

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON AUGUST 7, 2025

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on August 7, 2025, was called to order by Chairperson O'Donovan at 6:30pm.

Committee Members' Present: Chairperson Lisa O'Donovan
Co-Chair Ashley Rubino
Bill Devine
John Gorajski
A.J. Haj
Dan McAllister
Melissa Sanfilippo

Committee Members Absent: Tana Burhans
Rona Szabo
Carmelita Wagner
Sylvester Wilson

Others Present: Ryan Veldman, Superintendent of Parks
Renee Cipriano, Environmental Lawyer
Kelly Jones, Board Secretary

Committee member Melissa Sanfilippo moved to approve the minutes from the July 10, 2025, committee meeting seconded by Committee member Bill Devine and carried by a unanimous vote.

Agenda Items for Discussion:

Environmental Clean-Up Updates:

Renee Cipriano reported on:

- The Park District was granted \$18 million in additional state funding for the completion of remediation work on all 280 acres of the property.

-These additional state funds will allow the Park District to continue and complete the abatement and demolition work at the property and to complete any further remediation as required by Illinois EPA.

-There are several reasons additional funds are needed to complete the work consistent with environmental laws:

- Original cost estimates were prepared in the 2013-2014 time period.

- Rising construction costs and inflation.

- Abandoned buildings and the site as a whole continued to degrade after the facility shut down in 2012.

- The Park District's site clearing efforts allowed the experts to assess the property and found the work needed was much more extensive.

-The \$18 million in state funding is a new grant, so the Park District will solicit new bids for Phase 2 of the abatement and demolition work.

Importantly, not all of the \$18 million will be dedicated solely to the abatement and demolition work. The new funding will also allow us to complete our work on the site through the Illinois EPA's Site Remediation Program and to address any remaining environmental issues that must be addressed prior to site redevelopment.

-Our Phase 1 Contractor has concluded its work as of August 1.

-On August 5, an Invitation for Bids was issued by the Park District for the Phase 2 Abatement and Demolition Work.

-The key dates are:

- Wednesday, July 30, 2025: Legal notice published.

- Wednesday August 6, 2025: Bid documents available.

- Friday, August 15, 2025: Mandatory pre-bid meeting and site walk.

- Monday, August 18 through Wednesday, August 27, 2025: Site will be available for further inspection by bidders, by appointment only.

- Thursday, August 28, 2025: Written questions from bidders submitted to the Park District not later than August 28, 2025.

- Monday, September 8, 2025: The Park District will respond, in writing, to questions.

- Friday, September 12, 2025: Deadline for bids to be submitted (2:00 pm). Bid opening.

-As the bidding process continues, work continues at the site:

- Site Security will remain in place.

- Our environmental team will work to continue stormwater management and dewatering activities.

- The Park District will have team member presence on site to monitor site conditions.

-The team has completed the investigation and closure activities for the 1995 leaking underground storage tanks (LUST) incidents, which occurred while the State owned the property.

-Sampling results did not exceed the most stringent soil and drinking water standards. No remediation was required, and we have been awaiting issuance of the NFR.

- The NFR was recently issued! The Park District will now record the final NFR in the chain of title for the property.
- The team continues to move towards enrolling the property in the Illinois EPA Site Remediation Program (SRP).
- Now that we have the LUST NFR in hand, we will work with Illinois EPA to get the property enrolled as soon as possible.
- We will come back and brief the Committee on timing and approach once we work that out with Illinois EPA.

Questions asked:

A resident asked if the water in the basements and the tunnels is contaminated. Renee Cipriano answered that all the water that has ever been present on the site has been and will be tested. Before that water is moved anywhere off-site, it is tested. Any de-watering that has been done thus far has been tested and found not to pose any concerns, no contaminants or toxins. Going forward, The water that we have presently, will not go off site until it is tested. The way the water is dealt with is If it is contaminated and cannot be discharged as storm water then it will be trucked off site and brought to a facility that handles contaminated water. We will work carefully through the water testing so that the water is handled properly.

A committee member asked since Omega finished on August 1st, will any abatement or demolition be done between now and when Phase two begins?

Renee Cipriano answered that no new abatement or demolition will take place until the new contractor is in place. During this time period we will de-water the property to see what is in the tunnels and basements and we will continue sampling. These two months will be a good time to do this work so we can carefully review our site conditions.

Committee Chairperson Lisa O'Donovan answered that the park district will also be on the property during this time period cutting back the overgrowth and making sure the site is ready as we get closer to the fall season.

Project Manager Updates:

Covered under Environmental Clean-up updates.

Financial Cost Update:

As of August 1, 2025, the Park District has received \$10,767,205.52.

- \$5,139,000.00-Initial Payment
- \$5,628,205.52-Reimbursements Received
- awaiting on the approved reimbursement amount of \$1,439,886.21 for May 2025 expenses
- The total remediation expenses paid have been \$7,508,819.75 which is 50.06% of the total grant

The Remaining amount is: \$7,491,180.25 (49.6%)

\$15 Million state grant money:

Committed funds as of August 1st: \$14,100,000 (94% of \$15,000,000 grant)

This is based on anticipated costs already allocated

Public Comment:

None

Committee Member Comments:

A committee member asked if it is true that the Village of Tinley Park visited the site? And will there be any collaborations with the Village of Tinley Park going forward?

Committee Chairperson Lisa O'Donovan answered that we invited the mayor to take a tour of the site. He brought his executive assistant as well as John Urbanski and we took a tour in June of the site to see the progress that has been made. Committee Chairperson O'Donovan stated they would love to collaborate with the Village but at this time there has been no communication. However, our focus is still at the remediation phase, we haven't gotten to the development part, but we will see what the future holds.

Committee Chairperson thanked everyone for coming.

Adjourn

Committee member Melissa Sanfilippo moved to adjourn to the September 11, 2025, meeting, seconded by committee member Bill Devine and carried by a unanimous roll call vote at 6:49pm.


Chair

KAJ:kaj;08/11/2025