

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK DISTRICT
TINLEY PARK, ILLINOIS
HELD ON SEPTEMBER 10, 2026

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on September 10, 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
A.J. Haj
Dan McAllister
Sylvester Wilson

Committee Members Absent: Tana Burhans
John Gorajski
Melissa Sanfilippo
Rona Szabo
Carmelita Wagner

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

Committee Member McAllister moved to approve the August 13, 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 presented the Environmental Clean-Up Update:

Phase 2 work:

- Our Contractor Brandenburg Industrial Services continues work on Phase 2.
- The abatement portion of Phase 2 has been completed. Brandenburg's asbestos subcontractor, Safe Environmental, has completed abatement of all buildings.
- Brandenburg then moved into the demolition portion of Phase 2.

- 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 work complies with regulations and permit requirements.
- Brandenburg continues to make significant progress on demolition and debris removal.
- Brandenburg's upcoming work includes demolishing Building 23, Cedar Hall (the prison), which is scheduled to begin September 21st.
- Brandenburg is demolishing and removing demolition debris from the basements of demolished buildings, such as Oak Hall.
- Brandenburg also continues to remove and properly dispose of other demolition debris on the site.

Demolition Updates:

- Oak Hall (Building #4)
 - Brandenburg continues to work to complete removal of the foundation and dock areas. Backfilling set to begin soon.
- Willow Hall (Building #5)
 - Brandenburg continues active demolition of this building and basement foundation.
- Water Tower (building #19)
 - removed
- Power Plant (Building #20)
 - removed -foundation removal in process
- Cedar Hall (Building #23)
 - Demo permit to begin September 21st.
- Tunnels
 - Most tunnels have been removed. Brandenburg continues to process concrete from these as well as other demolished buildings on the site.

Site Remediation Program (SRP)

- The team has enrolled the property in the Site Remediation Program (SRP) to obtain a No Further Remediation (NFR) letter.
- In order to receive the NFR as soon as possible, the team has submitted separate Comprehensive Site Investigation (CSI) plans for three areas of the property.
- We have submitted a separate CSI plan for each of the three areas: The west portion (known as the 90-acre parcel); the northeast portion (including the area of the former power plant); and the southeast portion (including the area of the lime pits).
- IEPA provided comments on the CSI plans, and the team, working with our consultant Tetra Tech, amended the plans based on IEPS's comments.

- The investigation is thorough and detailed.
- There will be more than 1,000 borings across the 280 acres. At many of the boring locations, there will be more than one soil sample tested, at different depths of the boring.
- We will also sample groundwater, sediment, and surface water. If encountered.
- We prepared invitations to bid for: (1) drilling services; (2) environmental sampling assistance; and (3) laboratory services.
- the invitations to bid were published this week. Bids are due and will be opened on September 18 and on September 21.
- We expect that the board will award the bids by the end of September 2026.
- Work will begin in mid-October 2026.
- After the investigation is complete, we will prepare the reports required by IEPA.
- 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.

Project Manager Updates

Covered under Environmental Clean-Up Updates.

Financial Cost Update:

Chairperson Lisa O'Donovan presented the Financial Cost Update:

\$15 million State Grant Money

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

- \$5,139,000.00- Initial Payment
- \$9,861,00.00-Reimbursement 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 September 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 \$3,100,036.11 which is 17.22% of the total grant.
- Currently waiting on reimbursements from the State from 5/1/26-7/31/26 that were submitted in August.

Remaining amount: \$14,899,963.89 which is 82.78% of the total grant.

Public Comment:

A resident expressed his interest in the development of an indoor Ice Hockey rink on the property.

Committee Chairperson Lisa O'Donovan explained that there will be a Community Relations Company coming in to help the Park District with a Community campaign about the development of the property coming soon. There will be public meetings, online surveys, and other community feedback opportunities. Watch the Tinley Park-Park Districts Remediate 280 Committee website and newsletter for more information.

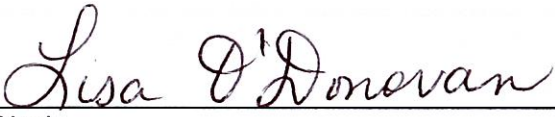
Committee Member Comments:

A committee member asked if the current contracts cover the roadways and sewers.

Superintendent Ryan Veldman explained that currently roadways and sewers are not included but we are looking at those in the next phase.

Adjourn

Committee Member Wilson moved to adjourn to the October 8, 2026, meeting, seconded by Committee Member Devine and carried by a unanimous roll call vote at 6:47pm.



Chair

KAJ:kaj 9/11/2026

