

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON SEPTEMBER 11, 2025

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on September 11, 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
A.J. Haj
Dan McAllister
Carmelita Wagner
Sylvester Wilson

Committee Members Absent: Tana Burhans
John Gorajski
Melissa Sanfilippo
Rona Szabo

Others Present: Ryan Veldman, Superintendent of Parks
Elizabeth Harvey, Environmental Attorney
Carol Bradtke, Board Secretary

Committee member Dan McAllister moved to approve the minutes from the August 7, 2025, committee meeting seconded by committee member Bill Devine and carried by a unanimous vote.

Agenda Items for Discussion:

Environmental Clean-Up Update given by Elizabeth Harvey:

- We have been closing out the work that was performed by Omega at the site under Phase 1 of cleanup.
- The team is working with Omega on the close out process to ensure that Omega properly completes all work it was required to perform under its contract.

- We're proceeding with the bidding process to secure a contractor for the remaining clean-up and demolition work that will be covered by the second state grant in Phase 2 of the project, which will help complete this extensive environmental cleanup.
- New bid documents were issued on August 6, 2025.
- Prospective bidders asked a number of questions, and the team answered those questions in writing as Addendum #1. Addendum #1 was issued on Monday (September 8, 2025).
- The team has opted to defer bids for a small portion of the site, and the deadline for bids has been extended to 2 pm on September 26, 2025.
- The Park District will open the sealed bids at 2 pm on September 26, 2025.
- Phase 2 work can proceed after the winning contractor is selected, as determined by the team and Board of Commissioners.
- The team enrolled the property into the Site Remediation Program (SRP) in late August.
- IEPA has assigned a project manager, who will work with the Park District to oversee investigation of potential contamination on the property. If additional remediation of contamination is necessary, IEPA will also oversee that remediation process.
- When IEPA determines that the property meets all applicable standards to be used for recreational purposes, IEPA will issue a No Further Remediation letter, which means the property is ready for redevelopment.

Project Manager Updates

Covered under the Environmental Clean-up Update.

Financial Cost Update:

\$15 Million State Grant Money:

- As of September 1, 2025, the Park District has received \$12,569,279.23.
 - \$5,139,000.00-Initial Payment.
 - \$7,430,279.23-Reimbursements received.
 - May and June reimbursement checks were received in August totaling \$1,802,073.71.
 - The total Remediation expenses paid out have been \$7,551,237.08 which is 50.34% of the total grant.
- Remaining amount \$7,448,762.92 (49.66%)
- We continue to close out the work performed by Omega, the Park District is working to finalize all outstanding invoices.

Public Comment:

none

Committee Member Comments:

Committee member Bill Devine asked Elizabeth Harvey, when the work start back up. Elizabeth Harvey answered once the bid is awarded, they will get out in the field to start the phase 2 work. Committee Chairperson Lisa O'Donovan answered they are still air monitoring multiple times per week on the site and the park district is trimming back the overgrowth.

Committee member Sylvester Wilson asked Chairperson Lisa O'Donovan if the \$7,448,762.92 left is from the previous grant. Chairperson Lisa O'Donovan answered yes, that is from the initial grant of \$15 million. The second grant of \$18 million has not been touched.

Co-Chairperson Ashley Rubino thanked Elizabeth Harvey for always giving us such great updates. Elizabeth Harvey commented that she is really enjoying this project.

Ryan Veldman commented we are excited for phase 2.

Chairperson Lisa O'Donovan encourages everyone to visit our website to stay updated with what is happening with the project we continue to update that on a regular basis.

Adjourn

Committee member Dan McAllister moved to adjourn to the October 9, 2025, meeting, seconded by committee member Bill Devine and carried by a unanimous roll call vote at 6:40pm.


Chair

KAJ:kaj;09/12/2025

