

**SOUTH HADLEY ELECTRIC LIGHT DEPARTMENT
BOARD OF COMMISSIONERS EXECUTIVE SESSION VIRTUAL MEETING
January 27, 2022, AT 5:00 P.M.**

Present for the Board: Chairman Gregory Dubreuil, Vice-Chair John Hine, Denise Presley, Kurt Schenker, Ron Couto

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

Guest: David Moore

The virtual meeting open session was called to order at 5:03 P.M. by Chairman Dubreuil. It was voted to move into Executive Session to discuss potential property and for a fiber update, by a roll call vote.

Property:

Mr. Fitzgerald introduced Dave Moore, a Commercial Real Estate Broker with Plotkin Real Estate.

Mr. Fitzgerald gave an update on 545 Granby Road property that SHELd purchased in February of 2020. During the purchase and sale, SHELd paid for a wetlands delineation by Fuss and O'Neil which identified 5 acres of buildable, dry land at the front of the property. SHELd was advised to file an Abbreviated Notice of Resource Area Delineation (ANRAD) to the Conservation Commission to document the wetland delineation. The Conservation commission requested a peer review on the delineation which resulted in the 5 acres being designated as wetlands due to vegetation found there. This eliminated SHELd's ability to build in the front making the only option to build at the back of the property, which has 7 acres of dry and buildable land. The land in the back is zoned residential and the access to this land would require significant road development, be set far back from the road, and would be near homes on adjoining streets.

Mr. Fitzgerald stated that since the ANRAD, Mr. Moore has continued to investigate opportunities, and found available commercial land owned by Big Y Supermarkets directly across from the Big Y parking lot.

Mr. Moore has spoken to Big Y at length and provided the Board with information on the property. There are 10.7 acres, not all buildable as there is a pond, at \$110,000 per acre. SHELd would need a minimum of 5 acres, but 6-7 acres would be better. A long-term lease is also a possibility.

After a Board discussion, and question and answer session, Mr. Fitzgerald asked the Board to authorize him to submit a Letter of Intent (LOI) to purchase up to 10.7 acres at \$110,000 per acre.

On a motion by Mr. Hine, seconded by Mr. Schenker, it was VOTED: to give Mr. Fitzgerald permission to pursue the LOI on this property, by a roll call vote: Mr. Hine – aye, Mr. Schenker – aye, Ms. Presley – aye, Mr. Coutu – aye, Mr. Dubreuil – aye.

Fiber Update:

Town of Leverett selected SHELD as their Internet Service Provider and SHELD is finalizing the intergovernmental agreements now.

Town of Shutesbury is looking at a similar agreement to Leverett.

Town of Easthampton signed an intergovernmental agreement to aid in the design of their fiber project. A consultant will do the design work.

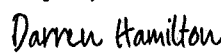
On a motion by Mr. Hine and seconded Mr. Coutu, it was

VOTED: to adjourn executive session and move to open session, by a roll call vote: Mr. Hine – aye, Mr. Schenker-aye, Mr. Coutu – aye, Ms. Presley – aye, Mr. Dubreuil – aye.



Ronald Coutu, Secretary

Approved: February 24, 2022

Signed by:

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Darren Hamilton, Light Board Clerk

Approved for Release with no redactions: October 22, 2026