



Remediate 280 Update

Presented by the Remediate 280 Team

March 13, 2025

PURPOSE AND SCOPE OF PRESENTATION

- ▶ Typically, this presentation would be focused on all of the great progress at the site as Project Manager Maloney has reported and any issues that have been encountered.
- ▶ Instead, the Remediate 280 Team is compelled to spend the time responding to the extensive misinformation presented this week at the Village's Press Conference and subsequent press and social media releases.
- ▶ This presentation provides trustworthy and supported information about our work at the site and provides you with the accurate information you need to respond to any concerns presented by members of our community.

OSHA CITATION ISSUED TO CONTRACTOR

- ▶ As a result of an anonymous complaint, OSHA inspected the site work on October 24, 2024. Three (3) alleged violations were noted in a citation dated February 21, 2025 and received by the contractor in March.
 - ▶ all three allegations were resolved by the contractor “on the spot” the day of the inspection (as noted by OSHA on the face of the Citation itself).
 - ▶ all related to employee safety standards on the potential exposure to lead based paint during demolition activities. These standards include providing changing stations for employees, checking samples of personal exposure to lead in the air where employees are working and initial medical surveillance before working in an area where lead paint may be present.
- ▶ The contractor immediately stopped work and addressed OSHA’s concerns that same day before work was resumed. The contractor remains committed to safe workplace practices.
- ▶ The contractor noted to OSHA that it had relied on paint sample results from a survey done by an environmental consultant previously hired by the state of Illinois indicating no lead based paint was present in the building. The contractor has resampled all buildings on site to determine if lead based paint is present. These results will guide future work.
- ▶ The community was NEVER at risk.

VILLAGE CLAIM: SHAWN BROWN ENTERPRISES REPORTED SAME SAFETY VIOLATIONS AND THEY WERE FIRED

- ▶ This statement by the Village Manager is FALSE and ethically troublesome.
- ▶ The Village references two reports (“Checklists”) prepared by Shawn Brown Enterprises, Inc. (“SBE”) the company hired by the Tinley Park-Park District to provide independent, third party asbestos air monitoring services during the abatement phase of the project. The Checklists referenced by the Village are from October 1 and October 2, 2024.
- ▶ The Checklists are daily logs that document the activities for the day.
 - ▶ On both of these days, as indicated on the face of the Checklists, only building preparation activities were underway to get the floors ready for abatement work taking place later in the week.
 - ▶ Since only preparation work was being performed, no containment was necessary under the law, no waste management was needed since no abatement waste was being produced, and no clean up oversight was necessary on those days.
 - ▶ The accusations launched against the site management team when all the Village needed to do was read what the reports covered is truly shameful.
- ▶ Whether intentionally or with careless disregard on the Village’s part, it was not part of SBE’s contract to know of or review the contractor’s lead program SBE was hired only as an independent asbestos air monitoring company to monitor during the abatement phase of the work, not to review the contractor’s lead safety practices during the demolition phase of the work.
- ▶ Further, the Village, without any information at all, accuses the Project Manager of firing SBE, because of the October 1 and 2 reports. Again, FALSE and ethically troublesome. SBE was let go due to a very specific threshold hiring requirement.

VILLAGE CLAIM: ZERO MANAGEMENT AND GOVERNMENT OVERSIGHT

- ▶ The Remediate 280 Team has deep experience and continues to provide diligent and exceptional daily oversight of this project.
- ▶ There are multiple layers of government agencies overseeing the work at the site. The layers include, but are not limited to:
 - ▶ Cook County oversees all abatement and demolition work at the site. Cook County issues abatement and demolition permits for each building and inspects the demolition work and documentation.
 - ▶ Illinois EPA oversees stormwater discharges and permitting, underground storage tank work, air (asbestos notification) and waste handling. Once the underground storage tank work is completed, the site will be entered into the site remediation program, providing another layer of oversight. The Agency has inspected the site several times.
 - ▶ Federal OSHA oversees worker safety and has inspected the site.

VILLAGE CLAIM: THERE IS NO EXISTING OVERSIGHT OVER THE PROJECT BECAUSE ALL OF OUR HOME RULE POWERS WERE ELIMINATED

- ▶ This is FALSE. As noted, there are layers of existing federal, state and county oversight of the remediation and redevelopment of the site.
- ▶ The Illinois General Assembly removed the Village's oversight to provide for a streamlined approach allowing the agencies with the expertise to step in.
- ▶ The law is very focused and purposeful and focuses on the remediation and redevelopment work at the site only.
- ▶ Unfortunately, the Village has opposed the efforts at the site. Without the help of the \$15 million grant from the state, the Remediate 280 Committee would not be doing the work we are doing today-cleaning up the site for a brighter future for our community.

VILLAGE CLAIM: DEBRIS IS BLOWN AROUND ALL OVER THE PLACE

- ▶ During the abatement work, the abatement takes place under containment. Our third party asbestos air monitor also performs air monitoring.
- ▶ During the demolition, dust control suppressant practices are implemented to prevent airborne dust from leaving the work area. Additionally, air monitoring is performed to demonstrate that employees were not exposed to lead at levels above OSHA standards during the demolition work.
- ▶ Very few complaints have been received but we are always open to accepting legitimate complaints and concerns expressed by our community.

VILLAGE CLAIM: ALLEGED 400-GALLON SPILL FROM TANK REMOVAL

- ▶ The claim by the Village and on social media that there was an allegedly undisclosed 400-gallon hazardous spill at the site are, once again, completely FALSE.
- ▶ There was NO spill, thus no contamination of which to inform the public.
- ▶ The underground storage tanks (UST) the District removed were owned by the State and were empty. The State had not taken the required steps to remove the tanks, leaving the District to do that.
- ▶ Representatives from the Office of the State Fire Marshal (OSFM) were on site and oversaw the removal.
- ▶ The State requires that tanks be cleaned upon removal. The 400 gallons of material was sludge and liquid generated during that cleaning of the tanks. That 400 gallons was not spilled: it was properly removed by a licensed waste hauler and disposed of at a licensed disposal facility.
- ▶ The District complied with State regulations and sampled the soil surrounding the tank excavation. No soil removal was needed. The District submitted the results to OSFM. Based upon the results, OSFM issued a No Further Remediation (NFR) letter.

Questions?

- ▶ The Remediate 280 Team is always happy to answer your questions and concerns.
- ▶ Are there any questions tonight?