

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING  
TINLEY PARK-PARK  
TINLEY PARK, ILLINOIS  
HELD ON JUNE 13, 2024

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on June 13, 2024, was called to order by Committee Chairperson Lisa O'Donovan at 6:30 pm.

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

Committee Members Absent: Tana Burhans

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 AJ Haj and carried by a unanimous vote.

Committee member Carmelita Wagner moved to approve the minutes from the April 11, 2024, committee meeting and the May 9, 2024, committee meeting seconded by Committee member AJ Haj and carried by a unanimous vote.

Agenda Items for Discussion:

Elizabeth Harvey-Environmental Attorney-Clean-Up Updates

Elizabeth Harvey gave an update of what has happened since the last meeting on May 9, 2024:

- Two walk throughs for potential bidders took place on May 14<sup>th</sup> and May 22<sup>nd</sup>. The walk-through was a requirement for them to bid. There was also an opportunity to ask questions to which the district responded in writing as addendum to the bid so that everyone got the same information.
- June 3<sup>rd</sup> was the bid opening day.
- The bids ran from 14.8 million dollars to 32.5 million dollars.
- The Five bidding companies were Alpine demolition, Brandenburg Industrial Service, McDonough Demolition, National Wrecking Company, and Omega.
- We are in the process of doing a detailed analysis of all five of the bids to figure out who is the best bidder for the district.
- On May 22<sup>nd</sup> we posted the bid for the third-party air monitoring company. We retain a third-party air monitoring company to have another level of safety to be sure everything is getting done correctly. That bid will close on June 24<sup>th</sup>. There was a walk-through for that bid on June 5<sup>th</sup>.
- We are making sure all the safety provisions are in place, making sure all the bidders have the requisite approvals, ability and most importantly that they have the experience doing this. This is a very big project, so we are looking for people that have multi-million-dollar project experience.

A committee member asked if we had expected the bids to come back within this range. Elizabeth Harvey answered that it is higher than what was expected. But this is an incredibly unique project without any benchmarks or points of reference.

Committee Chairperson Lisa O'Donovan answered that we are anticipating that it is going to take some time to dig through the bids and prioritize what the most crucial steps are. First is the abatement, we cannot demo anything until we abate. So, looking at the cost of the abatement of those buildings and looking at the demo that is included in all those bids to figure out what the next steps are.

### Project Manager Updates

- Site preparations are on-going.
- TPPD staff on-site clean up continues.
- Site walk-throughs with qualified contractors were on 5/14/24 and 5/21/24.
- Contractors with proper certifications and proper PPE entered the buildings of their choice on the second walk-through.
- ComEd to visit site to evaluate temporary power needs and to inventory their company owned equipment.
- IEPA has been actively involved and they have visited the site twice in the last 30 days.
- We are waiting for communication back from IEPA about our next steps.
- Just a reminder, the TPPD has only owned the property for approximately seventy-seven business days, including today. Much has been accomplished in this time.
- We still encounter weekend trespassing, usually young males, and some others looking for ghosts or spirits??!! There have been some incidents of harassment of the security staff and damage of the temporary fencing, which has been replaced. Graffiti and ill intentions seem to be their goal.
- We have a long journey ahead, but we are off to a good start.
- Stay Focused, Stay Positive and Stay Safe.

Committee Members asked how many security guards are on duty? How many entrances there are to the property? Do the security guards make routine rounds? Ryan Veldman, the Superintendent of Recreation answered there is one guard posted there 24/7. It is a contracted service, Allied universal. There is only one official way in and out. Vehicular traffic cannot get through, but trespassers can go over the fence. The security guards make a round once an hour. There is also no power source on the property, and it is difficult to see anyone.

### Financial Cost Update

Chair-Person Lisa O'Donovan gave a financial cost update:

-Just a reminder we are spending the state grant money, this is not Park District money that we are spending. All this money is from the 15-million-dollar state grant. Money that we have received.

-As of June 1<sup>st</sup>, the Park District has received \$5,512,936.68. This includes the initial payment of \$5,139,000 then we submit our expenses for reimbursement. That includes \$512,936.68 in reimbursement of expenses.

-On May 10, 2024, the state approved an additional \$206,268.49. This is not included in those previous numbers. We received that payment earlier this week, so we will include that in our next month.

-Our total remediation expenses as of today are \$812,396.13 which is almost 5.5% of our total grant money. We have the remaining amount of \$14,187,603.87. About 95% of our money is still available, which as we now know will be tied up in our abatement and demolition.

A committee member asked if the costs will all be on the park district once the state grant money runs out? Chairperson Lisa O'Donovan answered that we have several options into which we are looking. We have partnered with all our local legislatures and the state is committed to supporting us in moving forward. So, we are exploring other options of what we can do if we need more money.

### Public Comment

Jim, from NES, an abatement company, is a contractor that was on the site and did the walk-through. He had questions about subcontractors and the abatement. Elizabeth Harvey answered that the Bid itself required the bidder to identify their subs or their partners. The whole idea is to have one abatement and demo contractor that is in charge.

He asked if there has been any thought given to separating out the Abatement from the Demolition to avoid the mark-up. Elizabeth Harvey answered that we have thought of that and continue to consider that and it is always possible for it to end up that way but as the bid stands right now it seeks one contractor for Abatement and Demolition but we recognize that a lot of people that are Abatement people will not be the people who do

the demo so their going to have a sub that will do it. It probably won't be the same entity, but that entity will be responsible.

He stated NES is a local contractor and he knows they can do it.

### Committee Member Comments

Committee Chairperson Lisa O'Donovan said thank you to the committee members we are now starting to get into the heart of the project and so we appreciate your time and dedication as we move forward. And thank you to our hard-working team of experts that have been working tirelessly behind the scenes more so than we even know about to make sure that we are doing this the proper way and that we are moving forward correctly and acting in the best interest of the park district at the end of the day. We appreciate you.

### Adjourn

Committee member Dan McAllister moved to adjourn to the July 11, 2024, meeting, seconded by committee member AJ Haj and carried by a unanimous roll call vote at 6:48 pm.



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Chair

KAJ:kaj6/14/24