

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK DISTRICT
TINLEY PARK, ILLINOIS
HELD ON March 14, 2024

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on March 14, 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
Amjad (AJ) Haj
Dan McAllister
Melissa Sanfilippo
Rona Szabo
Carmelita Wagner

Committee Members Absent: Tana Burhans
John Gorajski
Sylvester Wilson
Jon Gorajski

Others Present: Mike Maloney, Project Manager
Renee Cipriano, Environmental Attorney
(present remotely)
Shawn Roby, Executive Director
Ryan Veldman, Superintendent of Parks
Kelly Jones, Board Secretary

Committee member A.J. Haj moved to approve the Minutes from the February 8, 2024, committee meeting seconded by committee member Melissa Sanfilippo and carried by a unanimous vote.

Agenda Items for Discussion:

Underground Storage Tank Removal update

This project has been completed. The State Fire Marshall was on site to oversee the entire project. It took a total of 3 days to complete the process. It was a seamless process.

Project Fencing Updates

In the process of completing this project. In February, the bid was awarded to Georges Fencing. They are a union company. We were informed that they hired non-union workers. Because of this the work ceased on the property. After discussion between the park district, the local union leaders, and Georges Fencing the situation has been rectified and the project is back on track with Union workers.

Renee Cipriano- IEPA and Remediation Updates

Renee is a representative on our team helping us navigate the IEPA and the entire process. Now that the Underground Storage Tanks have been removed, the next step is abatement and demolition of the buildings and structures on the site. We are in the process of preparing that bid package and we are hoping to get that out soon. The intention is to bid the abatement and demolition work together because that is the most efficient way. The abatement will occur first. Abatement involves removing the regulated materials from the inside and exterior of the buildings and structures including asbestos, lead paint, mold, fuel products, Lyme pits, and PCP transformers. Those regulated materials will be removed from the buildings and structures first before the actual demolition will take place. During the abatement process we will have Mike Maloney, the Project Manager, on site to oversee that the project is being done correctly. We will be hiring a third party to perform asbestos air monitoring around the site. This will make sure we are not exposing the public or workers to harmful asbestos material. This monitoring will take place at the same time as the work is being performed. If there is any risk to human health because of the air monitoring results, we can

shut down the project. Once the abatement is done we will then move to the demolition part of the project. Once demolition of structures and buildings is done, we will have the contractors segregate the materials and dispose of it properly. We may even be able to recycle some materials. We will keep the Illinois EPA informed every step of the way.

We will be developing a Q&A that we can share with the public, so they have the information they need to understand what is going on at the site.

We think it is very important that the public knows what's going on, and to have a Q&A, and know who they can call and understand that our number one priority is to make sure that the environment and public health is not at risk. While this work is going on, we are going to be talking with Illinois EPA about entering this site into the voluntary clean-up program, formally known as the Site Remediation Program. This will allow IEPA to oversee the last step of the remediation. They will look at the site and decide if we need more testing or more work done. They will make sure we address any concerns they may have with the property before they issue a no further remediation letter. A no further remediation letter tells us that no more work or testing is necessary and tells the public that IEPA has blessed the clean-up.

Project Manager Updates

The land transfer is complete. Underground storage tank complete, no issues. The Fence contractor installation has started. The signage for 183rd and Harlem will start tomorrow. The signage will have change-able banners. It will be installed by the end of the month. Comed was on site. They identified the Substation and took photos of it. They will prepare a drawing of all the transformers on site, identifying which ones Comed owns and which ones the Tinley Park-Park District now owns.

Remediation-Next Steps

We are in the process of getting quotes for an on-site trailer for the Project Manager as well as any meetings that need to take place at the site.

Renee is working with a team on finalizing the Abatement and Demolition bid.

Public Comments

None

Committee Member Comments

A committee member asked about timelines. The answer was until we have our contractor for the Abatement and Demolition project in place, we do not have an accurate timeline.

Up for discussion is the water tower on-site should we keep it or demo it? The plan is to demo it as of right now, but a committee member brought up the idea of keeping it and we are looking for the Committee's feedback. It would be a central focal point of the community and it would be an incredible opportunity to revamp it and put our logo on it.

But it would need repaired and repainted, which would be a significant cost. And a reoccurring cost for maintenance.

A committee member asked When will the decision need to made about the water tower? The answer was at the next meeting.

A committee member asked is there any need to have a water tower on the Site? The answer was it is not a necessity. To make it functional, we would have to build a water station.

Adjourn

Committee member Melissa Sanfilippo moved to adjourn to the April 11,2024, meeting, seconded by committee member Bill Devine and carried by a unanimous roll call vote at 7:04pm.



Chair

KAJ:kaj 3/19/24
