

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON SEPTEMBER 12, 2024

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on September 12, 2024, was called to order by Chairperson O'Donovan at 6:31 pm.

Committee Members Present: Lisa O'Donovan (Chairperson)
Ashley Rubino (Co-Chair)
Bill Devine
Amjad (AJ) Haj
Dan McAllister
Carmelita Wagner
Sylvester Wilson

Committee Members Absent: Tana Burhans
John Gorajski
Melissa Sanfilippo
Rona Szabo

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

Committee Co-Chair Rubino moved to approve the minutes from the June 13, 2024, July 11, 2024, and August 8, 2024, committee meetings seconded by Committee member Wagner and carried by a unanimous vote.

Agenda Items for Discussion:

Environmental Clean-Up Updates

Renee Cipriano, Former Director of the Illinois Environmental Protection Agency gave the Environmental Clean-Up Update:

Bid Awards-We are excited to share we have announced the awards of the bids for both the abatement of the asbestos and regulated materials and demolition as well as the bid for the third-party monitoring. We awarded the contract for Abatement and Demolition to

Omega III LLC. After considering the standard that was explained at the last meeting, which is that we would award the contract to the lowest, responsible, responsive bidder. And if that bidder is the best value for the Tinley Park-Park District and the project. We are very excited because Omega has a very deep level of experience with projects of this magnitude, which is really important because we weren't only looking for someone who has done abatement work and demolition work, we were looking for someone who can manage a project of this size and they have done that time and time again in the Midwest and the Chicago land area. We are very excited to work with them. They have hit the ground running they are ready to go and very committed to the project. They are very committed to safety, which is very important to us as well. The other project that we went out to bid for is the Third-Party Monitor. This is a third party that will be onsite during the abatement work. The third party is independent and responds to the Tinley Park-Park District. They are our eyes and ears while the abatement project is underway. They are going to be doing air monitoring, as well as just observing the asbestos abatement work. This is very important for us to assure the community that we are doing everything we need to do to make sure that the community and the workers are safe. That contract has been awarded to Shawn Brown Enterprises, INC and we are very excited to work with them. They also have very deep experience, and we are very pleased with their team and their experience. We did a lot of due diligence on both contracts and contractors, so we feel very good about this selection.

What we learned during the bid for abatement and demolition work is that we are going to need more money. That is the result of assessments and cost estimates that were done earlier and done earlier before the grant was made. We also had the state basically walk away from the site in 2012. So, We had a lot of degradation of buildings and the conditions on the site. and as we all know the costs of just about everything have increased. When we got the bids in for the Abatement and the Demolition work it was clear to us that we were going to need more money. We are working with Omega on a contract that will allow us to still do the work that we need to have done with the money that we have available. Of course, we will work with our wonderful state representatives and state government to provide us with the dollars that we need to complete the work all the way through our workings with the IEPA to get approval to redevelop the site.

Stormwater Management – We did obtain a permit from IEPA to manage the stormwater. That work started on Monday and has been going wonderfully. We have been monitoring the quality of the water that is discharging into the ditch along 183rd Street and Harlem Avenue. the water looks very good. It's going through our filter bag, and we are visually observing for asbestos fibers or oil or grease sheen. None of that has been observed and the discharge has looked very clean. We are very excited to get that water off the site.

UST Status- We were waiting for IEPA to issue a No Further Remediation letter. Which means that essentially our work is done with respect to the tanks that we pulled earlier in the year that the agency is satisfied with the sampling that we have done. Those letters were in fact issued since the last meeting. This is another step forward for this site and the work we need to do to get this site re-developed.

Chairperson O'Donovan asked if No further Remediation letters are easy to obtain?

Renee Cipriano answered No, we had to provide sampling and reports that gave the IEPA comfort that we have met the regulations and that the site satisfies the requirements with respect to the underground storage tanks. There will be two levels of No Further Remediation Letters, one for the tanks and one for the entire site before redevelopment.

A Committee Member asked what is the time frame for the demolition? Will this go into the winter months?

Project manager, Mike Maloney answered the time frame is approximately 10 months and yes this will go into the winter months.

A Committee Member asked Is there a projected start date?

Mr. Maloney stated The permitting process is underway right now.

Renee Cipriano stated that she estimated that around the first month Omega would be working to secure all the permits and approvals that are required before actual work will begin.

Chairperson Lisa O'Donovan explained that in our contract with Omega there is a ten-month time frame. The ten-month period has not started yet, there will be a notification first.

Mike Maloney stated regarding requiring more money the abatement will be the first step which will be the lowest cost of the budget. The idea in phase one is to get rid of all environmental issues to clean the whole site up before the demolition starts, we will work hand in hand with the contractor to achieve those goals.

Chairperson Lisa O'Donovan stated as the Board of Commissions, our approval of that contract was only up to the cost of the grant. There was nothing approved over the cost of the grant to use Tinley Park taxpayer money to fund the remainder of it. Just for clarification the contract was approved for up to the cost of the 15-million-dollar grant. That is the reason we are negotiating to make sure we are doing all the abatements first and then that will give us time to work with the state to obtain those additional funds before we start demolition of the entire site.

Renee Cipriano stated: We do believe we have the money available to do demolition of a good number of the buildings on the site after abatement. She stated: We will not agree to any contract that somehow ties Tinley Park -Tax Payers to foot the bill for anything, we will make sure of that in the four corners of the contract.

Project Manager Updates

Mike Maloney, Project Manager updated the committee:

- TPPD on site with clean-up and constant fence repairs.
- Site walk through daily
- Weekly team meetings with senior management.
- Com Ed working on plans to schedule company owned equipment removal.
- Omega Demolition has begun to mobilize some equipment. They are also on site monitoring the equipment that is used on site to prepare for abatement followed up by the start of the demolition.
- Remind the public that TPPD has owned the property for approximately 139 business days. Much has been accomplished in this time period.
- We have a long journey ahead.
- Stay focused. Stay positive. Stay Safe.

Financial Cost Update

Chairperson Lisa O'Donovan gave the financial cost update for the month of September, where we are with our \$15 million grant. As of September 1st, we have received \$5,719,205.17. That includes our additional payment of \$5,139,000.00. in addition to \$580,205.17 in reimbursements. We have already submitted our reimbursements for May, June, and July. They have been approved but we are awaiting that payment from the state of Illinois. As of September 1st, our total remediation expenses have been \$1,083,788.06 which is just over 7% of our total grant. The remaining amount is \$13,916, 211.94. We know that most of this will go to Abatement and Demolition. We are happy to get that process started in the next couple of months. So that we can see progress on the site.

A Committee member asked: are we at the point of just waiting for permits?

Chairperson O'Donovan stated right now, we are awaiting the permits as well as working with Omega to get that process started. There is work on de-watering and land clearing and brush cutting for the purpose of safety and access also going on.

Public Comment

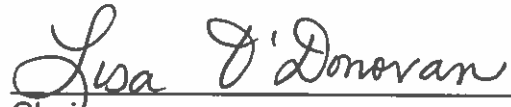
None

Committee Member Comments

Chairperson O'Donovan stated thank you again for your commitment, this has been a long process, but we have made a lot of progress in a short amount of time, and we are very excited about what is about to take place in the next couple of months.

Adjourn

Committee Co-Chair Rubino 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

KAJ:kaj9/12/24