

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON August 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 August 8, 2024, was called to order by Committee Chairperson O'Donovan at 6:30 pm.

Committee Members Present: Lisa O'Donovan (Chairperson)
Dan McAllister
Melissa Sanfilippo
Rona Szabo
Sylvester Wilson

Committee Members Absent: Ashley Rubino (Co-Chair)
Tana Burhans
Bill Devine
John Gorajski
A.J. Haj
Carmelita Wagner

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

Due to a lack of a quorum of Remediate 280 Committee members, approval of the minutes from the June 13, 2024, and the July 11, 2024, Remediate 280 Committee meetings has been tabled until the September 12, 2024, Remediate Committee meeting.

Agenda Items for Discussion:

Renee Cipriano-Environmental Clean-up Update

Renee Cipriano spoke of the status of the former Tinley Park Mental Health Center remediation.

Status of bid awards:

TPPD received five bids. TPPD's evaluation team analyzed the bids and worked to ensure the bids received were complete and accurate.

The standard applied to the award decision: lowest, responsible, and responsive bidder taking into consideration whether the successful bidder is the best value for the Tinley Park-Park District.

In the invitation to bid, TPPD reserves the right to accept or reject all bids, to accept only portions of a bid without disclosure of the reason.

The evaluation team includes representation from relevant expertise including legal, technical, project management, logistics and administration.

Next Steps:

- The evaluation team will make a recommendation to the TPPD Board of Commissioners, and the board will decide at an upcoming board meeting.
- Anticipate contract award within the next few weeks

Third Party Monitoring of Asbestos Abatement Project:

TPPD received six bids

TPPD's evaluation team analyzed the bids and worked to ensure the bids received were complete and accurate.

Standard applied to the award decision: lowest, responsible, and responsive bidder taking into consideration whether the successful bidder is the best value for the Tinley Park-Park District.

In the invitation to bid, TPPD reserves the right to accept or reject all bids, to accept only portions of a bid without disclosure of the reason.

The evaluation team includes representation from relevant expertise including legal, technical, project management, logistics and administration.

Next Steps:

- Evaluation team will make a recommendation to the TPPD Board of Commissioners, and the Board will decide at an upcoming Board meeting.
- Anticipate contract award within the next few weeks simultaneous with the abatement and demolition work contract award.

Management of Accumulated Water on Property:

Prior to taking over the property, the electricity had been disconnected at the site by the State resulting in the shutdown of pumps that were used to control stormwater. The

stormwater from the area was previously discharged to the ditch along 183rd street. Without being able to pump, stormwater accumulated on the southeast side and TPPD has been working diligently to address the situation.

A pump will be set up on site to de-water through a sediment filtration bag to capture material like silt, gravel, and plant material. The filtered stormwater will then ultimately be discharged to the stormwater ditches along 183rd Street and Harlem Avenue, which parallel the site.

Sampling of the water indicates no presence of contaminants. However, our plan includes a commitment to visually observe the water quality for asbestos fibers and/or oil or grease sheen prior to discharge. If either is noted, discharge will be suspended, and additional corrective steps will be taken.

Tinley Park-Park District voluntarily applied for an Illinois EPA's general stormwater permit.

Status of Underground Storage Tank Work and Entry into the Illinois EPA's Site Remediation Program (SRP):

Earlier this year, three USTs were removed. The USTs were empty and in good condition. Sampling did not detect any contamination above the most stringent IEPA objectives.

A No further remediation (NFR) letter is pending.

Two older USTs await Illinois EPA's direction on further assessment requirements.

The site will be entered into the Illinois EPA Site Remediation Program also known as the voluntary clean-up program.

Through the SRP, TPPD will work with the Illinois EPA on further evaluating, (sampling in particular) the site to determine whether the site meets the applicable Illinois environmental regulations.

At the end of the process, Illinois EPA will issue a No Further Remediation Letter (NFR) and will include any conditions that must be met on the site.

The site may be entered by parcels or in its entirety.

TPPD has discussed with Illinois EPA, entering the site in the program during the demolition work phase.

Whether the entirety of the site is entered or by parcels will depend on the abatement and demolition sequencing as agreed to by the TPPD with the abatement and demolition contractor.

A Committee Member asked where the water will be discharged to?
Renee Cipriano answered that our Technical team will be on-site next week with the project manager to do a visual review to determine the best location. She also mentioned that they will be monitoring the flow of the water.

Project Manager Updates

- site preparations are ongoing.
- TPPD on site-clean up and constant fence repairs, vegetation cut back continues with rental machine.
- site walk throughs daily.
- weekly team meetings with senior management.
- ComEd has assigned transformer and substation removal to the Large Projects division of ComEd. The lead engineer assigned to this project will be on site next Tuesday, August 13, 2024, for his initial walkthrough.
- A unit of the Illinois State Police has an interest in using some of the buildings on site for training purposes. TPPD met with the Unit Supervisor for a walkthrough and plans are ongoing to determine the best time period for all involved. This would include TPPD, ISP and the general public.
- A reminder to the public, TPPD has owned the property for approximately 116 business days. Much has been accomplished in this time.
- We have a long journey ahead.
- Stay Focused, Stay Positive and Stay Safe.

Financial Cost Update

Committee Chairperson O'Donovan gave a financial update.

The state has granted us \$15 million of State Grant Money. All the money that has been spent has been state funds. It is not our local park district funds that are being utilized for this.

As of July 1, 2024, the Tinley Park-Park District has received \$5,719,205.17.
\$5,139,000.00 = the initial payment
\$580,205.17 =reimbursement of expenses submitted

The total Remediation expenses have been \$956,084.86 which is 6.37% of the Total Grant.

The remaining amount is = \$14,043,915.14 (93.63%)
The majority of this money will go towards Remediation and Abatement costs.

Public Comment

A resident of Tinley Park, since 2021, expressed interest in the project and possibly collaborating with the team on this the project.

Committee Member Comments

Committee Chairperson O'Donovan thanked the committee for the personal time and effort that they put into this volunteer committee. Chairperson O'Donovan also thanked all the experts and said we appreciate everything you do we are excited for the next steps.

Adjourn

Committee member Sanfilippo moved to adjourn to the September 12, 2024, meeting, seconded by Committee member Wilson and carried by a unanimous roll call vote at 6:58pm.



Chair