

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING  
TINLEY PARK-PARK  
TINLEY PARK, ILLINOIS  
HELD ON APRIL 10, 2025

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on April 10, 2025, was called to order by Chairperson O'Donovan at 6:30pm.

Committee Members Present: Lisa O'Donovan (Chairperson)  
Bill Devine  
Amjad (AJ) Haj  
Dan McAllister  
Melissa Sanfilippo  
Carmelita Wagner  
Sylvester Wilson

Committee Members Absent: Ashley Rubino (Co-Chair)  
Tana Burhans  
John Gorajski  
Rona Szabo

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

Committee Member Melissa Sanfilippo moved to approve the minutes from the March 13, 2025, committee meeting seconded by Committee member Carmelita Wagner and carried by a unanimous vote.

Agenda Items for Discussion:

Environmental Clean-Up Update and Project Manager Updates

The Project Manager report was read by Ryan Veldman, Superintendent of Parks:

- Site Walk Throughs Daily
- Weekly Teams Meetings with Senior Management
- TPPD crews have been removing some of the dead trees from site
- Building # 4 Asbestos has been removed from all upper floors, all air clearances have been acceptable.

- Building# 5 removing ACM adhesive from crawl spaces
- Building # 7 Demolition has been completed, debris has been separated and metals have been recycled
- Building# 25 Asbestos abatement completed, all air clearances have been acceptable, prep for demo, demolition scheduled for week of 4/14/25
- Building #26 Pods 1,2,3, walkdowns completed, for quantifying ACM to be removed, areas being prepped for containment installation. Abatement permit submitted to Cook County

The Project has had inspections from Cook County Department of Environment Health. 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 309 business days, including today. Much has been accomplished in this time period.
- Stay Safe, Stay Focused and Stay Positive

Chairperson Lisa O'Donovan showed a map of the property and the location of the buildings currently being worked on, reminding everyone that work is continuing daily, but the current work is not visible from 183<sup>rd</sup> or Harlem roadways.

#### Financial Cost Update:

The financial cost update was given by Chairperson Lisa O'Donovan:

\$15 million State Grant Money:

As of April 1<sup>st</sup>, the Park District has received \$7,400,869.44.

- \$5,139,000.00 Initial payment
- \$2,261,869.44 Reimbursement of Expenses submitted
- \$79,545.61 approved in January; Received March 13, 2025

The total remediation expenses have been \$4,562,489.78, which is 30.42% of the total grant.

The remaining amount is: \$10,437,510.22 (69.58%)

Public Comment:

A resident asked how best to share an idea for what he would like to see built on the property.

Chairperson O'Donovan answered stating that once the remediation process is over and we are on to the development stage, the Park District will host public meetings asking for input from the community. Chairperson O'Donovan suggested the resident attend the Remediate 280 Committee meetings, visit the Tinley Park-Park District Website and sign up for the Remediate 280 Newsletter to stay updated.

A resident asked about the financial update. Chairperson O'Donovan explained that the financial update was from the start of when we received the grant all the way through till March 31<sup>st</sup>. The resident asked why the expenses for the month were only \$73,000.

Chairperson O'Donovan explained that that was what was paid out for that month. She stated that once we receive the invoices, we pay them out in that time.

Committee Member Comments:

Committee Chairperson O'Donovan stated we look forward to the nice weather. She stated we have made a lot of progress, and we want to continue with that progress. So, stay tuned. And although it doesn't look like much is happening out there. They are working out there, that is for sure. They are just on that backside where you cannot see.

Adjourn

Committee member Melissa Sanfilippo moved to adjourn to the May 8, 2025, meeting, seconded by committee member Bill Devine and carried by a unanimous roll call vote at 6:41pm.

  
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Chair