

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK DISTRICT
TINLEY PARK, ILLINOIS
HELD ON OCTOBER 10, 2024

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on October 10, 2024, was called to order by Chairperson O'Donovan at 6:30pm.

Committee Members Present: Lisa O'Donovan (Chairperson)
Ashley Rubino (Co-Chair)
Bill Devine
Dan McAllister
Melissa Sanfilippo
Rona Szabo
Carmelita Wagner
Sylvester Wilson

Committee Members Absent: Tana Burhans
John Gorajski
AJ Haj

Others Present: Elizabeth Harvey, Environmental Attorney
Mike Maloney, Project Manager
Sean Caddigan, Facilities Manager
Kelly Jones, Board Secretary

Committee Member Sanfilippo moved to approve the minutes from the September 12, 2024, committee meeting seconded by Committee Member Wagner and carried by a unanimous vote.

Agenda Items for Discussion:

Elizabeth Harvey-Environmental Attorney-Updates:

-Abatement is underway.

-In 1995 the state removed some underground storage tanks and did not clean up the contamination.

- There was some contamination in the removal of the tanks in 1995. When excavating, if there is leakage in the tanks, then there will be staining on the soil. There was staining on the soil from the USTs that were removed in 1995.

-We have submitted and been approved by the IEPA for the scope of work to do the sampling that needs to be done before we can apply for a no further remediation letter for the incident with the USTs from 1995.

-There were also some tanks that were abandoned by the state that the Park District removed in February 2024. This soil was not contaminated with those tanks. In September 2024, we received a no further remediation letter for those tanks.

-We are working with a contractor on items like verifying the amounts and types of waste.

-We are also working with Shawn Brown Enterprises, the third-party air monitoring expert, to make sure we are doing everything right and that there are no health effects from the remediation. Everything is going really well.

-We have made a lot of progress since the Park District took ownership of the property in February 2024. We are very proud of the progress we have made. The team is working really well together.

A Committee member asked what kind of contamination was in the 1995 UST holes? Elizabeth Harvey, Environmental Attorney answered mostly petroleum related, but it is all good now.

Project Manager Updates

- TPPD on site – Supporting project as required.
- Site Walk Throughs Daily
- Weekly Teams Meetings with Senior Management
- Homer Industries will be on Site next week for further Brush and Land Clearing.
- Omega Demolition has begun work on site with the Dewatering Stormwater per IEPA issued SWPPP (Storm Water Pollution Protection Plan).
- Background Air Monitoring began prior to any Abatement conducted by the independent 3rd party contractor.
- Omega began verification of regulated materials in Building number 2.
- Omega has started work in Bld #2, in process of removing regulated materials- with demolition to follow on Bld #2 per the plan.
- Bld #3 will be the next location to follow the process of prepping for regulated material removal, demolition to follow per plan.
- All upwind and downwind air sampling during the Abatement process have all been negative for contamination.
- The Project had an inspection from Cook County Department of Environment - Health. The inspector examined all licenses and certifications of Abatement workers. They also reviewed Omega's Supervision certifications. The inspector entered the containment structures of work areas in full PPE with a respirator on

and was satisfied with work following the plan in place for removal of regulated materials and the safety plan as designed.

- The public needs to be reminded that TPPD has owned the property for approximately 163 business days, including today. Much has been accomplished in this time period.
- We have a long journey ahead.
- Stay Safe, Stay focused and Stay Positive

Chairperson Lisa O'Donovan asked if the stormwater removal was going well?

Mike Maloney, Project Manager answered: Yes, it is going well. We have pumped the previous reservoir completely dry. We have now moved on to some of the basements that had water, but as we were pumping the reservoir some of the basement's waters also resided.

Financial Cost Update

Chairperson O'Donovan gave the financial update:

-As of September 30th, 2024, the Park District has received a total of \$5,719,205.17. That includes our initial payment of \$5,139,000.00. We have also been reimbursed \$580,205.17. We are still awaiting the payments from May, June, and July. They have been approved through the state, they just haven't made it to our hands yet to deposit. As of September 30, the total remediation expenses have been \$1,178,877.35. Which is about 7.86% of the total grant. The remaining amount is \$13,821,122.65. which we know the majority of that is going to go to our abatement and demolition process that we have already started.

Public Comment

None

Committee Member Comments

A Committee member asked will the water that has been pumped out come back over the course of winter, storms, and thaws? Will we be doing it again in the spring? Mike Maloney answered we are hoping to have excavation and possibly removing the lowest point of the property. There is a storm water sewer system that is still there but obviously the sump pumps are not working and they would pump that water into the systems and the water would make its way to the wetlands and from the wetlands it goes through three 48-inch cul-de-sacs, then it would go into the ditch along Harlem Avenue and then it proceeds off the property southbound. There is now flowage where there was no flowage before.

A Committee Member asked regarding the permitting process and timeline, are there any anticipated delays or is everything on track especially as we head into winter months?

Elizabeth Harvey answered that she is not aware of any anticipated delays. Obviously, things do not always go as quickly as you would like, but there is nothing that we are concerned about.

Mike Maloney answered that as for the permits, the contractor does the application for permits from Cook County. We have a permit in, through the IEPA, that covers Abatement and Demolition for the whole sight. Cook County Environmental Health Department requires you to have a Demolition/Abatement permit for each building.

A Committee Member asked since it was mentioned that additional funding is required beyond the initial grant, has there been any progress in securing those extra funds if so, is there any risk of delays or changes in the scope of work if the funding isn't secured in time.

Committee Chairperson O'Donovan answered that one of the things we talked about at the last meeting was how the board of commissioners only approved the contract up to 15 million dollars. Our team of experts have been negotiating with Omega to start that process so that as we work through, we are using the money that we have so that we have enough time to secure additional funds for later. We are going building by building starting with that abatement and then that demo. In terms of the Abatement, that was the cheapest part of the bid, it is the demo that will take most of our money. With the Abatement, there are no concerns in terms of us not having enough money to remove all the hazardous materials from the site.

Mike Maloney added the legislators are out of session, so there has been no update.

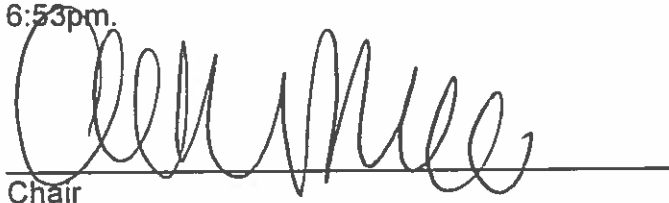
A Committee Member asked for the Abatement phase, how confident are we in staying within the budget, and have any unexpected issues arisen since the work has started? Elizabeth Harvey answered there have been no issues or obstacles.

A Committee Member asked with the environmental safety measures put in place how frequently are the monitoring reports being reviewed and have there been any concerns flagged so far in the asbestos and storm water assessments.

Elizabeth Harvey answered that no concerns have been flagged. We are just starting the process of the Abatement and Demolition part. The quantities of waste have been estimated by the district and other contractors in the past, so we know what is going on there. Now we are at the point where we are making sure how much of that is really what it is. There have been no problems. IEPA has been out there, and Cook County has been out there and there have been no problems.

Adjourn

Committee Member Sanfilippo moved to adjourn to the November 14, 2024, meeting, seconded by Committee Member Devine and carried by a unanimous roll call vote at 6:53pm.



Chair