

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON December 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 December 12, 2024, was called to order by Chairperson Lisa O'Donovan at 6:30pm.

Committee Members Present: Lisa O'Donovan (Chairperson)
Ashley Rubino (Co-Chair)
Bill Devine
John Gorajski
Amjad (AJ) Haj
Dan McAllister
Melissa Sanfilippo
Rona Szabo (arrived at 6:41pm)

Committee Members Absent: Tana Burhans
Carmelita Wagner
Sylvester Wilson

Others Present: Ryan Veldman, Superintendent of Parks
Elizabeth Harvey, Environmental Attorney
Kelly Jones, Board Secretary

Committee member Sanfilippo moved to approve the minutes from the November 12, 2024, committee meeting seconded by Committee member Devine and carried by a unanimous vote.

Agenda Items for Discussion:

Elizabeth Harvey-Environmental Attorney-Updates

Things are moving along. The work continues. A sample of where it has been going: The contractor has done most of the asbestos abatement in the cottages, but not all the cottages yet. This must be completed before we can do confirmatory testing and then eventually start demolition. We continue to have communication between the district,

the contractor OMEGA and the Third-Party air monitoring company. There needs to be constant contact as we move through the phases so that everything goes smoothly. Mike Maloney and Ryan Veldman are handling everything with back-up from the team, if necessary, but things are going well. The district did receive an inquiry from a member of the public about increased wildlife activity in the neighborhoods following the clearance of the vegetation on the Remediate 280 property with the concern that animals that may have lived in that vegetation are now homeless. We replied that is a natural result of vegetation being removed. The member of the public was particularly concerned with coyotes. The coyote population in residential neighborhoods has increased all over the state of Illinois, not just here. We gave some suggestions on what to do, for example and most importantly protect your pets, don't let your pets out unsupervised. If there is a problem, contact local animal control or a licensed wildlife removal company. This project when it is done will create better spaces for the community and the local wildlife. The final item: the 1995 underground storage tank incidents which was closed well before the district owned the property in 1995. There had been more testing. I am pleased to tell you, the testing showed there was no exceedances of the applicable standards either in soil or ground water, so our consultant Tetra Tech has sent a final report to IEPA asking that they make a declaration that no more work needs to be done that the incident is closed and that there are no restrictions on the continued use of the property.

Project Manager Updates

- Site walk-throughs continue Daily
- Weekly Teams Meetings with Senior Management
- Background Air Monitoring begins prior to any Abatement work in each building, the independent 3rd party Air Monitor contractor conducts this.
- Building #1 Asbestos abatement has been completed.
- Final Air Clearances for Building 1 are acceptable.
- Building #2 asbestos abatement has been completed.
- Final Air Clearances for Building #2 are acceptable.
- Building #3 Asbestos abatement has been completed.
- Final Air Clearances for Bld#3 are acceptable.
- Building #4 is being prepped for set up of containment structures prior to abatement proceeding.
- The smaller "Cottages" Buildings # 8-14 abatement has been completed.
- Final Air Clearances for Buildings 8-14 are acceptable.
- 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. 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.
- This site visit from Cook County is ongoing and will continue throughout abatement.
- Under Ground radar was used on site to map out all utilities- Completed

- Asbestos removed from structures has been secured in approved transportation containers and transported to an approved landfill per DOT procedures.
- We continue to experience trespassing, and vandalism to the property.
- The public needs to be reminded that TPPD has owned the property for approximately 209 business days, including Thanksgiving and the day after Thanksgiving. So Much has been accomplished in this time period.
- We have a long journey ahead.
- Stay Safe, Stay Focused and Stay Positive

Ryan Veldman addressed the vandalism that continues to occur on the site. He explained that in late November all the gates were vandalized and removed on the site with some kind of truck or machinery and all three gate locks were cut. There were individuals that were caught on-site and were seen leaving the site. Last night, there were additional individuals that were found on the site messing with equipment. Police were called, sometimes we get a good response from the police, sometimes we don't. But the vandalism and the intruders continue on the site.

Co-Chairperson Rubino asked did we file a police report? And did we ever hear back from them?

Mr. Veldman answered: There were police reports were issued for both incidents. He has a copy of the November one. We did not hear anything back from the November incident.

A Committee member asked did they steal the gates?

Mr. Veldman answered No, they were found destroyed and lying on the ground.

A Committee member asked was it a big entrance gate?

Mr. Veldman answered: These would be the secondary gates. Not the main gate. But these are heavy duty chained and bolted gates not something that you could just push over.

Financial Cost Update

Chairperson O'Donovan gave the financial cost update on the \$15 million dollar state grant money. Just a reminder to the public that we are using state grant money. The money is not coming from the Tinley Park-Park District funds to complete this work. As of November 30th. The Park District has received \$6,095,084.86. This includes the initial payment of \$5,139,000. We have also received \$956,084.86 in reimbursements for the expenses that we have submitted. We are looking at getting an additional \$222,792.49 that has been approved but we just have not physically received the payment yet. The total remediation expenses have been \$1,886,467.05 which is roughly 12.5% of the total grant money. Our remaining amount is \$13,113,532.94 which is about 87.42% left. Which we know is going to go to the abatement and demo portion of this project. We have done a lot of work and come along way, but we still have a lot of ground to cover. We are excited for the future and what's to come next.

Public Comment


none

Committee Member Comments

Chairperson O'Donovan said thank you very much for your commitment. It's hard to believe December is here. She hopes everyone has a wonderful holiday season and makes those memories with their families this last week has really reminded her of that.

Adjourn

Committee member Sanfilippo moved to adjourn to the January 9, 2025, meeting, seconded by committee member Devine and carried by a unanimous roll call vote at 6:44pm.


Chair