

**SPRINGFIELD TECHNICAL COMMUNITY COLLEGE
ASSISTANCE CORPORATION
EXECUTIVE COMMITTEE MEETING**

August 13, 2024
8:00 am

MINUTES

Voting Members Present: Ellen Freyman, Chair
David Brown
Dr. John B. Cook, Secretary, Springfield Technical Community College
Russell Denver
Daniel Keenan

Voting Members Absent:

Also Present:

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

Mr. Brendan Greeley, President, R.J. Greeley, Inc., shared the leasing activity report prior to the meeting and reviewed updates during the management report.

Call to Order

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

Approval of Minutes

A motion was made by Dr. John B. Cook to approve the June 11, 2024 meeting minutes. The motion was seconded by Mr. David Brown and approved unanimously via roll call.

Management Report

Ms. Jennifer Murphy, Senior Property Manager, Springfield Technology Park, reported that the Western Mass State Inspector who was to conduct an inspection of the Libertas space has resigned. The designee of the State has proposed that inspection responsibility for the Tech Park transition from the State to the City of Springfield, and has escalated this matter up the levels of reporting. Jeff Fialky of Bacon Wilson is reviewing the legislation as it relates to this proposed transition of responsibility.

Other updates for the Tech Park include \$300k of weatherization work will be completed/funded through Mass Save and Eversource, and that 4 EV charging stations (8 total chargers) will be installed with 60% of the cost being covered by incentives. Tech Park management parted ways with the contracted landscaper due to poor quality work, a new landscaper is in place and improvement is notable. The brick repointing work with \$50k in matching funds from City of Springfield ARPA funds is now complete.

Ms. Murphy also provided an update on the progress filling vacant board positions. Lidya Rivera-Early should receive her letter of appointment soon, Ms. Ellen Freyman has been duly reappointed and sworn in.

Mr. Brendan Greeley, President, R.J. Greeley, Inc., shared highlights of the leasing activity report. Of note, terms have been agreed to with Lightboard for management of the "Meet Me Room". Lightboard has proposed to pay \$324,000 and will then pay an additional \$500 in rent for the space, as well as 10% revenue share going forward. Terms have been agreed to, and a lease has been drafted.

First Vice Chair

Ms. Freyman noted that Mr. David Brown has accepted a nomination for the open position of First Vice Chair. A motion was made by Mr. Russell Denver to appoint Mr. David Brown to the position of First Vice Chair of the Springfield Technical Community College Assistance Corporation. The motion was seconded by Dr. John B. Cook and approved unanimously via roll call.

New Business

Dr. Cook described a recent tour of Building 104. The details remain confidential, but given evolving technology and economic considerations, STCC is helping facilitate conversations about space, facilities, and possible programs that support business/industry development. More details will be shared as they are able.

Next Meeting

The next Springfield Technical Community College Assistance Corporation Executive Committee Meeting will be held on Tuesday October 8, 2024.

Meeting was adjourned at 8:30 am

Respectfully Submitted by: Dominick Uguccione