



# **ISLAND TERRACE RESIDENT MEETING**

**NOVEMBER 15, 2023**

**JACKSON PARK FIELDHOUSE AND  
SENIORS AT ISLAND TERRACE  
SOCIAL ROOM  
6 PM – 7:30 PM**

# Agenda

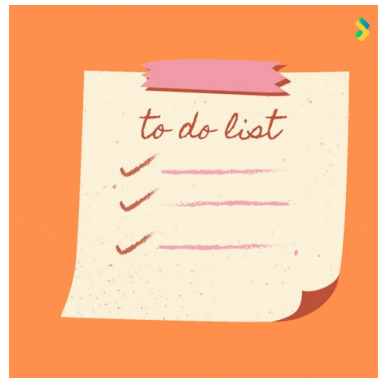


- Tenant Income Certification Meetings (November 1 letter) – Mandatory! Please sign up!
- GRRP Award Notice
- Walsh/GMA Introduction
- Construction timeline
- Relocation (URS) Introduction
- Relocation Overview and Next Steps
- Q&A

# TIME TO DO YOUR PAPERWORK



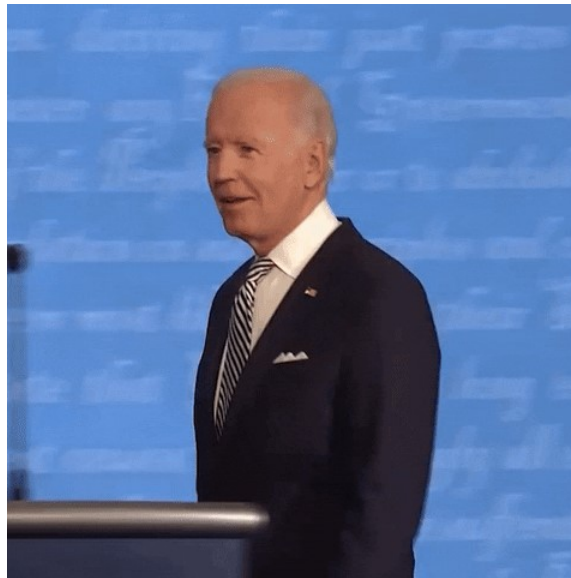
- The backbone of the building renovation is Tenant Income Certifications
- Some of you have already done this with your lease renewals! THANK YOU!!!
- EVERYONE CAN STAY AT ISLAND TERRACE WHETHER YOU MAKE \$1 or \$1,000,000 per year.
- BUT DON'T EVICT YOURSELF, IF YOU DO NOT DO YOUR PAPERWORK, WE CANNOT RENEW YOUR LEASE!!! WE ARE SERIOUS, THIS HAS HAPPENED AT OTHER BUILDINGS.
- Please see the office with any questions or concerns.



# GRRP Announcement!



- Island Terrace Apartments received assistance from the Inflation Reduction Act of 2022
- Island Terrace is one of the FIRST multi-family properties to receive these funds
- These funds will be used to pay for equipment that recycles hot air from building ventilation. This will make the property more comfortable for residents and save money!
- The 2022 Green and Resilient Retrofit Program is program from the Biden administration that seeks to amplify recent technological advancements in utility and infrastructure



# Meet the Construction Team



**Peter Parkhill**  
Senior Project Manager  
Walsh



**Micah Finley**  
Project Engineer  
Walsh



**Jeff Williams**  
Senior Project Manager  
GMA



# Lobby After Construction

## Ground Floor Option 1

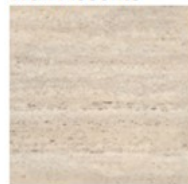


Security Desk at Entry



Entry

### Wall Accents



Existing Travertine

### Wall Paint

Floor base to be painted wood to match wall color



Bachelor Blue  
Benjamin Moore

### Desk Laminate



Carbon Mesh 4880  
Wilsonart

### Walkoff Mat



Navy  
Pedi-Mat

### Ceramic Tile Floor



Park Lane  
Daltile

# Kitchens After Construction

## Kitchen

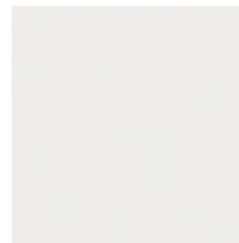


## Cabinets



Natural Oak  
*TBD*

## Wall Paint



Decorator's White  
CC-20  
Benjamin Moore

## Flooring



Lakeview Elm  
Eco Smart Flooring

## Countertop



Fashion Grey D381  
Wilsonart

# Bathroom After Construction

Bathroom



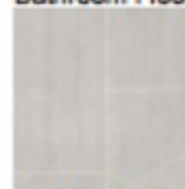
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Cabinet



Rockport Gray  
Benjamin Moore

Bathroom Floor



17191 Comfort  
Style Chelsea  
Gray  
Tarkett Sheet Vinyl

Tub Surround



Forma Fendi AC  
Elane 8"x12"

Tile Grout



Mapei  
Warm Gray 5093

# Common Areas After Construction

Flex Kitchen



Mail Room



Mailboxes



Black 6C  
Florence Corporation

Typical Counter Finish



White Carrara Codena  
Wilsonart Quartz

Cabinets



Riftsawn White Oak  
TBD

Backsplash



Arctic White 0190  
Daltile Subway Tile

# Laundry Room After Construction



Laundry

Top



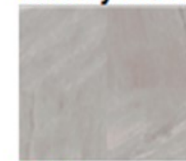
White Carrara Codena  
Wilsonart Quartz

Mail Tile Floor



Park Lane  
Daltile

Laundry Tile Floor



Park Lane  
Daltile



# Proposed Construction Timeline

- **Jan 2024- September 2025 – Common areas will start BEFORE UNITS**
  - Plumbing and ventilation replacement begins!
  - YOU WILL BE GETTING LOTS OF NOTICES AND VISITS FOR MEASUREMENTS!
- **Feb – June 2024 – Walsh GMA garage demolition and site work**
  - We are arranging alternative locations for people who currently pay for parking –we will have a follow up meeting when we have firmed up all the details.
- **May 2024 – October 2025 - unit work will begin from the 22<sup>n</sup> floor down**
  - Walsh/GMA will be renovating 2 floors at a time
  - Residents are expected to relocate while we work on their apartments for approximately 6-8 weeks
- **December 2024- September 2025 – Common areas to be worked on AFTER UNITS**
  - Community and Laundry room (December 2024- February 2025)
  - Mail room (December 2024- January 2025)
  - Bike room (March 2025)
  - Trash rooms (March 2025)

# Meet Relocation Consultant



- **Urban Relocation Services**
  - **June Webb** – Firm Owner; trusted relocation professional with decades of experience
  - **Antonio Rodriguez** - Relocation Agent, contact for Island Terrace
    - Reach out or he will call you! (312) 241-8509



# Relocation Happens in Two Phases

## Phase 1 - Individual household consultations – now through May 2024

1. Urban Relocation Services (URS) is conducting household consultations with every resident!
2. This is separate from the tenant income certifications (that is POAHC)-you have to do both!
3. Household interviews are confidential
4. POAH Community Impact to assist residents and URS
5. We recommend that you are honest with URS regarding ALL YOUR household needs. They are here to help you the resident make this process as seamless as possible

## Phase 2 – Planning Your Move

1. You will have to move out of your apartment for 6-8 weeks
2. POAH will provide lodging **AT NOT COST TO YOU**
3. URS will help with relocation logistics to make the process as seamless as possible
4. Notices will be given 30 days prior to your move out date

# Relocation Cycle Schedule - DRAFT



Construction Timeline	Floors	Start Date	End Date
Cycle #1	21+22	5/3/2024	6/28/2024
Cycle #2	19+20	7/1/2024	8/26/2024
Cycle #3	17+18	8/27/2024	10/15/2024
Cycle #4	15+16	10/16/2024	12/4/2024
Cycle #5	13+14	12/5/2024	1/24/2025
Cycle #6	11+12	1/27/2025	3/14/2025
Cycle #7	9+10	3/17/2025	5/2/2025
Cycle #8	7+8	5/5/2025	6/23/2025
Cycle #9	5+6	6/24/2025	8/12/2025
Cycle (#10)	4+3	8/13/2025	10/1/2025

# Tips for Purging and Packing



- Purge all items you don't need in bathrooms and kitchens before you move
- Check expiration dates on food items and throw away anything past its prime
- Limit purchasing or bringing in items from the outside
- Anything you are worried about remaining in your unit, can be placed in storage
- Moving boxes and tape will be distributed to everyone prior to their move
- Label every box by room
- Consider donating items that are in good condition but don't serve you anymore



## Island Terrace Website



## Submit Your Questions

### Island Terrace Questions and Concerns

