the management report. Ms. Shinéad Laventure, Assistant Controller, Appleton Corporation shared the STCCAC Q 1 Financial Statements prior to the meeting.

**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. Phil Dromey to approve the October 21, 2025 meeting minutes. The motion was seconded by Mr. David Brown 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.

Ms. Jennifer Murphy, Senior Property Manager, Springfield Technology Park reported the Chiller installation will be repaid over a longer period of time, resulting in a more favorable tax assessment from the City of Springfield. Plans are in progress to resubmit an improved MassWorks application for parking lot and pedestrian improvements at the Tech Park.

Ms. Shinéad Laventure, Assistant Controller, Appleton Corporation, shared highlights of the Q1 financial statements for FY26, which were distributed prior to the meeting. The projected net surplus for FY26 is \$847 K, which is unfavorable to the budgeted net surplus of \$2.3 M, mainly due to tenant and building improvements not included in the FY26 budget.

Dr. John B. Cook, President of Springfield Technical Community College provided an update regarding the proposed Quantum Supply Chain Accelerator Project at the Tech Park. Dr. Cook shared that funding in the form of \$1 million to advance a feasibility and design study of the Quantum Supply Chain Accelerator Project was recently awarded to Springfield Technical Community College by the state of Massachusetts.

#### **New Business**

Ms. Ellen Freyman reviewed the 2026 Board of Directors meetings, scheduled on the following dates, from 8:00-9:30 am, to be conducted over zoom: February 17, April 21, June 16, August 18, October 20, December 15, 2026

#### **Next Meeting**

The next Springfield Technical Community College Assistance Corporation Board of Directors Meeting will be held on Tuesday February 17, 2026. The next meeting will be conducted over zoom.

Meeting was adjourned at 8:20 AM.

Respectfully Submitted by: Dominick Uguccioni