

**SOUTH HADLEY ELECTRIC LIGHT DEPARTMENT
BOARD OF COMMISSIONERS EXECUTIVE SESSION VIRTUAL MEETING
JANUARY 30, 2025, AT 5:00 P.M.**

Present for Board: Chair John Hine, Vice Chair Paul Dobosh, Ron Couto, Tom Terry, Kurt Schenker (arrived 5:14)

Present for SHELd: 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 5:10 P.M. followed by a motion to move into Executive Session pursuant to M.G.L. c.164, § 47D, to consider the purchase, exchange, lease, or value of real property AND for the purpose of discussing trade secrets, confidential, competitively sensitive, or other propriety information pertaining to fiber projects, and to return to open session at approximately 6:00PM. (see open session minutes for vote).

Battery Storage Property:

Mr. St. Martin stated that we are still waiting on Eversource to let us know if they will sell us an additional 35' frontage on Pine St to meet the Town zoning requirements for minimum frontage before we can move forward with the battery storage project. We should hear back in February.

New Building Property:

Mr. St. Martin stated the geothermal testing is wrapping up. The data looks good for ground density. Both legal teams are working out the purchase & sale details. Big Y is looking for the finalization of the sale to speed up. We are moving cautiously. SHELd must cross a couple more hurdles to be sure there are no issues with the town and that the land can accommodate the proposed building before giving Big Y a deposit and then signing the purchase & sale agreement.

Shadowbrook MDU:

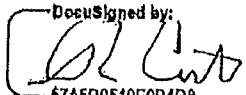
Mr. Fitzgerald stated the Board received a list showing the anticipated construction costs for fiber at Shadowbrook. There are a lot of construction challenges and there is not a high rate of resident interest. The Board was interested in knowing how the cost compares to other residential construction. Shadowbrook's per customer rate would be approximately 3 times that of other residential customers. The cost per customer, if only those who have shown interest are connected, would take 10 years for SHELd to recover.

The Board was in agreement to hold off on Shadowbrook's construction right now and explain to them the expense comparison of Shadowbrook construction to other residential areas. They would either need to generate much more interest or decide to pay more of the construction costs. Fiberspring should continue to construct other MDUs that are more financially feasible right now. Hadley Village is being evaluated currently as the work would be less expensive to construct because it's aerial.

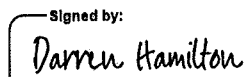
On a motion by Mr. Dobosh, seconded by Mr. Coutu, it was unanimously

VOTED: To adjourn the executive session and return to the open session at 6:00PM, by roll call vote: Mr. Terry-aye, Mr. Coutu-aye, Mr. Dobosh-aye, Mr. Schenker-aye, Mr. Hine-aye.

The Executive Session ended at 5:35 PM.

DocuSigned by:

57A5D0519E0B4D8...
Ronald Coutu, Light Board Clerk

Approved: February 27, 2025

Signed by:

1ADB0EB6D0FE402...
Darren Hamilton, Light Board Clerk

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