

**SOUTH HADLEY ELECTRIC LIGHT DEPARTMENT
BOARD OF COMMISSIONERS EXECUTIVE SESSION VIRTUAL MEETING
FEBRUARY 29, 2024, AT 4:00 P.M.**

Present for Board: Chair John Hine, Vice Chair Denise Presley, Paul Dobosh, Ron Coutu, Kurt Schenker (arrived 4:04)

SHELD Attendees: General Manager Sean Fitzgerald, Financial Manager Michael Conchieri, Administrative Assistant Kim Mendoza, Engineer Matt DelMonte

The virtual meeting open session was called to order by Chair John Hine at 4:00PM, then Mr. Coutu motioned, and Mr. Dobosh seconded, a move into Executive Session pursuant to M.G.L. c. 164, § 47D, for the purposes of considering property, discussing battery storage and fiber projects as stated by the Chair in open session.

Property: Mr. Fitzgerald stated that SHELD has identified a new potential land opportunity, in addition to the Big Y parcel that we are still considering. A wetland review of the Big Y property will be done in the spring, once the vegetation has grown. The original LOI with Big Y has expired and SHELD management would like to renew it through the end of June 2024.

On a motion by Mr. Dobosh, seconded by Mr. Coutu, it was
VOTED: To reissue the Letter of Intent on the Big Y property effective through June 30, 2024, by a roll call vote: Mr. Dobosh-aye, Ms. Presley-aye, Mr. Coutu-aye, Mr. Schenker-aye, Mr. Hine-aye.

The new land opportunity was presented by Mt Holyoke College. The land is off Morgan Street and there are two parcels of 40+ acres. Mr. Fitzgerald and Mr. Hine had a preliminary discussion with Mt Holyoke and the next step would be for SHELD to pay for a survey of the land to identify what is usable. Mt Holyoke has proposed a long-term lease and asked if SHELD would consider a rate decrease as part of a potential deal, but SHELD would decline both of those proposals.

Management recommends waiting to act on the Mt Holyoke property until after the wetland review of the Big Y property is completed this spring. That will tell us if there is enough buildable land at the Big Y site for SHELD to move forward with that location.

DeLorean Battery Storage Project Update: DeLorean has reservations about the ability to run the necessary power line into the land on Old Lyman Road for the battery storage project because it would require crossing an Eversource easement. SHELD has investigated the original easement, on the SHELD owned property, which was issued to Eversource.

SHELD discussed with legal counsel. The easement states that “no buildings” shall be erected or maintained within the 150 feet easement, however, it doesn’t mention a power line installation across the easement. Legal has interpreted that since SHELD is the rightful owner of the land, and that we are the lessor, that we can install our power line across and underneath that easement. Legal suggested that SHELD and DeLorean notify Eversource that we are installing

the power line across the easement. Matt DelMonte has filed a pre-application with Eversource, who seems receptive, and is waiting for a response. The best option is to install an underground line across the easement from Eagle Drive, instead of from Old Lyman Rd.

Mr. Fitzgerald said there is no action to be taken by the Board. Mr. Coutu commented that he knows people at Eversource, and he can reach out to them if needed.

Fiber Growth Update: Last year the Board approved possible SHELd ISP opportunities with Fiber Worx in Vermont and the Greater Portland of Maine Council of Governments (COG). Both projects are no longer viable for SHELd. Block Island remains an ongoing possibility, however it is completely unknown if they will ever seek alternative ISP solutions.

A new opportunity has materialized with the Town of Longmeadow. SHELd was contacted by their Telecom Committee and presented our ISP services to the committee. They toured our facilities yesterday, 2/28. They are interested in a town wide fiber build out and are voting to become their own fiber MLP this year. They are asking for our project management services and forecasted project costs. SHELd management recommends we pursue this opportunity and requests board approval to take the necessary actions to become the project manager and ISP for the Town of Longmeadow. If they decide to move forward with SHELd, we will manage everything from procurement to construction completion, and customer service to billing for the project.

The project would be overseen by Bobby Liswell, Lee Masters, Matt DelMonte, and the SHELd/Fiberspring team. Mr. Fitzgerald and Matt DelMonte gave more details on the construction process, such as using vendors Precision Valley and Sertex, and filing pole applications with Eversource and Verizon for make ready work. SHELd would also need to hire 2 more fiber techs and buy 2 more bucket trucks.

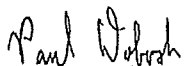
Longmeadow is looking for more information and pricing from SHELd, while they go through the process of becoming an MLP. Mr. Hine asked for a motion to authorize Mr. Fitzgerald to move forward with the Longmeadow fiber project.

On a motion by Mr. Dobosh, seconded by Mr. Schenker, it was
VOTED: To authorize the General Manager to proceed with engaging with Longmeadow to provide fiber services, by a roll call vote: Ms. Presley-aye, Mr. Coutu-aye, Mr. Schenker-aye, Mr. Dobosh-aye, Mr. Hine-aye.

Adjourn:

On a motion by Mr. Dobosh, seconded by Mr. Coutu, it was
VOTED: To adjourn the meeting and return to open session at 5:00PM, by a roll call vote: Mr.
Schenker-aye, Mr. Dobosh-aye, Mr. Coutu-aye, Ms. Presley-aye, Mr. Hine-aye.

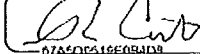
The Executive Session ended at 4:38 PM.



Paul Dobosh, Clerk

Approved: March 28, 2024

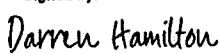
DocuSigned by:



Ronald Coutu, Light Board Clerk

Approved to be Released with Redactions: February 27, 2025

Signed by:



Darren Hamilton, Light Board Clerk

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