

The **REGULAR** meeting of the LHA was held on Tuesday, July 13, 2021 at 4:30 p.m. at The Curtis, 6 Main Street.

The meeting was called to order by D. Kirby at 4:30 p.m.

1. Roll Call: Present – D. Kirby, Chairman, K. Graham, Vice Chairman,
D. Prew, member, C. Ramsey, member
B. Heaphy, Executive Director,
Others Present- J. Mercer, Commercial Property Manager, Anthony Lepore,
Consultant/Cityscape Consultants, Inc., Christopher Ciolfi, Evolution
Site Services, L.L.C., Shannon Miller, Administrative Assistant,
J. Wilusz, Tri-Town Health Dept., Clarence Fanto, Berkshire Eagle,
Approximately fifty tenants of the Lenox HA and citizens combined.

Absent – None

K. Graham opened the meeting by stating this is a regular board meeting, not an open Forum. One tenant has requested to speak in tenant forum.

- a. **Tenant Forum:** Trilby Miller, Curtis tenant, voiced concern about health impact of wireless technology on the more than 80 elderly and family residents of the Curtis. There is strong opposition to having a cell antenna on roof of Curtis. Petitions are circulating among residents and in town for citizens who don't want cell antenna on roof of historic Curtis Hotel in heart of Lenox. Elderly and children are vulnerable population to EMF Radiation.

K. Graham, V. Chair stated after doing much research, believes the project will not be harmful. Sometimes the responsibility of the board may not be in agreement with everyone.

A Turnure Terrace tenant stated more people are very sensitive than others. Some Research shows it is safe but her own research shows it is not safe.

Board members introduced themselves. D. Kirby, Chairman, D. Prew member and B. Heaphy, Executive Director support the project. C. Ramsey, member, had health concerns regarding the cell antenna. She mentioned her 20 plus years working in the Computer/electronics/connectivity field. She has done extensive research on the physical effects resulting from exposure to EMF radiation. She has serious concerns about the safety of cell antennas being placed close to residential areas.

Anthony Lepore, consultant for the Lenox HA, stated the Town will make the final decision. He cited engineering studies showing a car electronic key fob produces more radio frequency exposure to people in close proximity than antennas on the roof. Lepore believes the tenants are not at risk. Radio frequencies do not go down. Anthony answered tenants' questions.

Chris Ciolfi stated he was awarded the project by the Lenox HA which reports to Department of Housing and Community Development. Negotiations over lease are incomplete and town approvals lie ahead.

Jim Wilusz, Tri-Town Health, recommended watching the Board of Health video on the website. He stated tenant voice is very important.

- b. **Minutes:** Motion made by K. Graham, seconded by D. Prew to approve the minutes of the June meeting. All members vote in favor.
- c. **Curtis Commercial Space:** Jim reported that the previous prospect didn't work out and there is a new tenant who would like to make the space into two offices with a permanent partition constructed at his cost. The board agreed it would be a good investment. Tenants are ready to sign leases. Motion made by K. Graham, seconded by D. Prew to give B. Heaphy permission to sign leases with new tenant. All members voted in favor. Jim arranged to have all windows on the first floor washed at the end of July. New Pharmacy entrance door is tabled for now.

d. **Accounts Payable:**

Barbara reported that as of May 31, 2021, 689 balance is \$98,940.80. 4001 balance is \$169,312.82. Commercial balance is \$89,092.51. Commercial savings is \$60,581.11.

Old Business:

Vacancies – Two vacancies at Turnure Terrace were filled July 1st. That leaves one vacancy at Turnure Terrace. It should be ready by August 1st. A two-bedroom list was pulled and an applicant from Dalton has been verified. When offered an apartment, applicant had just accepted one from Pittsfield Housing Authority. A new 2- bedroom list will be pulled.

Waitlists – 922 elderly/handicapped, 2573 - families.

Building Property Maintenance –

Mike has been keeping up with the mowing, weed-whacking etc., attending to daily work Orders, cleaning apartments ready for lease up. During one of the heavy storms, the drain Between Library and Curtis clogged and Curtis basement flooded. Mike assisted fire dept. With checking pumps. Two leaks were discovered in Curtis roof. Sondrini Contractors came and patched the leaks. Capital funds will be used to replace that portion of the Roof hopefully before winter.

Regulatory Updates- none

Town of Lenox – Cell antenna: See above tenant forum

Personnel Issues – none

Public Housing Notices- PHN 2021 -13: Performance Management Review changed – they will Be conducted annually unless Housing Authority is chronically poor performing.

New Business:

Exterior Door replacement at Turnure Terrace – Phase 1. The project consists of replacing the Six outside doors on the 32 side at a cost of \$40,000. K. Graham made a motion to approve The Turnure Terrace exterior door replacement scope of services. D. Prew seconded the Motion. All members voted in favor.

Adjournment:

Motion made by K. Graham, seconded by D. Prew to adjourn at 6:00 p.m. All Members voted in favor.

Next meeting – August 10, 2021 at Turnure Terrace

Respectfully Submitted,

Barbara Heaphy
Secretary/Executive Director