

Minutes of the Board of Commissioners

Tinley Park-Park District

Tinley Park, Illinois

Held on February 19, 2025

The Regular Meeting of the Board of Commissioners, Tinley Park-Park District scheduled to be held in the Rickerson Meeting Room of the Bettenhausen Recreation Building on February 19, 2025, was called to order by Commissioner Ryan at 6:00 pm.

Commissioners Present: Don Cuba
 Bernie O'Boyle
 Lisa O'Donovan
 Ashley Rubino (remote)
 Marie Ryan

Others Present: Shawn Roby, Executive Director
 Ryan Veldman, Superintendent of Parks
 Sean Caddigan, Facilities Manager
 Meghan Fenlon, Superintendent of Recreation
 Tom Leeson, Business Manager
 Patricia Peccia, Business Manager
 Burt Odelson, Attorney
 Kelly Jones, Board Secretary

Commissioner O'Donovan moved to allow Commissioner Rubino to attend remotely seconded by Commissioner Cuba and carried by a unanimous roll call vote.

Additions, Clarifications, Corrections or Deletions to Agenda

None

Public Comment on Agenda Items:

None

Staff Reports:

Shawn Roby, Executive Director, reported on:

- Resolution 25-R-03 is the approval of cleaning supplies to Ferguson Facilities Supply Company through Omnia contract number: 02-138.
- Resolution 25-R-05 is the approval of closed session minutes. We are recommending retention of all those minutes.
- Resolution 25-R-06 is the approval for staff to enter into an agreement with NIMEC (Northern Illinois Municipal Electric Collaborative) lowest bidder. Because we are big users, we don't get the discounts that occur in residential, single billing. So, we go through a collaboration with other municipalities and entities. That bidding process for the lowest bidder comes out on March 4th and a decision has to be made on March 4th. You are authorizing the Executive Director and if he is not available the Business Manager to enter either a 1-, 2-, or 3-year contract. But we do not know what those numbers look like until that bid date. Last year we did a one-year contract.

Michael Maloney, Project Manager, reported on:

- 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
- Building #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 is 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 264 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

Approval of consent agenda items

Commissioner Cuba moved to approve the following consent agenda items as presented, seconded by Commissioner O'Donovan, and carried by a unanimous roll call vote.

Items approved:

- a. Minutes of January 15, 2025, Regular Meeting
- b. Minutes of January 15, 2025, Executive Session
- c. Summary of funds for the period of January 16, 2025-February 5, 2025, in the amount of \$638,321.91
- d. Summary of funds for the period of February 6, 2025-February 19, 2025, in the amount of \$1,436,320.88
- e. Resolution 25-R-03 approval of cleaning supplies Ferguson Facilities Supply Omnia contract number: 02-138
- f. Resolution 25-R-05 approval of closed session minutes retention
- g. Resolution 25-R-06 approval for staff to enter into agreement with NIMEC (Northern Illinois Municipal Electric Collaborative) lowest bidder

Unfinished Business:

None

New Business:

All new business was covered in the consent Agenda

Public Comment- Non-Agenda Items:

A Resident asked if there will be any town hall meetings for the public to come to and make suggestions as to what to do with the property. And if so, what is the timeline for when that would be.

Commissioner O'Donovan explained that she is the chairperson of the Remediate 280 Committee. The committee meets on the second Thursday of every month. Right now, the Park District's focus is on the clean-up and the remediation portion of the site. As we get closer to the completion of that part of it, then we will be hosting community meetings, to get the community's input as to how we can best utilize the property for our residents. That is in the works for after-remediation. Commissioner O'Donovan reminded the resident to sign up for our monthly updates at:
<https://tinleyparkdistrict.org/tinley-park-mental-health-property/> .

A Resident said "Great" is the one word to describe how the Tinley Park-Park District, Tinley Park Library and the Tinley Park Historical Society work together. The resident shared that the Historical Society had a visit from Abe Lincoln, and he is looking pretty good. The resident said he goes by the property a lot and he hopes the flag pole will stay there. He offered to take care of the flag, when the time comes. The resident stated keep up the good work. Commissioner Ryan thanked the resident for his positivity.

A Resident asked about the cost of the property, how much our property taxes will go up to pay for this property, He asked if there really is a need for this project, He asked why can't other parks in the area be utilized, will the property just be for people under 25, and what happens when we run out of the grant money? The Resident stated this is a big project and it took many years to start it.

Commissioner O'Donovan explained that right now we are working through the remediation portion of the project. The Park District has received a \$15 million dollar state grant. All the money that is being spent right now is State Grant money for the remediation of the property. If you visit the Tinley Park-Park District website and click on Remediate 280, All of the financial reports are there. We have spent just about 15% of that money as of the monthly report on February 5th.

Commissioner O'Donovan explained that no taxpayer money is being used to clean up the property. She also advised checking out the Tinley Park-Park District website where you will also see the 90-acre plan and the plan is to make it a centralized sports hub for our residents. So, whether you are a senior citizen, or you have children who travel for sports, this property will be a wonderful opportunity for people of all ages to use for recreational purposes.

Commissioner O'Donovan explained that once we complete the remediation process then we will host town hall meetings where people can come out and voice their input. Whether you would like 65+ softball league, Pickleball, or whatever the case may be. We have the opportunity to turn the property into a place where people will travel to us. Imagine the income that would bring to our hotels and restaurants and all our local businesses.

Commissioner O'Donovan explained that there is a need for this project because we know that even here at the Recreation Center, Fitness Center and our gym space, we are always looking for additional space just for the events that we currently have.

Attorney Burt Odelson explained that the Park District has \$15 million to clean up the property and when, and if, we run out of money we will go back to the General Assembly and have them finish the job because they gave us that property in the condition that it is in and we, through Mike, the board and the staff are cleaning it up for the village. We have had over 20 State Representatives and Senators sign on for us to get this project and They would make another appropriation.

Mr. Odelson explained that yes, this is a very big project, but it took the Park District just a year to start the project.

Attorney, Burt Odelson said it sat there for many years and the State of Illinois did nothing and the Village of Tinley Park did nothing. The Tinley Park-Park District did something. We finally have a board that took action.

Commissioner's Comments:

Commissioner O'Donovan thanked the facility manager, Sean Caddigan for looking into the cleaning supplies and making sure we are getting the best supplies for our money. Commissioner O'Donovan also reminded everyone that all financial reports are on the Remediate 280 website, where you can also sign up for our monthly emailed newsletters. Also, the Remediate 280 Committee meetings are open to the public and held every second Thursday of every month at 6:30pm.

Commissioner O'Boyle encouraged all Tinley Park-Park District employees to stay positive and continue to do the great work that you are doing. We are doing what no one else could do. Keep morale up and thanks again for all that you do.

Commissioner Ryan stated we do our job as elected officials because we love the Park District, we are not getting paid for it. It's in my heart and everyone else's to do this position. It is for no other reason. We are here for you to make things better for this community.

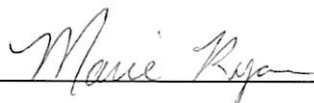
Shawn Roby, Executive Director, reminded everyone that this will be Business Manager Tom Leeson's last board meeting. While his official last day is March 31st, he will not be joining us at the next board meeting. Mr. Roby stated he wanted to give the Board the opportunity to thank him for the ten years of service he has provided us. Tom will be missed, he was always the guy that took the opposite viewpoint, whether he believed in it or not. He will be so missed, but we welcome Patricia in his stead.

The Commissioner's all joined in to thank Tom for his service. Commissioner O'Boyle especially wanted to thank him for all the audits that Tom had to go through and always came out on top.

Tom Leeson thanked everyone.

Adjourn

Commissioner Cuba moved to adjourn to the March 19, 2025, Regular Meeting seconded by Commissioner O'Donovan and carried by a unanimous roll call vote. The meeting adjourned at 6:23pm.



President



Secretary

KAJ;kaj2/21/25