MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON AUGUST 13, 2026

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on August 13, 2026, was called to order by Chairperson O'Donovan at 6:30pm.

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

Committee Member Dan McAllister moved to approve the May 14, 2026, the June 11, 2026 and the July 9, 2026 Remediate 280 Committee meeting minutes seconded by Committee Member Sylvester Wilson and carried by a unanimous roll call vote.

Agenda Items for Discussion:

*Environmental Clean-Up Updates-presented by Ryan Veldman*

*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 ensure the safety of the surrounding community.
-Brandenburg most recently demolished the Water Tower.
-Other ongoing work includes:
-Spruce Hall (Building 3):, grading around the building has been completed.
-Oak Hall (Building 4): excavating the basement and removal of debris.
-Willow Hall (Building 5): demolition and removal of debris.
-Power Plant (Building 20): removal of debris continues.
-Tunnels: Approximately 4,500 of 5,700 linear feet of tunnel have been removed and backfilled. Debris removal continues.
-Brandenburg continues to remove and properly dispose of demolition debris from the site.

*Site Remediation Program (SRP)*
-The team has enrolled the property into the Site Remediation Program (SRP) to obtain a No Further Remediation (NFR) letter.
-Bid specifications are being finalized to complete work that will be required for the SRP which includes drilling services, environmental sampling, laboratory services, and potential remediation and hauling services, subject to results.
-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.

*Public Engagement:*
-We are currently working toward specifications for an RFP/RFQ (Request For Proposal/Request for Qualifications) process to engage with consultants.
-The chosen firm will help the Park District engage with the public to determine what the development side of the project will look like.

*Project Manager Updates*
Covered under the Environmental Clean-Up Updates.

*Financial Cost Update-presented by Lisa O'Donovan*

*$15 Million State Grant Money:*

As of July 1, 2026, The Tinley Park-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: $0.00

*$18 Million State Grant Money:*

As of August 1, 2026, The Tinley Park-Park District has received $8,518,322.00.

-This is the initial payment.

-The total remediate expenses paid out of this grant have been $2,042,322.06 which is 11.35% of the total grant.

Remaining amount: $15,957,677.94 which is 88.65% of the total grant.

Public Comment:

A resident thanked the Committee for their work and asked about the timeline for the No Further Remediation Letter (NFR) to come in.

Commissioner O'Donovan explained the steps of working through the site remediation program. The parcel is divided into three sections, and the Park District will receive three NFR letters. The Park district has a great working relationship with all the state agencies including Cook County and the IEPA. Everyone is coming together to support, and it is going very smoothly. The Site Remediation Program is a voluntary process, The Park District did not have to enter into, but chose to, to make sure the land is cleaned up properly for the community. The Park District is going for the most stringent NFR letter because they want to make sure it is as clean as possible and safe for everyone.

A resident asked if there is a plan for development.

Commissioner O'Donovan explained that how the property will be developed will depend on what the community wants to see there.

Committee Member Comments:

Committee Chairperson Lisa O'Donovan thanked the committee for almost 2 years of serving on the committee and she is looking forward to the next step of getting the word out to the community.

Superintendent of Parks Ryan Veldman offered to set up a tour of the property for the committee members.

Adjourn

Committee Member Sylvester Wilson moved to adjourn to the September 10, 2026, meeting, seconded by Committee Member Bill Devine and carried by a unanimous roll call vote at 6:51pm.

Lisa O'Donovan

Chair

KAJ:kaj 8/14/2026