

**SOUTH HADLEY ELECTRIC LIGHT DEPARTMENT
BOARD OF COMMISSIONERS EXECUTIVE SESSION VIRTUAL MEETING
MARCH 27, 2025, AT 5:30 P.M.**

Present for Board: Chair John Hine, Vice Chair Paul Dobosh, Ron Coutu, Tom Terry, Kurt Schenker (arrived 5:35)

Present for SHELD: Sean Fitzgerald, General 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 5:30 P.M. followed by a motion to move into executive session to consider the purchase, exchange, lease, or value of real property and for the purposes of discussing trade secrets, confidential, competitively sensitive, or other propriety information pertaining to fiber projects, and return to open session at approximately 6:00PM. (see open session minutes for vote).

Building property update: Mr. Fitzgerald gave the Board an update on the property for the new SHELD building. SHELD and the seller signed the purchase and sale on March 4th and SHELD delivered a \$50K deposit. If the purchase closes by December 31st, the seller will allow the full deposit to be credited to the purchase price. The timeline going forward follows:

In April, a Covenants Amendment needs to be drafted and agreed to by the Buyer and Seller. The Buyer's inspection period ends April 25th. This includes, without limitation, environmental and title matters. The Phase 1 environmental study has been completed and is favorable. The soil boring was completed and was favorable for building.

The initial closing date is December 31, 2025, extendable for up to 90 days by Seller, as provided in P&S, including additional reductions of credits against purchase price from the deposit. March 31, 2026, is the last available closing date.

Mr. St. Martin has spoken with the Town and is working on an RFP for an OPM (Owner's Project Manager) to work with an architect on finalizing building plans to prepare a 90% engineering and design plan to present to the Planning Board to meet requirements for their approval prior to the December 31st closing date. SHELD has already engaged an architect to provide elevation drawings of the new building, but the OPM will hire the architecture firm to finalize the plans.

Mr. Hine wanted to know when to go public with the land purchase because once it's on the Planning Board agenda, it will be public knowledge. Mr. Fitzgerald stated legal suggests waiting until we get closer to the Planning Board meeting.

BESS land update: SHELD is looking to obtain an additional 35 feet of frontage on Pine Street, from Eversource, that will support the Planning Board's minimum frontage requirement to be in compliance with zoning for the parcel use for the proposed battery storage project. Eversource has indicated some events that have held up the process for their stakeholder review of the parcel. They need another 30-40 days before making a decision.

Fiber Expansion:

The Town of Hadley has requested a proposal for fiber design and engineering for their town. They will be applying for grants for the project. SHELDT management recommends that we provide a proposal to them, if the Board approves.

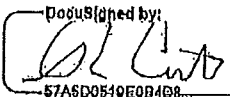
On a motion by Mr. Coutu, seconded by Mr. Terry it was unanimously

VOTED: To authorize the General Manager to prepare and present a proposal to the Town of Hadley for fiber design services, by roll call vote: Mr. Schenker-aye, Mr. Coutu-aye, Mr. Terry-aye, Mr. Dobosh-aye, Mr. Hine-aye.

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

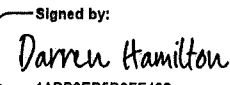
VOTED: To adjourn the executive session and return to the open session at 6:00PM, by roll call vote: Mr. Dobosh-aye, Mr. Schenker-aye, Mr. Terry-aye, Mr. Coutu-aye, Mr. Hine-aye.

The Executive Session ended at 5:50 PM.

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Ronald Coutu, Light Board Clerk

Approved: April 24, 2025

Signed by:

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Darren Hamilton, Light Board Clerk

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