

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON MARCH 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 March 13, 2025, was called to order by Chairperson Lisa O'Donovan at 6:30 pm.

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

Committee Members Absent: Tana Burhans
Rona Szabo

Others Present: Ryan Veldman, Superintendent of Parks
Michael Hayes, Attorney
Kelly Jones, Board Secretary

Committee member Dan McAllister moved to approve the minutes from the February 13, 2025, committee meeting seconded by committee member Melissa Sanfilippo and carried by a unanimous vote.

Agenda Items for Discussion:

Elizabeth Harvey-Environmental Attorney-Updates:

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. Elizabeth Harvey addressed the false accusations that were made by the village.

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 any 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 THE 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 yet 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.

- The Remediate 280 Team is always happy to answer your questions and concerns.

Project Manager Mike Maloney's Updates:

- Site Walk Throughs Daily
- Weekly Teams Meetings with Senior Management

- Building #4 Abatement underway, floors 3,4,5, completed 2nd floor is next followed by 1st floor abatement.
- Building #7 Demo of Building underway, dust mitigation in place
- Building #26 – Howe Center- debris clean up completed,
- Building #25 containment set up, abatement in progress within basement area
- Building# 24 containment set up, abatement in progress.
All air sampling tests have 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.
- Asbestos removed from structures is 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 290 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

Financial Cost Update:

Committee Chairperson O'Donovan gave the financial cost update:

As of March 1st, the Park District has received \$7,321,323.83.

- \$5,139,000.00 Initial Payment

- \$2,182,323.83 Reimbursement of Expenses submitted (\$295,995.83 received in February)

- \$79,545.61 approved in January and awaiting payment

The total Remediation expenses have been \$4,499,594.53 which is 30% of the total grant.

The remaining amount is \$10,500,405.47 (70%).

Public Comment:

A resident stated he goes by the site often, and it looks good. He stated we do not need any sideshows. He stated thank you for your work.

A resident asked about the third-party monitoring company not meeting the threshold of employment commitment. Elizabeth Harvey answered that the contract and the bid specifically required that all of the workers from SBE be actual employees of SBE and

not independent contractors. That is to protect the district. Once work got underway, it became apparent that SBE was not following that requirement. They had a number of independent contractors. So, they were in violation of the terms of the hiring requirements of the contract which are very important for liability purposes.

The resident asked if all the problems were corrected immediately, then why did he get fined? Elizabeth Harvey answered, OSHA found that there was some lead paint there that the contractor did not know was there, because all available information said there was no lead paint in that building. They corrected it right away. OSHA'S policy is when they find a violation of something they believe to be hazardous they will issue a penalty and a fine no matter what you do or how quickly you do it. Elizabeth Harvey stated she does some other work with OSHA and that is their practice. They came out they saw something that they believed was incorrect. They noted that it was corrected that day, but their policy is that they issue fines for that because their job is to protect the workers. The resident asked how old the building involved was. Elizabeth Harvey answered that all the buildings on the site were built between the 1950's and the 1970's. The resident stated that was when lead-based paint was standard.

Lisa O'Donovan reminded everyone that all information is posted on the Remediate 280 site on the Tinley Park-Park District website.

Committee Member Comments

A committee member asked if there are plans for the Remediate 280 Committee Members to re-visit the site in the spring. Chairperson O'Donovan answered that would be pending where we are, in terms of safety.

A committee member asked do we need to do anything about the lead paint in the buildings. Mike Maloney answered that all remaining buildings that have not been demolished and even some that have been demolished have all been tested. True North, the new environmental specialists are doing the air monitoring. OMEGA DEMOLITION paid them to test the rest of the buildings for lead paint. It's a concern for OMEGA when there are internal walls made of some type of porous material whether it's block or brick. They tested all and the results are pending. Elizabeth Harvey added that if there is lead based paint in the buildings then they are demolished in a different way and the waste is handled in a different way and sent to a different disposal site. The lead paint is always going to be addressed if there is lead paint somewhere. All those buildings are coming down, they will all be gone.

Committee Chairperson Lisa O'Donovan said thank you and she appreciates all the clarification for the misinformation that is out there. And just to be clear, It was the contractor that was fined, it was not the park district that was fined. In terms of receiving that violation and the clarification in terms of the swift action that took place when we noticed that SBE was not meeting the standards of our expectations, we quickly acted

to get a company in there that was going to hold up our high expectations. Because from the park district's standpoint our number one priority is the safety of our community. We want to make sure we are doing this in a safe manor. We all live here in the community, and we are all taxpayers, and we are very cognizant of how we are doing this, and how we are spending the money to do this, to make sure we have the right people in place. Commissioner O'Donovan stated she is very thankful for the entire Remediate 280 team that we have, Renee Cipriano, former director of the IEPA. Elizabeth Harvey, environmental attorney. We are also working with Tetra Tech. We have a team of highly skilled people in place that are working through this process. To address the claims that there is no oversight, We are working with Cook County, with OSHA, with the fire Marshal, we are working with all the different Government entities to make sure this is being done in a manner where we are safely doing this. We have already received a letter of No Further Remediation. That is our goal at the end of this is to receive No Further Remediation which means that the property has been properly remediated, and all of our testing samples have come back in a way that it's safe for us to move forward with the redevelopment. We appreciate all the work that is going into this.

A committee member asked who received the fine. Committee Chairperson Lisa O'Donovan answered that it was the contractor that received the violation for not having the proper PPE in place, which was remediated right there on site.

Adjourn

Committee member Melissa Sanfilippo moved to adjourn to the April 10, 2025, meeting, seconded by committee member Bill Devine and carried by a unanimous roll call vote at 7:01pm.


Chair