MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON DECEMBER 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 December 11, 2025, was called to order by Chairperson O'Donovan at 6:30pm.

Committee Members' Present:	Chairperson Lisa O'Donovan A.J. Haj Dan McAllister Melissa Sanfilippo Carmelita Wagner
Committee Members Absent:	Co-Chair Ashley Rubino Tana Burhans Bill Devine John Gorajski Rona Szabo Sylvester Wilson
Others Present:	Ryan Veldman, Superintendent of Parks Kelly Jones, Board Secretary Elizabeth Harvey, Environmental Attorney(remote)

Approval of the November 13, 2025, Remediate 280 Committee Meeting Minutes will be added to the January 8, 2026, Committee Meeting Agenda due to low attendance.

Agenda Items for Discussion:

Environmental Clean-Up Updates

Elizabeth Harvey reported on:

-Brandenburg Industrial Services was awarded the contract to perform the Phase 2 work.
-The team has finalized Brandenburg's contract and issued a notice to proceed. Brandenburg is set to begin at the site on Monday, December 15.

-The team has been working with Brandenburg to finalize details including site security and site access.
-Phase 2 includes abating asbestos and other regulated waste from the remaining buildings on the property.
-After the buildings have been properly and completely abated, they will be demolished. The demolition debris will be properly disposed of, including recycling where possible.
-Phase 2 also includes demolishing the power plant, the water tower, the reservoir, and the tunnels.
-The team has continued to work to close out work performed by Omega at the site under Phase 1 of cleanup to ensure that Omega properly completes all work it was required to perform under its contract.
-We're working closely with our partners with the Cook County Department of - Environment and Sustainability as part of this process.
-The close out of Phase 1 work by Omega will take place while Phase 2 work by Brandenburg proceeds.
-The team has enrolled the property into the Site Remediation Program (SRP) and a project manager has been assigned by IEPA.
-The team is finalizing the required Comprehensive Site Investigation (CSI) plan, to be submitted to IEPA. The CSI plan summarizes, for IEPA's review and approval, prior investigations and sampling results. The plan also proposes additional sampling needed to fully characterize the current condition of the site.
-The most recent sampling of the site was done in 2014.
-IEPA will review the CSI plan, make recommendations if necessary, and then approve the plan.
-The team will perform the investigation and then summarize the results in a report to IEPA.
-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.
-In 2024 two NFR letters were received for the underground storage tank removals.

Project Manager Updates

Covered under environmental clean-up updates.

Financial Cost Update:
Chairperson Lisa O'Donovan gave the Financial Cost Update:

$15 million State Grant Money:

As of December 1st, the Park District has received $12,647,819.75.

-$5,139,000.00-Initial payment
-$7,508,819.75- Reimbursements received
-Awaiting August, September and October expenses that have been submitted to the state.
-The total Remediation expenses paid out have been $8,163,636.25 which is 54.42% of the total grant.
-Remaining amount: $6,836,363.75 (45.58%)

As we continue to close out the Phase one work performed by OMEGA, the Park District is working to finalize all outstanding invoices.

Public Comment:

A resident asked about the timeline for demolition.

Elizabeth Harvey answered that the contract runs through December 31, 2026. Which is the required completion date. Although, It could be finished quicker. If not completed by December 31, 2026, we would look at either extending their contract or moving on.

Committee Member Comments:
Committee Chairperson Lisa O'Donovan thanked the Committee Members for being here and wished everyone a very, happy holiday season.

Adjourn
Committee member Wagner moved to adjourn to the January 8, 2026, meeting, seconded by Committee member Sanfilippo and carried by a unanimous roll call vote at 6:44pm.

Lisa O'Donovan
Chair

KAJ:kaj; 12/12/2025