

PACT QUARTERLY MEETING

WELCOME!

Residents of Stuyvesant Gardens I

Thursday, April 23, 2026

Stuyvesant Gardens I Community Center

214 Stuyvesant Ave



AGENDA

Current Status & Updates

Completion Status

- Facade Work
- In-Unit Work
- Security System
- Community Center
- Grounds / Landscaping

Construction Timeline

- Construction Schedule
- Heating & Cooling System Upgrades

Resources

- Maintenance
- Social Services
- Building Skills
- Green Lane

Q&A



CURRENT STATUS & UPDATES

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- ❑ Façade work started on **March 16, 2026.**
- ❑ In-unit work on vacant units started on **April 20, 2026.**



COMPLETION STATUS

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- ❑ **Facade work** is the design, construction, and maintenance of the building's exterior. The scope of work for the PACT facade renovations include:

- ❑ Roof repair
- ❑ Bricks
- ❑ General aesthetics



- ❑ **In-Unit Work** is the construction and design upgrades that will be happening in your units. This work includes:

- ❑ Kitchen and bathroom renovations
- ❑ Flooring
- ❑ Painting
- ❑ Smoke detectors
- ❑ Light fixtures
- ❑ Heating/Cooling Upgrades

- ❑ **Start date:** March 16, 2026

- ❑ **Start date:** April 20, 2026

COMPLETION STATUS

❑ **Security System** upgrades include:

- ❑ Updated camera systems and monitoring
- ❑ New key fob system
- ❑ Upgraded intercoms
- ❑ Increased exterior lighting
- ❑ IRT (Immediate Response Team) Roving Security



❑ **Community Center** upgrades include:

- ❑ Renovated design and aesthetics
- ❑ Painting
- ❑ Flooring
- ❑ Plumbing
- ❑ Electrical system upgrades
- ❑ Window replacement

❑ **Start date:** End of April 2026

❑ **Start date:** Mid-March 2027

COMPLETION STATUS

- ❑ **Grounds and Landscaping** upgrades include:
 - ❑ New outdoor lighting
 - ❑ Pest and waste management
 - ❑ Outdoor maintenance

❑ **Start date:** Summer 2026

- ❑ Wavecrest has started maintaining the grounds with:

- ❑ **Frequent Cleaning Routines:** Porters service buildings at least twice daily. Additional service provided as needed and/or upon request by residents.
- ❑ **Outdoor Spaces Cleaning:** Ongoing efforts to reduce litter and clutter around the campus, including the option to contact management for assistance to remove large and/or oblong items.
- ❑ **Future Trash Pickup:** Campus sanitation team members will start utilizing branded vehicles throughout the campus to bring trash to designated pickup areas.



CONSTRUCTION TIMELINE

CONSTRUCTION SCHEDULE

Day 1

- Replacing all your windows



Day 2

- Smoke Detectors
- Light Fixtures
- Dedicate Circuits
- Entry Door
- Blinds



Days 3 to 5: Bathrooms

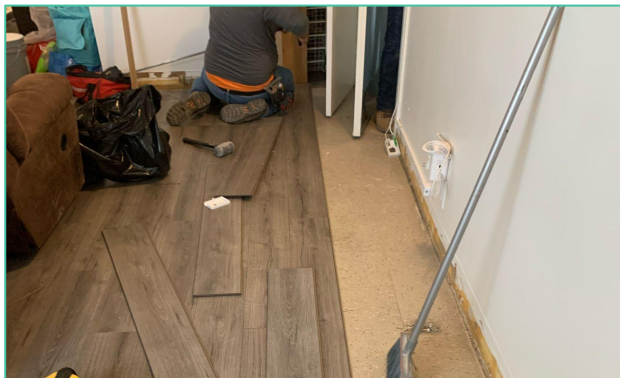
- Walls
- Tub
- Tile Flooring
- Vanity
- Accessories
- Toilet



CONSTRUCTION SCHEDULE (CONTINUED)

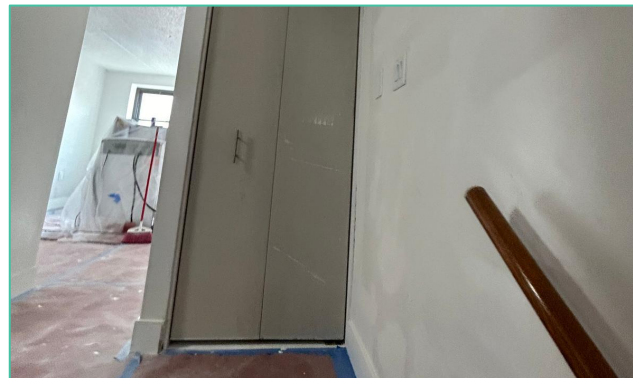
Days 6 to 9

- Kitchens and Flooring
- Unit Flooring
- Countertops
- Cabinets
- Appliances: Stove, Refrigerator, Oven



Day 10 to 13

- Painting



Days 14 & 15

- Unit Completion
- Punch List
- Final Cleaning
- Walk-Through



UPGRADED HEATING AND COOLING AT STUY GARDENS I

- ❑ Each unit will receive a high-efficiency electric Kelvin heat pump system, providing both heating and air-conditioning.
- ❑ Heat pumps offer more consistent indoor temperatures, individual climate control, and a more sustainable living environment.
- ❑ The upgrade is part of the building's modernization under the PACT program—there is no charge to residents for installation or equipment.



Front View



Side View

AIR TO
AIR HEAT
PUMP



VERSATILE WORKING
CONDITIONS
Designed for four seasons



LOW GWP
REFRIGERANT R32



HIGH ENERGY
EFFICIENCY AND
C.O.P



RESOURCES

MAINTENANCE

Property Meld

- ❑ Wavecrest's new maintenance system is called **Property Meld**.
- ❑ You can access Property Meld from your phone (no app required), tablet, or computer. Scan the QR code below to save the Property Meld website to your phone.



If you have previously provided us with an e-mail address, you should have received an email from Property Meld that will walk you through getting started.

Work Orders

- ❑ Work orders can be submitted through your resident portal. Scan the QR code below to save the resident portal to your phone.
- ❑ If you are having issues submitting your work orders, please reach out to the Property Management office:

Email: OHSG@twmt.net
Number: (718) 463-1200; Ext: 4405

*Residents can also go to
835 Gates Ave.*



SOCIAL SERVICES

- ❑ **Bedford Stuyvesant Restoration Corporation** is a social services provider that is a part of the PACT team, with the purpose to support and expand services by tailoring them to the developments.
- ❑ Restoration's focus is to provide PACT residents services such as:
 - ❑ Career Development
 - ❑ Financial Wellness
 - ❑ Health Services
 - ❑ Violence Prevention
 - ❑ Recreational Programming



Dear Residents of Stuyvesant Gardens 1!

Restoration Is Onsite to Serve the Community
Please see below for Office and Services Information

| | |
|---------------------------------------|---|
| Office Location | Wave Crest Management Office 835 Gates Ave, Brooklyn, NY, 11221 |
| Office Hours | Mondays from 9:00AM- 12:00PM |
| Benefit Services | We can help with enrollment in: <ul style="list-style-type: none">• Snap• Rental assistance• Cash assistance• And more! |
| Workforce Development Services | We're here to help you navigate the workforce through: <ul style="list-style-type: none">• Job Training• Job Placement• And more! |
| Financial Counseling Intake | We want to help you strengthen your finances by supporting you to: <ul style="list-style-type: none">• Establish / Improve credit• Budgeting• And more! |
| Contact Us | Phone: (718) 636-6994 Email: services@restorationplaza.org |

To make an appointment FOR FREE one-on-one professional financial counseling and coaching visit www.restorationplaza.org or call us!

BUILDING SKILLS

- ❑ Building Skills NY (BSNY) is a nonprofit construction workforce development organization connecting underemployed and unemployed New Yorkers to construction training and job opportunities throughout New York City.
- ❑ We will be working with BSNY's hallmark job placement program to reduce the barriers to entry for prospective workers with job training and job placement opportunities both at OHSG and other projects across the city.

Please give your contact information to a PACT Partner after this meeting if you are interested in this program!



WHO TO CONTACT

For questions about construction, relocation, or design, about income or household composition changes, or to submit your annual recertification please call:

➤ **Preservation Logistics: 929-280-0263**

For questions about work tickets or rent, please call:

➤ **Wavecrest Management: (718) 463-1200; Ext: 4405**

For questions about SNAP, financial assistance, or one shot deals, please call:

➤ **Bed Stuy Restoration: 718-636-6994**



Thank You!

Questions?