

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON APRIL 9, 2026

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on April 9, 2026, 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
Dan McAllister
Carmelita Wagner
Sylvester Wilson

Committee Members Absent: Tana Burhans
A.J. Haj
Melissa Sanfilippo
Rona Szabo

Others Present: Elizabeth Harvey-Environmental Attorney
Kelly Jones, Board Secretary
Ryan Veldman, Superintendent of Parks

Committee Member Wagner moved to approve the March 12, 2026, Remediate 280 Committee meeting minutes seconded by Committee Member Devine and carried by a unanimous roll call vote.

Agenda Items for Discussion:

Environmental Clean-Up Updates

Elizabeth Harvey gave an update on the environmental clean-up:

-Brandenburg Industrial Services continues work on Phase 2.

-Phase 2 includes abating asbestos and other regulated waste from the remaining buildings on the property. This includes the power plant, the water tower, the reservoir, and the tunnels.

-The abatement portion of Phase 2 has been finished. Brandenburg's asbestos subcontractor, Safe Environmental, has completed abatement of all buildings.

-The second part of Phase 2 is demolishing the buildings after abatement is completed.

-Brandenburg began demolishing buildings in February 2026, as buildings were abated.

-Our air consultant, True North, continues air monitoring to ensure the demolitions comply with regulations and permit requirements.

-Brandenburg continues to make significant progress on demolishing buildings. For example, only the above-grade portion of Spruce Hall (Building 3) has been demolished. Brandenburg is sorting and removing the debris and will demolish the basement:

-The above-ground portion of the administration building (Building 1) has also been demolished. After the debris is sorted and removed, Brandenburg will demolish the basement.

-Brandenburg is currently working on the lime pits (Building 27).

-The Reservoir (Building 28) has been backfilled.

-The team continues to monitor Omega's close-out work on Phase 1 of the cleanup to ensure that Omega properly performs all work required under its contract.

-Our partner, the Cook County Department of Environmental and Sustainability, has worked with Omega on details of the supplemental permits for the close out work.

-Omega began the Phase 1 close out work in late February and has made good progress.

-The team has enrolled the property into the Site Remediation Program (SRP) to obtain a No Further Remediation (NFR) Letter.

-In order to obtain the NFR as soon as possible, the team is submitting separate Comprehensive Site Investigation (CSI) plans for three separate areas of the property.

-We submitted the CSI plan for the 90-acre western portion of the site, on which development for recreational use will likely occur first, in December 2025.

-IEPA provided comments on that plan, asking for additional sampling locations, testing for additional contaminants of concern (COC), and additional investigation of mercury near Cedar Hall. That was an area where vandals had broken a large amount of fluorescent light bulbs. This happened while the state still owned the property.

-The team has reviewed IEPA's comments and has had additional conversations with IEPA for clarification. The team is preparing an amended CSI with the information IEPA requests.

-In March 2026, the team submitted a CSI for the second parcel, which is the 110-acre northeast portion of the property.

-Late last week IEPA provided comments on that second CSI. The team is reviewing IEPA's comments and will submit the information IEPA requests.

-The team will develop a CSI for the third parcel, which is the southeast portion of the property.

-After IEPA approves the CSI, the team working with our consultant Tetra Tech, will perform the investigation, beginning with the 90-acre western portion of the property.

-The team will then summarize the results in a "Site Investigation Report".

-Whether we will be required to perform additional remediation of the site depends upon the results of the investigation.

-There are three additional plans and reports required by the SRP:

- Remediate Objectives Report
- Remedial Action Plan
- Remedial Action Completion Report

-Depending upon the results of the investigation we may be able to combine those reports.

-When IEPA determines that the property meets all applicable standards to be used for recreational purposes, IEPA will issue a comprehensive No Further Remediation Letter, which means the property is ready for redevelopment.

-IEPA has already issued NFR letters for two areas which previously had underground storage tanks.

-Committee Chairperson O'Donovan reminded everyone that the site remediation plan is optional. It was not required by IEPA. She stated that when the Tinley Park-Park District took on this project, we committed to doing this project the right way for our community. We knew partnering with IEPA, Cook County and all of our agencies would

ensure that it is cleaned up to the highest standards before we move forward with redevelopment.

Project Manager Updates

Covered under the Environmental Clean-Up Updates

Financial Cost Update:

\$15 Millison State Grant Money:

As of April 1st, the Park District has received \$13,302,636.25.

- \$5,139,000.00-Initial Payment

- \$8,163,636.25-Reimbursements Received

- Due to receive December-February Expenses

- The Total Remediation expenses paid have been \$12,981,749.14 which is 86.54% of the total grant

Remaining amount: \$2,018,250.86 (13.46%)

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

Public Comment:

A resident asked how much of the grant money is left.

Chairperson O'Donovan answered the first grant has just over \$2 million left and the second grant is \$18 million.

Committee Member Comments:

A committee member stated Brandenburg is moving fast. what is their timeline?

Elizabeth Harvey answered their contract has a completion date of December 31, 2026.

They may be ahead of schedule.

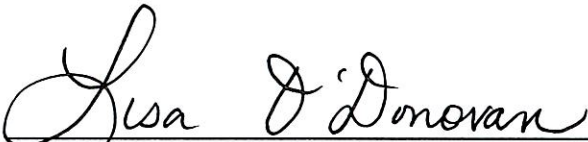
A committee member asked what is involved with the transition from the 1st grant of money to the second grant?

Chairperson O'Donovan answered we are already in the process of transitioning. We have made contact with the state to begin receiving the payments for the second grant. We will work concurrently with the grants. There will be no reason to stop work.

Chairperson O'Donovan stated she appreciates everyone's time and all the progress that has been made. It is awesome to see, as we move closer to finishing the remediation part of the project and we can move on to the redevelopment phase.

Adjourn

Committee Member Wilson moved to adjourn to the May 14, 2026, meeting, seconded by Committee Member Devine and carried by a unanimous roll call vote at 6:49pm.


Chair