

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK DISTRICT
TINLEY PARK, ILLINOIS
HELD ON FEBRUARY 8, 2024

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on February 8, 2024, was called to order by Chair-Person Lisa O'Donovan at 6:30 PM.

Committee Members Present: Lisa O'Donovan (Chairperson)
Ashley Rubino (Co-Chair)
Bill Devine
John Gorajski
Amjad (AJ) Haj
Melissa Sanfilippo
Rona Szabo
Carmelita Wagner

Committee Members Absent: Tana Burhans
Dan McAllister
Sylvester Wilson

Others Present: Elizabeth Harvey, Environmental Attorney
Mike Maloney, Project Manager
Shawn Roby, Executive Director
Ryan Veldman, Superintendent of Parks
Kelly Jones, Board Secretary

Agenda Items for Discussion:

Review of Mission and Vision

Chairperson Lisa O'Donovan reviewed the Remediate 280 Committee's Vision and Mission.

Vision: We will work collaboratively with a diverse array of voices of Tinley Park residents, stakeholders and community organizations to clean up the 280 acres of the property formerly known as the Tinley Park Mental Health Center property for the betterment of our village.

Mission: Our Mission is to oversee remediation of the 280 acres of the property formerly known as the Tinley Park Mental Health Center Property to ensure safe and proper clean-up of contamination at the site and provide regular updates to the residents of Tinley Park.

Review of Future Meeting Dates

The Remediate 280 committee will meet the second Thursday of every month at 6:30 PM at the Tony Bettenhausen Recreation Center located at 8125 W 171st Street. The meeting dates have been posted online. All members of the public are welcome to attend.

Overview of Property Details

The street address of the property 7400-7600 W 183rd Street, Tinley Park.

It is approximately 280 acres of land, 276 acres to be exact.

There are technically two campuses located on the property. One campus was known as the Tinley Park Mental Health Center which had more of the medical buildings located on it. The other campus was known as the Howe Development Center. Currently, the land is owned by the State of Illinois Department of Central Management Systems, it is currently developed with approximately 45 structures. It was once utilized as a full-service Mental Health Facility operating many of its own utilities. Currently, the structures on site are now visible since the brush has been trimmed away, include a power plant, waste treatment plant, the maintenance building, engineering and storage building, Cedar Hall, Spruce Hall, Oak Hall, Willow Hall, Hickory Hall, Sycamore Hall, Mimosa Hall, and Pine Hall. There were also several cottages on the property that were used for employee housing. The Howe Development Center also includes 50 attached townhomes that housed the developmentally disabled. There are also soccer fields and a Lye pit that was used in the wastewater treatment plant. Also, on the site are three out of service underground storage tanks (USTs) used for fuel. There are three out of service wells and associated pump houses, and possible landfills near the Cedar Hall north and north to the former soccer fields there are transformers

and diesel emergency generators. There are also underground tunnels used for utilities and patient transport. Once asphalt paved parking lots, roadways, and sidewalks. There is also a water tower and an underground water storage tank.

In August, the Board of Commissioners approved Tetra Tech to conduct an updated Phase one study. They are the same company that was contracted out in 2014 by the Village of Tinley Park therefore, they are very familiar with the property. To properly access the site and the buildings Tetra Tech requested the cutting of the brush and overgrown shrubbery. This allowed Tetra Tech to get in and finish their assessments. The entire Phase one study is available online.

The environmental conditions are generally consistent with the 2014 Phase One environmental site assessment. Not much has changed over time on the site. In 2023, the state removed some of the hazardous materials that were located on the site. So even though the site had been abandoned by the state, they were still doing some maintenance on the site to keep the site where it needed to be to move forward such as testing of the state-owned transformers and limited soil removal around the transformers. Also, the state sealed 3 on-site water supply wells at that time as well.

The Tinley Park-Park District has created many partnerships as we venture down this road to take ownership of this property. One of them is with Tetra Tech who we are working very closely with them to make sure we are following all their recommendations. We have also hired Renee Cipriano who is the former IEPA director and environmental specialist and Elizabeth Harvey our environmental attorney; Attorney, Burt Odelson who is working closely with the Tinley Park-Park District attorney and we have Mike Maloney our project manager. These are all partnerships that we have entered into to guide us through this process to make sure we are doing everything as it should be to get the land properly ready before development.

Land Transfer and Funding update:

The official land transfer is still pending. We do not currently own the property. The exact date is not known, but it may be as early as the end of February. We have received the first payment of the 15-million-dollar grant

money. The Park District has received \$5,139,000 as the first payment. We can begin to reimburse the cost of what we have already paid out including the brush removal, Tetra Tech and the Underground storage removal. In addition to using that for future costs associated with any remediation on the site. We are anticipating additional payments adding up to 15 million in the near future.

Elizabeth Harvey-Environmental Attorney-Updates

Elizabeth Harvey is an environmental attorney that has been practicing environmental law for 35 years. She is very pleased to be involved with this project. She is impressed with how the Tinley Park-Park District Board and community members have been working on this project. She believes this is going to be a great project.

The vegetation has been removed; this was a huge first step. The land transfer is pending. We are hopeful that we will obtain the property on February 22nd. Once we obtain the property, the next step will be removing the USTs. They do not have gasoline in them anymore, but they need to be pulled and we could not pull them until we own the property. The park district board already has the contract for the UST removal project, so they are ready to go. We schedule the UST removal with the contractor and with the Illinois State Fire Marshall. It is a requirement that the Illinois State Fire Marshall be on site whenever any tanks are removed, just to make sure the everything is done correctly, and they also check to see if there has been a release from the tanks.

We continue to coordinate with IEPA. They will know every step of the way what we are doing in this remediation. The IEPA has been interested in this project and very helpful. The IEPA will have oversight. It is their job to make sure everything is done according to plan.

Once the USTs are removed, which should take 3-4 days, we can do the abatement of asbestos in the buildings and other hazardous materials and then demolish them. The contractor for the abatement and demolition project will have the responsibility to minimize any releases. There will be people on site, including our project manager Mike Maloney, who have the authority to shut it down if anything is not going as planned. Many people will be officially overseeing this project. There will not be any exposure to the

public from the abatement and demolition. Illinois Fire Marshall, IEPA, Tetra Tech the environmental consultant and the experienced Abatement and Demolition contractor all with the authority to shut the project down if there are any concerns.

There are three steps to abatement and demolition. The first step is abating the asbestos and any other hazardous materials that are integrated in all the buildings. The buildings are not in great shape, having been abandoned for 12+ years. The interior will be addressed first, then the exterior and then the demolition of the buildings. On a site like this, with forty-seven buildings coming down, some of these things can be done simultaneously. Once a grouping of buildings has been internally and externally abated, demolition can begin for those buildings even while other buildings are still in the process of being abated. This will help to keep the project moving along.

We think the abatement and demolition work will take about two hundred days from the start of work. Which is an aggressive schedule for a piece of property of this size.

We have not issued the bid documents yet for the Asbestos, Abatement, and Demolition because we are revising them again so that everything is consistent and complete and protects the environment and protects the other properties. The plan is to issue it to the bidders the week of February 26th with the bids returning at the end of March (30 days later) and then we can let the contract and decide when the appropriate time is to start the work.

It is important to remember that this remediation is all steps, it's not all going to happen at once. Based on Elizabeth Harvey's experience, she has been very impressed by the speed with which things are getting done and the commitment to this project.

Project Manager Updates

Mike Maloney is the project manager for the former Tinley Park Mental Health Center project. Mike Maloney would like to remind everyone that any dates mentioned are targets. The site preparations, the site cut back, and the punch list has been completed also. The USTs pre-jobs: the walk through, the bidding process and the awarding of the contract has been done. The contractor will

mobilize on February 26th, providing we own the property. The mobilization is not within the three days of work. The waste that is non-contaminated will end up in a waste management landfill in Joliet. They will coordinate the start date with the Illinois State Fire Marshall. There are bids out for signage for the property. We have 4 companies that are preparing bids. 2 bids are being considered.

Two bids are being considered for temp offices/ office trailer on site.

Onsite utilities: ComED has shut the power off to the site. This feed was generally, for the powerhouse which in turn generated electricity and it was all self-contained like a little city. Nicor gas has a high-pressure gas line that runs down Harlem Avenue and turns into the property to feed the power house. They are going to isolate that and then it must be removed. This activity will be coordinated with the Remediation 280 committee as to when it will happen. They will prep the temporary line, cut, and cap it and it will be on the demolition contractor to remove it. Mike Maloney is honored to be selected for the committee and is excited about the project.

Chairperson Lisa O'Donovan explained that because we do not currently own the property, we can't just go on to the property and start working. Therefore, we have an intergovernmental agreement with the state of Illinois to give us access to the property to do very limited things on property as needed such as, removal of the shrubs and pre-bid work. The access agreement has had to be extended a few times with the postponement of the transfer date.

Remediation Next Steps

Next steps:

- Close on the property in the next couple weeks
- Hit the ground running with removal of USTs
- Looking to get Asbestos, Abatement, and Demolition bid out the week of February 26th & get the bids back in 30 days, award the contract and move forward with that process.

Public Comments

A resident said the public has not had its questions answered. He said the Village of Tinley Park does not have any involvement in this project. He said, that does not constitute working together. He asked if we are

going to just remediate the 90 acres? He asked how we are going to pay for this?

A resident commented that he owns property in Indiana and when they demolish buildings in the country they have the fire department there and when they are knocking down the buildings down, they spray water on it to keep the dust down.

Committee Member Comments

Ashley Rubino would like to thank Lisa O'Donovan for all the work she has put into the project and she is excited for all the committee members to be a part of this.

Lisa O'Donovan would like to thank everyone as well and she said it really is a team effort here at the park district and we could not do it without the committee members. She appreciates their time and them being a part of this process and to all the park district staff and all our partnerships that we have on board. We are very grateful for the team of people that we have working to get this accomplished. This isn't just a park district project this is a Tinley Park project. As we are moving forward, we want to make sure that we remediate all 280 acres in a safe and effective manner for all of our Tinley Park residents.

Adjourn

Co-Chairperson Ashley Rubino moved to adjourn to the March 14th, 2024, Remediate 280 meeting, seconded by committee member Melissa Sanfilippo and carried by a unanimous roll call vote at 7:03pm.



Chair



Co-Chair

KAJ:kaj 2/12/24
