

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON JULY 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 July 11, 2024, was called to order by Committee Chairperson O'Donovan at 6:30pm.

Committee Members Present: Lisa O'Donovan (Chairperson)
Bill Devine
Amjad (AJ) Haj
Dan McAllister
Carmelita Wagner

Committee Members Absent: Ashley Rubino (Co-Chair)
Tana Burhans
John Gorajski
Melissa Sanfillippo
Rona Szabo
Sylvester Wilson

Others Present: Mike Maloney, Project Manager
Ryan Veldman, Superintendent of Parks
Kelly Jones, Board Secretary

Due to absent Remediate 280 Committee members, approval of the minutes from the June 13, 2024, Remediate 280 Committee meeting has been tabled until the August 8th, 2024, Remediate 280 Committee Meeting.

Agenda Items for Discussion:

Elizabeth Harvey-Environmental Attorney-Updates

-The Big Bid: The "Big Bid" resulted in a wide range of amounts. The bids were looked at very closely and some possible mistakes were found. A letter was sent out on July 1st, 2024, to the bidders asking them to correct the possible mistakes. Nothing could be changed unless it was identified as a possible mistake. We received the responses back on July 10th by 4:00pm. Some of the bids went up and some went down. Roughly

speaking, the variation is still about the same. Now the range is \$19.3 million to \$27.4 million. Unfortunately, that is quite an increase on the lower end. We wanted to avoid any surprises. Some bids that looked low did not submit a bid on everything. While it is unfortunate that some went up, it served its purpose because we can have a better sense of what it is supposed to be. The whole goal is to protect the park district, so there is not a problem later on. The team consisting of the attorneys, the consultants, Ryan Veldman, the Superintendent of Parks, and the Executive Director, Shawn Roby, will go back and have another meeting to go through all those and see if we can come back with a recommendation to the Remediate 280 committee. Relatively shortly, possible late July or early August.

The Third-Party Air Monitoring Bid: This is a third party that will be keeping an eye on the demolition and the abatement. This is very important. We received 6 bids that range from \$58,000 to \$165,000. Again, a very wide range. We are reviewing those to make sure there is a bid price for every item it has to have.

Standing Water: The standing water will be pumped out. Our consultant did testing. There is nothing toxic in the water. Out of Abundance of caution, we will coordinate with IEPA. We will be submitting a storm water pollution prevention path plan and a notice of intent. We would like to have a permit to make the public comfortable with the knowledge that it is not just random people up there doing this and someone is watching and also to protect the park district. That is in process, the storm water pollution prevention plan will go in within the next 7-8 days and then we wait for the IEPA. IEPA has been very responsive.

Valve issue: There have been questions about the closed valve we spoke of at the last meeting. That valve is not relevant to this particular water because that valve is related to sewage. So, for now, that closed valve is not a problem. It is not relevant to us pumping the water out.

UST closures: We removed USTs back in February. There were also some areas where USTs had been removed in the past by the state, but they never got the official signoffs from the IEPA. That is what we are doing now. We are close to being done with that and then we will get a sign off that basically says that it is all good nothing else needs done. It will be good to get all that wrapped up.

A committee member asked do we know how many USTs were removed by the state Elizabeth Harvey answered either 4 or 5 and they were not removed at the same time. There was a gas station and a couple of tanks were for that.

A committee member asked, was the standing water only storm water? Elizabeth Harvey answered yes, it is just storm water and very deep water in some areas. It was tested and there are no contaminants in it.

Project Manager Updates

- Site preparations are ongoing.
- TPPD on site-clean up and constant fence repairs, vegetation cut back continues.
- Site walk through with Qualified Water Management Contractors were conducted on site.
- New front gate installed.
- ComEd on site to inventory their company owned equipment.
- Wetland Survey Conducted by Tetra Tech.
- Storm water testing has been completed with no contamination found in standing water near loading dock locations.
- We also had the trash fire inside of the powerhouse at midnight. Large fire protection response from Tinley Park and surrounding communities. One tanker truck of water was adequate to extinguish the small fire.
- A reminder for the public: The Tinley Park-Park District has owned the property for approximately 94 business days, including today. Much has been accomplished in this time period.
- We still encounter weekend trespassing. Usually young males. They have been harassing the security staff and damaging the temporary fencing. Graffiti and ill intentions seem to be the goal. The trash fire was an example of the uptick in harmful behavior. In the month of June, we had 11 incident reports filed by security staff.
- We have a long journey ahead, but we are off to a good start.
- Stay Focused, Positive and Safe.

Committee Chairperson Lisa O'Donovan asked, how is the new mower working out? Superintendent of Parks, Ryan Veldman answered that it is working out well. He said it is very noticeable if you drive down Harlem Avenue, He explained the new mower that the park district rented to help curb the large overgrowth is a tractor with a large mowing implement on the back. The Tinley Park-Park District staff maintains the overgrowth.

Financial Cost Update

Chairperson Lisa O'Donovan gave an update of where we are with our grant. Please keep in mind that this is all grant money that we have been spending not Tinley Park-Park District money. The state was generous enough to grant us \$15 million. As of July 1st, the park district has received \$5,719,205.17. We received an initial payment of \$5,139,000. Then we have been submitting our expenses since that to the state and then they reimburse us for it. So, we have received, as of July 1st, \$580,205.17 in reimbursements from what we have submitted. So, our total cost so far in remediation has been \$910,765.38 which is just over 6% of the total grant money. We have \$14,89,234.62, about 94% of the grant money left. But as we know the majority, or all of it, will be spent as we start to look into our next steps for abatement and remediation of that plan. We also know that looking at the bids this may not be enough to cover it so we have started to look into other resources that we can use to help with the funding of the abatement and remediation, if need be.

A committee member asked if there is an option that the state will give us more?

Committee Chairperson Lisa O'Donovan answered there is an option. She said the state has been very willing to work with us. We have a very good working relationship with our state representatives, and they have been very kind in supporting us so we are very confident that with their support that the state will be willing to assist further, if that is the avenue that we need to go.

Public Comment

None

Committee Member Comments

Committee Chairperson Lisa O'Donovan commented that we look forward to the next steps. The next step will be the recommendations that will be coming out. The recommendations will come to the Remediate 280 Committee first and the committee will be able to see the recommendations and the committee will make recommendations to the Board of Commissioners to approve moving forward.

Adjourn

Committee member Dan McCallister moved to adjourn to the August 8, 2024, meeting, seconded by committee member AJ Haj and carried by a unanimous roll call vote at 6:50pm.



Chair