

**SOUTH HADLEY ELECTRIC LIGHT DEPARTMENT  
BOARD OF COMMISSIONERS EXECUTIVE SESSION VIRTUAL MEETING  
JUNE 22, 2023**

Present for Board: Chair John Hine, Vice Chair Denise Presley, Paul Dobosh, Ron Coutu, Kurt Schenker

Present for staff: General Manager Sean Fitzgerald, Financial Manager Michael Conchieri, Administrative Assistant Kim Mendoza

Guest: David Moore, Commercial Real Estate (for the property)

At the end of the open session meeting, after the Chair stated the reasons to move into executive session, a motion was made and seconded, and by a unanimous roll call vote (see open session minutes), the Board moved into executive session to discuss a new property and security for in-person meetings. Executive session began at 7:03pm.

**PROPERTY:**

Mr. Fitzgerald stated that SHELD had identified a potential site for its new operations center at 75 Canal St, which is the old wire and cable building. This site has the proper square footage and could house all SHELD's present and future needs. It is listed for \$6.3 million dollars, however, there is one problem with the site in that the roads in and out are in the 500-year flood zone (a map was displayed).

Mr. Fitzgerald thought the 1959 building was perfect for SHELD. It would need updates and he had an architect who would do a feasibility study for \$3000. It would save the ratepayers a considerable amount of money over building a new building in town. Originally, he did not realize the access roads off the property were in the 500-year flood plain until he saw the map. This is a major concern. There was a discussion of possibly obtaining an easement through neighboring properties. Mr. Fitzgerald wanted to get the Board's sense on the possibility of this location working for SHELD.

After a discussion of several possibilities to remedy the 500-year flood zone situation, the Board decided to have Mr. Fitzgerald move forward by writing a letter of intent offering \$4.5 million to hold the property, to see if there is a possibility to obtain an easement to W. Summit St from neighbors to be able to exit the parking lot if there were a flood, to try to obtain an updated flood plain map because a few things did not look accurate in the one they had, and to have an inspection of the building done to know exactly what would need to be updated.

Dave Moore left the meeting.

“Redacted portion of the minutes, related Security at In-person Meetings, voted not to be released as of July 27, 2023”

SECURITY FOR IN-PERSON MEETINGS:

[REDACTED]

[REDACTED]

[REDACTED]

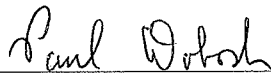
[REDACTED]

**Adjourn**

On a motion by Mr. Dobosh and seconded by Mr. Schenker, it was

VOTED: To adjourn the executive session and not return to open session, by roll call vote; Mr. Schenker-aye, Ms. Presley-aye, Mr. Dobosh-aye, Mr. Hine-aye. (Mr. Coutu left the meeting at 7:50pm)

The Executive Session ended at 7:53 PM.



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Paul Dobosh, Clerk

Approved: July 27, 2023