

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON JUNE 11, 2026

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on June 11, 2026, was called to order by Co-Chairperson Rubino at 6:30pm.

Committee Members' Present: Co-Chair Ashley Rubino
Bill Devine
Carmelita Wagner
Sylvester Wilson

Committee Members Absent: Chairperson Lisa O'Donovan
Tana Burhans
John Gorajski
A.J. Haj
Dan McAllister
Melissa Sanfilippo
Rona Szabo

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

Approval of the May 14, 2026, Remediate Committee Meeting Minutes will be added to the July 9, 2026, Committee Meeting Agenda due to low attendance.

Agenda Items for Discussion:

Environmental Clean-Up Updates

Elizabeth Harvey, Environmental Attorney reported on:

Phase 2 Work

Our contractor, Brandenburg Industrial Services, continues to make significant progress.

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

Brandenburg is continuing the second part of Phase 2: demolishing nearly every remaining building and removing the demolition debris. Our third-party consultant True North continues air monitoring to ensure the work complies with regulations and permit requirements and ensures the safety of the surrounding community.

Brandenburg has recently been demolishing tunnels along Harlem Avenue.

Other recent and ongoing work includes:

- Spruce Hall (Building 3): excavating the basement, grading around the building, and processing and removing debris (concrete and scrap metal).
- Oak Hall (Building 4): continuing demolition and removal of debris.
- Willow Hall (Building 5): demolition began on Monday (June 8).

Brandenburg continues to remove and properly dispose of demolition debris from the site and recently mowed the south and center parts of the property.

Phase 1 Work Close Out

- Omega continues to perform its Phase 1 close-out work to ensure they properly completes all of the work required to perform under its contract.
- Our partner, the Cook County Department of Environment and Sustainability, has worked with Omega on details of the supplemental permits for the close out work.
- Omega completed asbestos abatement and is demolishing the footings of the Howe Center (Building 26).

Omega expects to finish all work this week. Our project managers have walked the site and will do a punch list walkthrough with Omega.

Site Remediation Program (SRP)

- 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 first submitted the CSI plan for the 90-acre western portion of the site, on which development for recreational use will likely occur first.
- 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.
- The team prepared an amended CSI plan, which addressed IEPA's comments. We submitted the amended plan to IEPA on May 21, 2026.
- The team submitted a CSI for the second parcel, which is the 110-acre, northeast portion of the property and IEPA provided comments on that second CSI in April.

- The team is preparing an amended CSI plan, which addresses IEPA's comments, including additional sampling locations and additional testing for COCs.
- 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 is preparing an "invitation to bid" for the drilling work needed for the investigation.
- The team will 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:
 - Remediation Objectives Report
 - Remedial Action Plan
 - Remedial Action Completion Report
- Depending upon the results of 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 issued NFR letters for two areas already, which previously had underground storage tanks.

Project Manager Updates

Covered under the Environmental Clean-Up Update

Financial Cost Update:

The Financial Cost update was given by Superintendent of Parks Ryan Veldman:

\$15 Million State Grant Money:

As of June 1st, 2026, the Park District has received \$15,000,000.

- \$5,139,000.00- Initial Payment
- \$9,861,000.00- Reimbursements Received
- The Total Remediation expenses paid have been \$14,938,187.64 which is 99.6% of the total grant.

Remaining amount: \$61,812.36 (0.4%).

\$18 Million State Grant Money:

- As of June 1st, 2026, the Park District has received \$8,518,322.00.
- This is the initial payment.
- The total remediate expenses paid out of this grant have been \$0.
- Remaining amount: \$18,000,000.00.

Public Comment:

None

Committee Member Comments:

None

Adjourn

Committee Member Wagner moved to adjourn to the July 9, 2026, meeting, seconded by Committee Member Devine and carried by a unanimous roll call vote at 6:45pm.



Chair

KAJ:kaj 6/12/2026