

Reading Municipal Light Board of Commissioners
Executive Session
230 Ash Street
Reading, MA 01867
January 28, 2009

Start Time of Executive Session: 8:55 p.m.

End Time of Executive Session: 9:20 p.m.

Attendees:

Richard Hahn, Chair

Robert Soli, Secretary

Ellen Kearns, Commissioner

Mary Ellen O'Neill, Vice Chair

Philip Pacino, Commissioner

Staff:

Vinnie Cameron, General Manager

September 24, 2008 Executive Session Meeting Minutes

Ms. Kearns made a motion seconded by Mr. Pacino that the Executive Session meeting minutes of September 24, 2008, be approved with changes.

Motion carried 5:0:0.

November 25, 2008 Executive Session Meeting Minutes

Ms. Kearns made a motion seconded by Mr. Pacino that the Executive Session meeting minutes of November 25, 2008, be approved with changes.

Motion carried 4:0:1. Mr. Soli abstained.

Legal Issues Update

Mr. Cameron updated the Board on a grievance filed by the Management Union.

Chair Hahn explained why the RMLD asked Rubin and Rudman to look into the Open Meeting Law issue.

Discussion ensued.

Power Supply Update

Mr. Cameron reminded the Board that at the December 3, 2008 Power Contracts, Rate Setting, Green Power Committee Executive Session meeting, the RMLD provided an update on the Concord Steam Wood Fired Generation Project. At this meeting, the RMLD Board had told the General Manager and Staff that they should get the price for the Concord Steam Project in the range of \$110 per MWh. Mr. Cameron said that the RMLD had met with Concord Steam with the last price stated at approximately \$125 MWh and the final capital costs were not in place. Mr. Cameron felt that the final capital costs would not be lower than what Concord Steam was presently estimating. Mr. Cameron told the Board that the RMLD is preparing to send a letter to Concord Steam informing them that the RMLD is no longer interested in the project.

Discussion ensued.

The Board agreed with Mr. Cameron's decision to send the letter to Concord Steam informing them that the RMLD was no longer interested in the Concord Steam Project.

Property at Ash Street

Mr. Cameron informed the Board that there is approximately ½ acre of land adjacent to the RMLD's property at 230 Ash Street, which is the RMLD's Main Office. The RMLD had been contacted by a realtor to see if the RMLD was interested in the property. Mr. Cameron stated that this property could be used as storage and the RMLD could end its lease of the space in the Barbas Warehouse.

Property at Ash Street

Mr. Cameron thinks that the owner is asking \$400,000 for the property. Mr. Cameron also said that he has looked into building costs and they appear to be in the \$400,000 range for the RMLD's needs.

Mr. Cameron went on to further explain that the cost of the acquiring and building on the property would have a payback of about four years since the RMLD is spending approximately \$200,000 per year on storage in the Barbas warehouse.

Mr. Pacino was concerned that the RMLD was taking this property off the Town of Reading's tax roll. Mr. Pacino said that it was the same case as in the 1990's when the former owner of the Barbas property was selling the building. Mr. Pacino said that he was told that the Town of Reading was concerned with property coming off the tax rolls.

Mr. Cameron stated that he has had conversations with the Reading Town Manager, Peter Hechenbleikner, and he said that if the RMLD wants to acquire property in back of 230 Ash Street he would not have a problem with it.

Discussion ensued.

Ms. O'Neill was concerned that the General Manager was recommending the RMLD could pay for the land acquisition by delaying or not performing certain Capital Projects. Mr. Cameron stated that the roof at 226 Ash Street could be delayed as well as a project to pave an area at the North Reading Sub Station would not be required if the RMLD acquired, and developed for storage, the land behind Ash Street.

It was the sense of the RMLD Board that the General Manager get information relating to the process involved with the RMLD acquiring property, the amount of taxes paid to the Town of Reading by the property, and get a sense of how the Town of Reading would feel about such a purchase. Mr. Cameron should report back to the RMLD Board on these issues at its next meeting.

Motion to Adjourn

At 9:20 pm Mr. Pacino made a motion seconded by Ms. O'Neill that the Board return to Regular Session for the purpose of adjournment.

Motion carried 5:0:0.

Chair Hahn called for a poll of the vote:

Ms. O'Neill, Aye; Mr. Hahn, Aye; Mr. Pacino, Aye; Mr. Soli, Aye; and Ms. Kearns, Aye.

A true copy of the RMLD Board of Commissioners minutes as
approved by a majority of the Commission.

Robert Soli
Secretary, RMLD Board of Commissioners