

**SOUTH HADLEY ELECTRIC LIGHT DEPARTMENT
BOARD OF COMMISSIONERS EXECUTIVE SESSION HYBRID MEETING
TRUSTEES ROOM AT THE LIBRARY
SEPTEMBER 25, 2025, AT 5:00 P.M.**

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

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

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 to discuss property and return to open session at approximately 6:00PM (see open session minutes for vote).

[REDACTED]

[REDACTED]

[REDACTED]

Property: Mr. Fitzgerald said the Mohawk Paper building at 28 Gaylord Street is for sale. On Tuesday, management, board members, and our OPM and architect toured the building. The owners are seeking \$100 per square foot which equates to roughly \$11.1 million dollars for just the unleased building space available of 111,000 square feet. There is additional space being leased by the owner which would total 139,000 square feet. The Board was sent a past feasibility report from the architect's structural engineer who had done a preliminary walk through at this site. The largest concern is meeting Category 4 building codes required for a "critical use" facility and the costs to meet those codes. SHEL D has redirected our architect to move from working on the new building project to estimate costs for Gaylord St. The key considerations under the Category 4 codes are wind load, seismic load, bracing and reinforcing frames, adding new columns, footings, lateral systems, lbs. of roof snow load per square foot, occupancy code changes, and firewalls. Dividing the building into sections can create non-compliant conditions if you only improve one section of the building. To divide the building will require additional firewalls, ventilation, and the use will

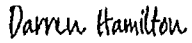
trigger code compliance and stretch code compliance. The cost to meet those regulations could be \$400 per square foot. The OPM roughly estimated the total investment, to make the required changes, including the building purchase, to be \$33 million. This cost surprised everyone. There was a discussion on other possible ideas and uses for parts of the building which is considerably larger than SHELd needs.

Mr. Conchieri showed a cost comparison of upgrading 28 Gaylord Street to constructing a new "critical use" building at the Big Y property which is estimated to cost \$36 million. He feels we won't get 50-75 years out of our investment if we start with a building that is 41 years old. Mr. Fitzgerald said the location of the Gaylord Street property in the Falls was great, but he felt investing in a new building was a better and more efficient plan. He redirected the OPM and architect from working the Big Y building to look at the Gaylord property. We need to be careful though because delaying work on the Big Y building project could jeopardize the property purchase. Redirecting our resources to the Gaylord street property could delay us from having the 90% drawings ready to go before the Planning Board which we need to close on the property by March of next year.

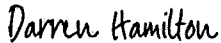
After more discussion, Mr. Hine asked if we could proceed in parallel mode while vetting out the Gaylord St potential costs. Mr. Fitzgerald said yes, but at double the cost. Mr. Hine said they had three options: forget Gaylord St and move forward on the new building at Big Y, put a hold on the new building at Big Y to vet out Gaylord St further, or to spend the money and move forward with both projects for a month or two to get a better handle on the Gaylord St property costs. The Board was polled: Mr. Terry and Mr. Coutu want to pull back on the new building at Big Y to vet Gaylord St property further. Mr. Dobosh, Mr. Hamilton, and Mr. Hine want to move forward on both properties and pay the added expenses while vetting Gaylord St further. Mr. Fitzgerald was directed to have the OPM, and architect, continue working on both projects for now.

On a motion by Mr. Dobosh, seconded by Mr. Hamilton it was
VOTED: To adjourn the executive session and return to the open session after a 10-minute break by roll call vote: Mr. Hamilton-aye, Mr. Terry-aye, Mr. Coutu-aye, Mr. Dobosh-aye, Mr. Hine-aye.

The Executive Session ended at 6:00 PM.

Signed by:

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Darren Hamilton, Light Board Clerk

Approved: October 23, 2025

Signed by:

1ADB0EB5D0FE402...
Darren Hamilton, Light Board Clerk

Approved for release w/ redactions: October 22, 2026