



Ithaca City Apartments Renovation Notice

General News and Information

Hello from the INHS Construction Team!

We hope you are as excited as we are to see improvements begin in your community. We have had to modify our construction schedule and **we will begin physical work in January 2018** at apartments on Floral Ave. Over the next couple of months, we will still be evaluating units and forming construction plans, so you may see contractors in and/or around your unit. If you have questions about the new timeline for construction and how that will affect your unit, please contact our relocation specialist, Ann DiPetta.

Most projects are going to take between two and three weeks to complete. During that time, tenants belongings will need to be moved out of the apartment and tenants will need to be out of the unit during the day but can return at night. Tenants will be able to keep their beds, a couch, table and chairs, one box of clothing per person, a box of bathroom supplies and a box of kitchen supplies in the apartment during construction. All other belongings will be moved to the storage unit. We have formed a partnership with a local moving company to help with this and will provide storage units for your belongings during construction.

If you think you are going to need the help of movers, *you must contact us as soon as possible* and we will share your contact information so the movers can be part of planning discussions. Ann DiPetta, our relocation specialist, is the primary contact for all moving needs, but the actual movers may need to talk with you about your specific needs.

We will be holding a community meeting at Cedar Creek Apartments, 310 Floral Ave on Wednesday, October 4, 2017, from 6:00pm-7:00pm. This meeting will focus specifically on the work to be done at Towerview and other Floral Avenue apartments. We will be scheduling additional community meetings throughout the fall and winter months that will target the units coming up on the construction timeline.

You will be contacted when there is a community meeting scheduled pertaining to your unit!

There is a lot of work to be completed in a very short year. The construction team works very hard to pre-plan and coordinate the work to be completed as quickly as possible with the least amount of disruption. Work will continue throughout the winter months. We apologize for any inconveniences in advance.

Please read on for more details on the work to be completed. In addition to these newsletters, you can also find updates on our website: <https://ithacanhs.org/ica/>

If you have **QUESTIONS** about renovations please contact your property management representatives:

- Ann DiPetta, Relocation Specialist, 607-342-0637, ICA@ithacanhs.org
- Kim Fezza, Property Manager, 607-277-4500, kfezza@ithacanhs.org

What's Next? See reverse for more information!

UPCOMING WORK and Important Details

Movers

Most of your belongings will need to be moved out of your apartment and into a storage unit before construction can begin. INHS can provide movers to help you, if needed. If you need help from movers, please let us know **as soon as possible** and we will make arrangements with the moving company we are partnering with. Once you request movers, please understand we will share your contact information with them so they can discuss specific moving needs with you directly.

Moving Kit

INHS will be providing moving kits to all tenants in the construction project. The number of bedrooms in your unit will determine the number of small, medium and large boxes provided. You will also get foam wrap, packing tape, plastic bags and a marker to mark boxes. If you run out of boxes, you may request more and INHS will provide them if possible.

Packing Tips

Here are some tips for packing!

- Load heavy items on the bottom of boxes.
- Use pillow cases to pack blankets and bedding.
- Always pack books in smaller boxes.
- Kitchen towels can be used to pack and protect glassware
- Clearly mark the outside of boxes with a marker so you know what's inside. Then you can deliver boxes directly to the right room.
- Here are other useful ideas from UHaul: <https://www.uhaul.com/Articles/Tips/5351/Packing-Tips-For-A-Move-Heres-Everything-You-Need-To-Know/>

Community Meetings

We will hold community meetings every couple of months to inform residents of upcoming work and timelines. **Our next Community Meeting will be specifically for tenants at Towerview and other Floral Avenue apartments.** If you live in one of our Floral Avenue apartments, please join us!

- **DATE:** Wednesday, October 4, 2017
- **TIME:** 6:00 PM
- **WHERE:** Cedar Creek Community Room – 310 Floral Ave

Packing Supplies

It is a good idea to start collecting newspapers for wrapping glassware and other valuables. INHS will be providing foam wrap but there is limited supply so tenants should consider their own individual needs. If you have a great deal of fragile items it may help to start collecting newspapers now to wrap valuables in when the time comes.

Rental Insurance

It is STRONGLY suggested that you purchase rental insurance during the construction period. If you do not have renters insurance at this time and need help with ideas, please let us know and we'll send you our rental insurance packet.

Companion or Service Animals

If you have a companion or service animal you need to let INHS know as soon as possible. We will have a day lodge for those with companion/service animals so those with allergies can avoid complications. Attached is the form that must be completed and returned in order for a companion/service animal to be allowed in the unit. **Please complete this form and return it to Kim Fezza or Ann DiPetta at INHS by October 10, 2017.**

Thank you for your patience!