

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON JULY 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 July 9, 2026, was called to order by Chairperson O'Donovan at 6:32 pm.

Committee Members' Present: Chairperson Lisa O'Donovan
John Gorajski
Carmelita Wagner
Sylvester Wilson

Committee Members Absent: Co-Chair Ashley Rubino
Tana Burhans
Bill Devine
A.J. Haj
Dan McAllister
Melissa Sanfilippo
Rona Szabo

Others Present: Shawn Roby, Executive Director
Elizabeth Harvey-Environmental Attorney
Kelly Jones, Board Secretary

Approval of the May 14, 2026, and the June 11, 2026, will be added to the August 13, 2026, Committee Meeting agenda due to low attendance.

Agenda Items for Discussion:

Environmental Clean-Up Updates:

Elizabeth Harvey, Environmental Attorney reported on:

- Our contractor Brandenburg Industrial Services continues work on Phase 2.
- Phase 2 includes abating asbestos and other regulated wastes from the buildings and structures on the property.
- The abatement portion of Phase 2 has been completed. Brandenburg's asbestos subcontractor Safe Environmental completed abatement of all buildings.

- Brandenburg is continuing the second part of Phase 2, demolishing the buildings and removing the demolition debris.
- Our third-party consultant True North continues air monitoring to ensure the safety of the community.
- Brandenburg's current work includes the powerhouse. Brandenburg began demolishing the powerhouse on July 6, 2026, starting on the north/northwest side of the building.
- Brandenburg continues to remove and properly dispose of demolition debris from the site.
- Omega has completed its Phase 1 close out work, including final demolition of the Howe Center (Building 26) and removal of demolition debris.
- Omega's close out work was done under supplemental permits issued by our partner the Cook County Department of Environment and Sustainability.
- Omega has finished its work and has removed all their equipment from the site.
- The team has enrolled in 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.
- We submitted an amended plan to IEPA on May 21, 2026. On June 12, 2026 IEPA provided its comments on the amended plan. IEPA approved the modifications.
- The team submitted a CSI for the second parcel, which is the 110-acre northeast portion of the property.
- In April 2026, IEPA provided comments on that second CSI.
- The team is preparing an amended CSI plan, which addresses IEPA's comments, including additional sampling locations and additional testing for COCs. We expect to submit that amended CSI to IEPA in the next two weeks.
- The team will then 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, such as environmental sampling assistance and laboratory services.
- The team will summarize the results of the investigation 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 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.

-Elizabeth Harvey explained that the Recreation Standard is the highest standard you can get.

A Committee Member asked how long it takes to get an NFR letter.

Elizabeth Harvey answered once everything is submitted it takes about a month.

A Committee Member asked when the water tower will come down.

Lisa O'Donovan stated that it is slated to come down in the next two weeks. The Park District will share information with the public about when it will come down, as there is a lot of interest in the Water Tower.

Project Manager Updates

Covered under Environmental Clean-Up Updates.

Financial Cost Update:

Chairperson Lisa O'Donovan reported:

\$15 million State Grant money:

As of July 1st, 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 \$15,000,000 which is 100% of the total grant.

Remaining amount: \$0

\$18 Million State Grant Money:

- As of July 1st, 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 \$1,007,085.94 which is 5.59% of the total grant.

Remaining Amount: \$16,992,914.06 which is 94.41% of the total grant.

Public Comment:

none

Committee Member Comments:

Chairperson Lisa O'Donovan thanked the committee members and the team. She stated that the Board of Commissioners are in the process of exploring options for community engagement as to what the community wants to go on the property. The Board of Commissioners are looking to get community feedback in ways such as surveys and public meetings. Our goal is to keep it open to the public, including all the different stakeholders and our affiliate groups such as SSSRA, Bobcats, Bulldogs, local school districts and anyone that can potentially benefit from this facility.

Adjourn

Committee Member Wagner moved to adjourn to the August 13, 2026, meeting, seconded by Committee Member Wilson and carried by a unanimous roll call vote at 6:52pm.



Chair

KAJ:kaj 7/10/2026