

**SOUTH HADLEY ELECTRIC LIGHT DEPARTMENT
BOARD OF COMMISSIONERS EXECUTIVE SESSION HYBRID MEETING
DECEMBER 12, 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 SHELD: Sean Fitzgerald, General Manager, Michael Conchieri, Financial Manager,
Director of Operations Adam St. Martin, Administrative Services Specialist Kim Mendoza

Guest: John MacMillan, Caolo & Bieniek Associates arrived at 5:26 PM.

The open session of the hybrid 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 property, fiber projects, and the General Manager's review and contract and to return to open session at approximately 6:00 PM (see open session minutes for vote).

General Manager's review and contract:

Mr. Hine stated that the compensation committee and General Manager have not come to an agreement on Sean's contract. The full Board will need to meet in executive session. Mr. Hine will send out an email about possible dates.

Fiber: Mr. Fitzgerald stated that in the open session, they would hear about SHELD being accepted as an MBI qualified provider. Mr. Fitzgerald explained that being a qualified provider is necessary for future opportunities to administer grant funds from MBI and discussed a \$10 Million Residential Retrofit MBI grant that HG&E is seeking to construct fiber for the 70 properties of the Holyoke Housing Authority MDU properties.

HG&E requested SHELD's professional services to help craft RFPs, evaluate and detail the building construction costs, create the design and engineering plan, compile the list of materials, develop estimates and service costs for the grant. HG&E asked for our construction and fiber project management expertise, and they have agreed to pay for our services, mostly from Telecom Manager Bob Liswell, and the team, to do this work for the grant application.

If MBI awards the funds to HG&E, they will need a long-term retail ISP service provider and have asked SHELD of our interest to be an ISP provider in Holyoke. Management sees this as an excellent opportunity to further expand our fiber footprint. Bob Liswell toured and assessed the properties with MBI staff after a successful acceptance of the MBI grant application. There is no financial risk for SHELD and there would be revenue growth from acquiring additional subscribers. We may need to hire one more customer service person to serve the additional customers. A contractor will do the actual construction, SHELD will manage and operate the project. If HG&E decides to expand further, there could be additional ISP expansion opportunities for SHELD / Fiberspring, like we do for Shutesbury and Leverett, managing the retail fiber business.

SHELD management recommends the Board approve SHELD/Fiberspring to proceed with becoming HG&E's ISP provider should they get awarded the grant and enter into an Intergovernmental Agreement with SHELD for ISP services.

On a motion by Mr. Dobosh, seconded by Mr. Coutu, it was unanimously VOTED: to authorize Mr. Fitzgerald and Fiberspring to pursue the opportunity with HG&E for the MBI contract and to authorize SHELD to provide ISP services for Holyoke.

Battery Storage Property:

Mr. St. Martin stated that the property on Old Lyman Road was deemed not a fit for the battery storage project to be built. We are now looking at a one-acre parcel adjacent to Pineshed owned by Eversource. The property is for sale. The only issue is Town says the Pineshed lot is non-conforming because the frontage is short 35'. We are trying to acquire extra frontage from Eversource. Mr. Coutu asked about the fire risk being near the substation. Mr. St. Martin said that Eversource does not have an issue, neither does Fire District #1 Fire Chief. ISO New England is doing a cluster study on the impact on the number of battery systems on the transmission lines. It will probably be January or February before we have an answer from both parties.

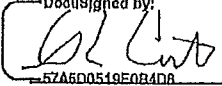
New Building Property:

Mr. Fitzgerald reviewed the status of the purchase of property for SHELD's new building on Willimansett Street. John MacMillan, the architect for the new building, presented several options for designs. He included a summary of the pros and cons and drawings for several options of 3 designs. SHELD needs to be sure that the property will accommodate a building design with the space needed for all the electric, telecom, and office services before signing a purchase and sale agreement. The favored design (3C) included enough space for 2 more telecom staff and 14 garage bays for trucks. Mr. MacMillan pointed out the required setbacks, wetland areas, access roads/areas, with this design having the best view of the building as you approach from the front and side entrances. The office part of the building, which abuts the back edge of the store parking lot, could be one floor, or a 2-story which would allow for easier access around the building to the preferred Willimansett Street entrance for the trucks.

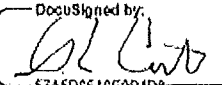
There is boring to test the soil condition being done now to determine what type of foundation will need to be used under the building. We are awaiting the test results before signing the purchase and sale agreement. The Board will be updated once the information is available.

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

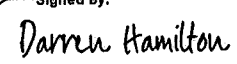
The Executive Session ended at 5:54 PM.

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Ronald Coutu, Light Board Clerk

Approved: January 30, 2025

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Ronald Coutu, Light Board Clerk

Approved to be Released with Redactions: February 27, 2025

Signed by:

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Darren Hamilton, Light Board Clerk

Approved for release w/ no redactions: October 22, 2026