

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON FEBRUARY 13, 2025

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on February 13, 2025, was called to order by Chairperson O'Donovan at 6:30 pm.

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

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

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

Committee Member Rubino moved to approve the minutes from the January 9, 2025, committee meeting seconded by Committee Member Devine and carried by a unanimous vote.

Agenda Items for Discussion:

Elizabeth Harvey-Environmental Clean-Up Update:

Elizabeth Harvey, Environmental Attorney reported that the contractors continue to make good progress at the site. The contractor has begun to demolish some buildings on the property. It is a two stage process each building is abated of hazardous materials first and then demolished. This process is on two tracks. We do not wait for all buildings to be abated before we start demolishing them. This process allows us to move things along quicker and more efficiently. When demolition is going on, on the property, our third-party air-monitor is there during the work to ensure that there is no

prohibited contaminants released into the air. Our air monitoring results on the buildings that have been demolished so far have been very good. The Project Manager, Mike Maloney, has the authority to stop work at any time if there seems to be a problem. Also, our air monitor would be able to inform Mike Maloney if there is a problem. That has not happened, it is all going well, as one would expect, because the buildings have been fully abated of asbestos and other hazardous materials.

There was a press conference held at the site on January 24th which went well and included seeing one of the buildings begin to be demolished. Very favorable media coverage was received. One media report described what the district is doing as 'from eyesore to opportunity', which is a very good summary of what the district is doing. This is a long process, and we are very pleased with the progress that we are making.

Project Manager Updates:

Superintendent of Park, Ryan Veldman, read the Project Managers report:

- Site Walk Throughs Daily
- Weekly Teams Meetings with Senior Management
- Building #5 Abatement containment installed, and abatement is underway
- Building #7 Abatement is completed, clearance air sampling is acceptable- Demo permit submitted to Cook County
- Buildings #26 – Howe Center- debris clean up in process
- Building #25 containment set up, abatement in process
- Building# 24 prep work and debris clean up in process
- Building #6 has been demolished. The foundations are being removed
- The smaller "Cottages" Buildings 8-14 have all been demolished. The foundations have also been removed
- All upwind and downwind air sampling during the Abatement process have all been negative for contamination. The Project has had inspections 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.
- Construction debris are being transported off site to an approved landfill location.
- Asbestos removed from structures are being secured in approved transportation containers and transported to an approved landfill per DOT procedures.
- The public needs to be reminded that TPPD has owned the property for approximately 260 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 O'Donovan explained it is a three-step process. They are starting with the abatement of all the hazardous materials in the buildings. Before they demo, they have to go through the application process to apply for the permit through Cook County. We have to apply for the permit per building not for the whole site. So, once a building is abated, then we can apply for the permit. Once we get the permit then demo can take place. There are a lot of steps that go into it before we can tear down the buildings. As of right now there have been eight buildings removed from site. The cottages have been torn down and building six was the largest of those. Building six was the dormitory for the nurses that were on staff that stayed there. Building number 26 is the Howe Center. It is the one they are currently cleaning up and probably has the most stuff left inside of it such as tables, chairs, beds, etc. The reason for this is that when Hurricane Katrina hit, they housed some of the people affected by the hurricane in the circle building. Before the people arrived, they cleared out the circle building and put everything in the Howe Center. So now we are clearing out all of that before we can move forward with the abatement process.

A committee member asked why each building needs a permit, why not get one for the whole site. Committee Chairperson O'Donovan explained that Cook County requires us to apply and pay for a permit for each building not one for the entire site.

A committee member asked if anything has come up that would be cause for concern. Committee Chairperson O'Donovan stated at this point we do not have anything that will slow us down in our process, everything has been going very well.

Chairperson O'Donovan stated that she was glad that the foundations are being removed. There was false information out there saying that we are not removing the things that are underground, but we are removing all of that as well.

Financial Cost Update:

Committee Chairperson O'Donovan gave an update on the financial cost:

We received a \$15 million state funded grant through the State of Illinois. That is the money that we are using to clean up the property. None of the money is coming from Tinley Park-Taxpayer money, it is all state funded, grant money.

As of February 5th, the park district has received \$7,025,328.00. This includes the initial payment of \$5,139,000.00. We submit our expenses and then the state reimburses us. We have received a total of \$1,886,328.00 in reimbursement from the receipts that we have submitted.

As of February 5th, the total Remediation expenses have been \$2,261,869.44, which is 15.08% of the total grant.

The remaining amount of grant money left is \$12,738,130.56. about 85% of the grant money is still available

Public Comment

A resident asked how the park district got involved in taking on this project. Chairperson O'Donovan stated that the Park District has always expressed interest in expanding new recreational opportunities.

The resident asked why the park district would take on a project like this without prior experience. Chairperson O'Donovan explained that is why we have hired a team of experts. We have our Environmental expert attorney, Elizabeth Harvey and the former Illinois EPA Director working on this. In terms of the actual demolition, we have experts in place and professionals on-site that are taking care of all that for us.

The resident stated the village was working with the state for a long time on this and it seemed that all of a sudden, the park district got it.

Chairperson O'Donovan stated we tried to work with the village but unfortunately, they were reluctant to work with us.

A resident asked how far along the project is. what percentage of the total project is completed. Elizabeth Harvey answered right now, the phase we are focused on is the abatement and demolition. The next stage of the project will be moving forward with recreational facilities. It is difficult to say what percentage because we are doing abatement and demolition on parallel tracks. But her estimate is probably 20%. We have already demolished 8 of the 49 buildings on site. Chairperson O'Donovan explained the funds are for the clean-up of the property. That is the phase we are focused on getting the site remediated and cleaned up so that we can apply for a program through the EPA where they come out and do all kinds of testing and then we are issued no further remediation necessary letters. Once we can obtain those, that means everything is up to code and then we can move forward with the redevelopment phase.

A resident stated that the Project Manager, Mike Maloney is running for mayor he asked if he will stay on the job if he gets elected and is this a conflict of interest.

Chairperson O'Donovan stated that this is not directly related to what the purpose of this meeting is so she cannot comment on that.

Committee Member Comment


A committee member asked for confirmation that there are actually 49 buildings on the property and that 49 separate permits will be needed before demolition. He stated this is inexcusable.

A committee member stated that he thought that it was a question on the ballot a few years ago and most residents wanted the park district to take control of the property.

Chairperson O'Donovan said thank you, she appreciates all the time and effort. There is a lot that goes on behind the scenes that has to happen before all the buildings come down. She also appreciates all the different safety measures that are in place in terms of the air quality control that is taking place to make sure we are not releasing that into the air, all of the care, even working with Cook County Department of Health. On our team of experts, we have the former director of the EPA and Tetra Tech is working closely with us. There are a lot of experts on that team that are helping to oversee that property to make sure that we are doing it in a proper way so that it is safe for our community.

Adjourn

Committee member Haj moved to adjourn to the March 13, 2025, meeting, seconded by Committee member Rubino and carried by a unanimous roll call vote at 6:48pm.



Chair