

**SOUTH HADLEY ELECTRIC LIGHT DEPARTMENT
BOARD OF COMMISSIONERS EXECUTIVE SESSION VIRTUAL MEETING
OCTOBER 23, 2025, AT 5:00 P.M.**

Present for Board: Chair John Hine, Vice Chair Paul Dobosh, Ron Coutu, Tom Terry, Darren Hamilton

Present for SHELd: Sean Fitzgerald, General Manager, Director of Operations Adam St. Martin, Administrative Services Specialist Kim Mendoza, Finance Manager Michael Conchieri

Guest: John J. Ferriter, Attorney

The open session of the hybrid meeting was called to order by Chair John Hine at 5:00 P.M. A motion was made to move into executive session for the purposes of discussing fiber projects and property and return to open session at approximately 6:00PM (see open session minutes for vote).

Big Y Property: Mr. Fitzgerald introduced Attorney Jack Ferriter and said he had been working for SHELd on the Big Y property purchase for the last 1.5 years. Mr. Ferriter explained that Big Y owns the property we are purchasing but Unihamp owns the property where the Big Y Store is located. Things are going well with Big Y, and they want to sell the land to SHELd but there are covenants that need to be worked out with Unihamp. They want to be able to make decisions about the use of the parcel, the buildings on the parcel, and easements. They are a large company, with many properties, and our purchase is not a high priority to them. They have been slow to respond. Mr. Ferriter has a meeting with the decision maker at Unihamp next week.

Mr. Ferriter stated the purchase details should still be considered confidential as it's not a done deal yet and he is not 100% confident we will come to an agreement on the outstanding covenants. Therefore, SHELd should not release the executive session minutes being held regarding the purchase of the property. Mr. Hine asked if they should not have made public that we were in negotiations with Big Y? Mr. Ferriter said he would not have done that until it was closer to the time to go for Planning Board approval as it could work against SHELd.

Mr. Fitzgerald asked if the Board agreed to wait on releasing the executive sessions minutes on the property until they are reviewed by legal. We usually review unreleased minutes annually every spring after legal review. The Board agreed.

Originally Big Y had a lot of asks of us. We have finally come to agreements with them. There are still things to work out with Unihamp which are taking extra time. Big Y has extended the closing date to spring since Unihamp is the one holding up the purchase. Mr. Hine asked if we should continue to move forward with our plans for the property while we wait. Mr. Ferriter said there is some risk, but he would continue to work towards the 90% design plan.

Mr. Ferriter was asked about SHELd pursuing the Gaylord Street property. He said the first thing he would do is all the necessary environmental testing to be sure there are not any issues. Any incidents that happened in the past should have been reported to the State and should have been closed once resolved.

Mr. Ferriter said that once he meets with Unihamp next week, he will contact Sean and let him know where things stand.

Mr. Ferriter left the meeting at 5:28 PM.

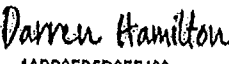
Gaylord Street Property: Mr. Fitzgerald said he sent the Board the \$64k quote to engage the architect to evaluate the building and create a conceptual design. They will have a report ready for the December 11th MLB meeting. Mr. St. Martin said environmental testing had started this week and the building was being appraised.

Fiber: Rivercrest MDU had a Board turnover and revisited construction costs to construct fiber. They voted, deciding to move forward with paying for the pathway with 21 of the 29 residents interested in having Fiberspring, up from the previous 14 residents.

Mr. Hine inquired about the status of the Hadley Village MDU project. Mr. St. Martin said he and Kelly had a meeting scheduled for next month to meet with them and discuss the costs.

On a motion by Mr. Dobosh, seconded by Mr. Terry it was
VOTED: To adjourn the executive session and return to the open session at approximately 6:00 PM,
by roll call vote: Mr. Hamilton-aye, Mr. Dobosh-aye, Mr. Terry-aye, Mr. Coutu-aye, Mr. Hine-aye.

The Executive Session ended at 5:37 PM.

Signed by:

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Darren Hamilton, Light Board Clerk

Approved: December 11, 2025

Signed by:

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Darren Hamilton, Light Board Clerk

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