

**SOUTH HADLEY ELECTRIC LIGHT DEPARTMENT
BOARD OF COMMISSIONERS EXECUTIVE SESSION HYBRID MEETING
AUGUST 29, 2024, AT 5:00 P.M.
TRUSTEES ROOM AT THE LIBRARY**

Present for Board (in person): Chair John Hine, Vice Chair Paul Dobosh, Ron Couto, Tom Terry
Absent: Kurt Schenker

Present for SHELDT: Sean Fitzgerald, General Manager, Michael Conchieri, Financial Manager,
Director of Operations Adam St. Martin, Administrative Services Specialist Kim Mendoza

The open session of the virtual meeting was called to order by Chair John Hine at 5:00 P.M.
followed by a motion to move into Executive Session to discuss fiber projects and property, and
to return to open session at approximately 6:00 PM (see open session minutes for vote).

Property:

Mr. Fitzgerald stated that the Big Y property located at 44 Willimansett Street had received a
favorable Abbreviated Notice of Resource Area Delineation (ANRAD), which is a Bordering
Vegetated Wetland (BVW) approval from the Town's Conservation Commission. The
delineation resulted in 5.62 acres usable land that will allow SHELDT to build a new building.

Mr. Fitzgerald reviewed a drawing of the property with the delineation. The total footprint is
8.57 acres which includes the wetland area. The Board previously approved the letter of intent to
purchase this land contingent upon a successful ANRAD of greater than 5 acres. Since the
Conservation Commission approved the ANRAD with 5.62 buildable acres, management
requests the Board's approval to enter into a Purchase & Sale Agreement with Big Y for
\$750,000 for the purchase of the land if there is no hazardous waste found there. There is also an
additional 2-acre parcel closer to the front of the property that may be for sale and is being
investigated. There is not a cost associated with that property if they would be willing to sell it.

#1 Chair Hine asked for a motion for the Board to authorize Sean Fitzgerald, General Manager
of SHELDT, to purchase up to 11 acres of real property comprised of one or more parcels at
Willimansett and Old Lyman Road, South Hadley, Massachusetts.

Mr. Couto motioned, and Mr. Terry seconded the motion. The Board voted unanimously to
approve.

#2 Chair Hine asked for a motion that the Manager is hereby authorized and directed to take any
action deemed necessary or advisable to carry out the purposes of this vote, including but not
limited to execution of offers, purchase agreements and expend up to One Million Two Hundred
Thousand Dollars (\$1,200,000).

Mr. Couto motioned, and Mr. Dobosh seconded the motion. The Board voted unanimously to
approve. Mr. Fitzgerald will let the Board know prior to proceeding with the 2-acre parcel if it
should become available for purchase.

#3 Chair Hine asked for a motion that the Manager is hereby authorized and directed to execute any other documents necessary to effectuate the purposes of this vote. Mr. Dobosh motioned, and Mr. Coutu seconded the motion. The Board voted unanimously to approve.

#4 Chair Hine asked for a motion that any actions previously taken by the Manager which are consistent with the purpose of this vote are hereby ratified and confirmed. Mr. Coutu motioned, and Mr. Dobosh seconded the motion. The Board voted unanimously to approve.

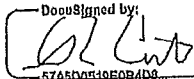
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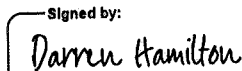
[REDACTED]

On a motion by Mr. Dobosh, seconded by Mr. Terry, it was unanimously
VOTED: To adjourn the executive session and return to the open session at 6:00PM.

The Executive Session ended at 5:41 PM.

DocuSigned by:

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Ronald Coutu, Light Board Clerk

Approved: September 26, 2024

Signed by:

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Darren Hamilton, Light Board Clerk

Approved for release w/ redactions: October 22, 2026