

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON APRIL 11, 2024

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on April 11, 2024, was called to order by Committee Chairperson Lisa O'Donovan at 6:30pm.

Committee Members Present: Lisa O'Donovan-Chairperson
Ashley Rubino-Co-Chair (added remotely at 6:31pm)
Tana Burhans
Bill Devine
Amjad (AJ) Haj
Dan McAllister
Melissa Sanfilippo
Sylvester Wilson

Committee Members Absent: John Gorajski
Rona Szabo
Carmelita Wagner

Others Present: Elizabeth Harvey, Environmental Attorney
Ryan Veldman, Superintendent of Parks
Kelly Jones, Board Secretary

Committee Member Melissa Sanfilippo moved to approve a motion to allow Committee Co-Chair Ashley Rubino to attend the meeting remotely. Seconded by Committee Member Bill Devine and carried by a unanimous vote.

Committee Member AJ Haj moved to approve the minutes from the March 14, 2024, committee meeting seconded by Committee Member Melissa Sanfilippo and carried by a unanimous vote.

Agenda Items for Discussion:

Elizabeth Harvey-Environmental Attorney-Updates

Elizabeth Harvey spoke of the preparation of the "Big Bid" This is a joint bid for the abatement of asbestos and other hazardous materials and demolition of the buildings.

Preparing this bid has been a much longer process than anticipated. It is complicated and it is important to get everything right. The goal is to have this bid ready to go out within two weeks.

We are working on the request for proposals for a third-party air quality monitor. This would be an objective monitor on sight to give independent oversight to the removal of all the material, mostly asbestos. They will be on-sight watching the work being done, the asbestos being removed, the workers and monitoring the air quality.

After the Abatement and Demolition bid goes out there is a 30-day period before the bid will be awarded to the contractor that is the lowest responsible bidder. The emphasis will be on responsibility. We will be looking for a contractor with expertise in this area. Once rewarded work can begin.

Committee Chairperson Lisa O'Donovan asked about the size of the Abatement and Demolition bid. Elizabeth Harvey answered it is currently 142 pages long with three sections. A Committee member asked if this bid includes the underground structures as well. Elizabeth Harvey answered it does include the underground structures. It includes anything that is on the site that is not natural.

Committee Chairperson Lisa O'Donovan stated that as a park district, we really want to make sure we get it right the first time so then we do not have to go through the process of having to rebid and have other contractors come in. It really has been a team effort; we are grateful for all our experts that we have on site. Lots of people have worked very hard on this bid.

Project Manager Updates

The site preparation is ongoing. The Tinley Park-Park District is continuing to work on-site to clean it up. We have our own crew out there maintaining the work that has been done.

The fence installation is complete. We are currently preparing bids for an industrial gate for the contractor. There are several entry points on the site. We want to make sure the entry gates are very secure.

There is still some trespassing on the property. It has slowed down, but it is still taking place.

Currently, the site needs for the utilities are still being identified. We want to make sure everything is ready to go.

We continue to maintain the property as we wait for the Abatement and Demolition project.

A Committee member asked if there was security on-site.

Committee Chairperson Lisa O'Donovan answered we do have 24-hour security in vehicles on-site. However, trespassing is taking place very late at night. The site is not lit up as there is no electricity on the property.

Committee Chairperson Lisa O'Donovan reminded everyone that it is not safe for anyone from the public to go on the property at this time.

A committee member asked if the billboard has been erected. Committee Chairperson Lisa O'Donovan answered that the permanent structure has been erected on the site, but the actual signage is not in place yet, but they are currently working on it, and it should be up very shortly.

Financial Cost Update

Chairperson Lisa O'Donovan spoke of the Financial Costs of the project.

At one of the past meetings, we shared that the Tinley Park-Park District has been awarded fifteen million dollars in State grant money. As of April 4th, 2024, the park district has received a total of \$5,344,638.62. In the beginning, we received an initial payment of \$5,139,000. We have since submitted our expenses on the park district side, prior to receiving that money we had put out some funds to cover. We had \$205,638.62 and they have reimbursed us for that. As of today, we are still waiting for a reimbursement of \$135,707.50 that was approved on March 20th, we just have not received the payment yet. In terms of the grant money, they break it down into four different ways that we spend our money. We have supplies, occupancy which includes rent and utilities, contractual services and awards, and consultants and professional services. Out of the \$5,344,638.62 we have received we have spent \$580,205.17 which is only 3.87% of the total grant money that we will be receiving from the state. The remaining amount is \$14,419,794.83. We know that a majority of this money will come when we put out our big bid and we start looking at the removal of the asbestos and the demo, that is where the costs will really start to add up, but we really have been very mindful of the cost of what we are doing and so making sure that we are financially responsible with the money that we have received from the state. We are in really good shape right now.

A committee member asked if the funding is set up for certain dates. Committee Chairperson Lisa O'Donovan answered right now we are going to submit our expenses to the state, and they will reimburse us.

Public Comment

A resident stated she lives 2 blocks from the site and can see the site from her kitchen window. She is very concerned about the air quality. She wants to know how the public will be protected when this work is being done. She wants this project to happen, but she is concerned about how the public will be protected.

Elizabeth Harvey, Environmental Attorney answered that asbestos removal is extremely, highly regulated. One of the things they do is tent the area in sections they are working on when they are removing the asbestos. It is very rare for asbestos to escape especially if you have a good reliable contractor, a good reliable third-party air monitor and a good contractor.

The resident asked how often the air quality will be monitored and will the public be notified. Will it be safe for her to open her windows?

Elizabeth Harvey assured her that asbestos abatement is a very regulated process and each worker on each team has 40 hours of training which is renewed annually.

Committee Chairperson Lisa O'Donovan suggested that the resident sign up for the remediate 280 emailed newsletters at <https://tinleyparkdistrict.org/tinley-park-mental-health-property/>. It is the best way, as well as attending the monthly meetings, to receive monthly communications. As we start getting more into the project, we will be sending out updates as we go. We as a park district are very dedicated to cleaning up the site safely. That is why we have partnered with the tremendous experts that we have on our team not only do we have Elizabeth Harvey working with us we have Renee Cipriano, the former director of the IEPA. We are working closely with IEPA to make sure everything we are doing is aligning with the safety standards and requirements for remediation with the IEPA and the state. As residents of Tinley Park, we are all concerned about the safety of this project.

The resident stated she is very concerned because she lives so very close to the site, and she is concerned about Central Middle school that is also very close to the site. She stated the children are our future and we must keep them safe. The resident also stated she is concerned with her property values if she chooses to sell during the process. Elizabeth Harvey stated the way it looked before probably has not helped your property values.

A resident asked that during the redevelopment process, how can a resident make a suggestion. Committee Chairperson Lisa O'Donovan answered we are currently focused on the remediation process. Once we are at the development stage, we will be hosting community involvement type events. Stay tuned to the remediate 280 newsletters for more communication. The resident asked if we have an ETA on development. The answer was right now our main focus is on the remediation.

A resident stated he is from NES Environmental, a local abatement company, he said he has been coming to the meetings to keep up on the project and the bid information. He stated the Tinley Park-Park District is going down the right path. That it is important to have a responsible company that has been doing this for 30 years. He stated there are different ways to do asbestos removal its not always scraping and sending things into the air. There are ways to do it chemically. Third- party air-monitors are on the scene every moment watching the work and there are air scrubbers with HEPA filters that will filter the air and then are removed and disposed of responsibly. He stated he believes the park district is going about this the right way.

Committee Chairperson Lisa O'Donovan stated to the residents that we appreciate you coming out and voicing your concerns. We are always here to listen and to answer any questions you have, so please stay in touch. We assure you we are going to do this in the safest way possible for all our residents.

Committee Member Comments

At the last meeting we discussed the future of the water tower. The water tower is not functional it does not have a water station attached to it. Right now, the sole purpose of the water tower would be just to repaint and put the logo on it. A committee member asked if there is any purpose for the water tower. Committee Chairperson, Lisa O'Donovan answered the water tower is not needed. Right now, the village has water lines that run to the property. The cost to keep and rebrand the water tower is close to \$400,000. This would be a re-curing cost. Right now, it is included in the "big bid" to demo it. A committee member asked if there are any environmental issues with the water tower. Ryan Veldman, Superintendent of Parks, answered that the exterior is lead paint. Another committee member asked if the water tower is even structurally sound after 20+ years of neglect. Ryan Veldman, Superintendent of Parks, answered that would be a question for a structural engineer. A committee member stated our mission at the park district is to provide services to the public not an advertisement. Committee Chairperson, Lisa O'Donovan stated she believes there are other ways to be creative and share our message that will not cost us hundreds of thousands of dollars. The recommendation from the committee members is to demolish the water tower as part of the "Big Bid"

Adjourn

Committee member Melissa Sanfilippo moved to adjourn to the May 9, 2024, meeting, seconded by committee member Bill Devine and carried by a unanimous roll call vote at 7:05pm.



Chair