

# MAPLE PARK AND VICTORY HEIGHTS Advisory Council for the Dutch Boy Site & Former West Pullman Works Site

**\* The following is a Summary, meant to capture the essence of the discussion at the September 30, 1998 Advisory Council meeting. It is not meant to serve as a transcript of the proceedings \***

The eighteenth meeting of the Maple Park and Victory Heights Advisory Council for the Dutch Boy site and the Former West Pullman Works site, formerly known as International Harvester, was held at the Edward White Elementary School, 1130 South 122nd Street on September 30, 1998 from 7-9 p.m. A synopsis of the meeting follows:

## **I) WELCOME AND INTRODUCTION OF THE AGENDA**

- 1) Welcome and Introductions
- 2) Review of August 26, 1998 meeting summary
- 3) Review any unfinished business/discussions from 8/26 meeting
- 4) Dutch Boy Site Update
- 5) Former West Pullman Works Site Update
- 6) City of Chicago Update

### **Attendees included:**

#### U.S. EPA

Noemi Emeric, Public Affairs  
Derrick Kimbrough, Public Affairs  
Brad Bradley, Superfund Division

#### IEPA

Vicky Moy, Site Project Manager  
Mark Britton, Community Relations

#### Former West Pullman Works Site Team

Gail Walker, EnviroCom  
Martin Hamper, Geraghty & Miller

#### City of Chicago Dept. of Environment

Renante Marante, Enviro. Coordinator

#### Community Representatives

Tony Davenport	Leonard Turner
William Lanier	Ardis Williams
R.C. Hardy	John Chenier
Frank Thomas	William Merritt
Abbas Hassain	Peter Foote

Chester Wilson, rep. for Alderman Carrie M. Austin  
Kenny Johnson, rep. for Congressman Jesse Jackson, Jr.

*\* Other persons may have attended, but were unable to sign the sign-in sheet.*

The facilitator, Derrick Kimbrough, opened the meeting, conducted introductions and reviewed the agenda items.

## **II. REVIEW OF MEETING SUMMARY**

- The Council requested a modification stating their initial request for the instrument of conveyance from the City of Chicago for the land transfer of the Former West Pullman Works site was not documented in the summary.
- The Council also requested financial disclosures from each governmental agency working on the two sites, Dutch Boy and Former West Pullman Works, as well as the Dutch Boy demolition costs from the past 10 years.

## **III. REVIEW ANY UNFINISHED BUSINESS FROM 8/26 MEETING**

- *What will happen to the Better Living Foundation now that the City of Chicago has ownership of the West Pullman Works property? The Council would like to view transition papers or documents showing the transfer of property from BLF to the City of Chicago.*
- Renante Marnate and Gail Walker, EnviroCom, agreed to let the Council know whether they would be able to play an active role in the negotiation meetings between the City and Navistar to discuss the cleanup responsibilities at the site, particularly relating to the underground storage tanks.

## **IV. DUTCH BOY SITE UPDATE**

- Brad Bradley, the Remedial Project Manager, shared a copy of the comments supplied by the Council via TOSC, the City and State to the Council chairperson, Tony Davenport. A conference call to discuss the comments with TOSC and the City of Chicago was held by EPA and a conference call to discuss the comments with Environ will be held 10/7. The City's major comment on the Risk Management Plan pertained to Environ sampling and potentially removing any contamination detected under the paved areas. The cleanup of the unpaved areas will be cleaned up to 1400 part per million.
- Environ still needs to obtain more off-site sampling access agreements. Tony Davenport, Council chairperson, will follow up with Mr. Bradley directly.
- On-site construction is expected to begin April 30, 1999.

## **V. FORMER WEST PULLMAN WORKS SITE UPDATE**

- As the first item of discussion, Tony Davenport, spokesperson for the Community Advisory Council, again requested a copy of the instrument of conveyance from the City regarding the Former West Pullman Works, and that each government agency (Chicago Department of Environment, Illinois EPA and U.S. EPA) provide financial disclosure related to each agency's involvement with the sites' activities. Vickie Moy, IEPA, inquired about the Advisory Council's ultimate desire and use for the information. The Advisory Council's general response was that it wanted to know how tax dollars were being spent. The request was for information dating back five to ten years.
- An Advisory Council member questioned whether the Better Living Foundation will have any liability now that the City of Chicago is the owner of the site. The request was made by members that the Advisory Council become part of the negotiation process between the City and Navistar, noting that, at the time of the transfer, the Advisory Council did not receive prior notice that the City was taking ownership of the site. For the City, Renante Marante indicated that he would forward to his supervisors

- the Advisory Council request for participation in future negotiation sessions.
- Gail Walker presented the status of Navistar's activities regarding the Former West Pullman Works site. She noted that Navistar and City representatives met on September 2, 1998, to discuss areas of responsibility between them. Several items were resolved in the meeting, including that the Navistar Work Plan would serve as the guiding document for the project, and that the City and Navistar would work together to channel their communications to the community. Additionally, a site access agreement is being prepared. At the September 2 meeting, the parties agreed to determine their common ground and meet again in the coming weeks to see assess the compatibility of their positions. Per the earlier request of the Advisory Council, immediately following the negotiation meeting, its results were conveyed by Dave Reynolds (Chicago Department of Energy) and Gail Walker to Tony Davenport, Vickie Moy and Chester Wilson.
  - Several Advisory Council members questioned why Navistar, when working with BLF as the owner, agreed to conduct all the site work, but the company will not continue the work with the City as the owner. Mr. Marante responded that the City would be happy for Navistar to conduct all the work, suggesting that the work would continue without delay if Navistar agreed to do all the work. Mark Britton and Gail Walker explained that, with BLF as owner of the site, Navistar had certain legal options to recoup cleanup costs in the future, if it chose to do so. Those options no longer exists with the City as owner, so the issues must be resolved up-front. The Advisory Council charged that, if BLF had obligations, the Advisory Council should have been so informed earlier. Ms. Walker emphasized that both the City and Navistar are working toward resolution. The U.S. EPA representative urged that the Council be told whether or not it would be allowed to participate in the upcoming negotiation sessions, adding that the City acquired the site involuntarily and, therefore, has no responsibility for site problems or cleanup.
  - Ms. Walker reported that a public notice had been sent September 8, 1998, to everyone on the project mailing list to inform them of the availability of the community relations plan at the information repositories.
  - Vickie Moy provided the status report on the technical aspects of the site work. The wood block removal activities will resume following the asbestos inspection on October 1, 1998, and the finalization of the access agreement. The Risk Assessment will address Tier III on cleanup objectives, which is site specific regarding chemicals that do not have listed numbers. It is expected that the Risk Assessment will be complete by early 1999.

## **VI. CITY OF CHICAGO SITE UPDATE**

- Renante Marante, the City's Project Manager, stated the Department of Planning released RFPs for four properties in the area. A tour will take place Thursday, October 8 for potential redevelopers.
- The Chicago Building Structures site has already received proposals. Drums were removed from the sed on the vacant lot site, as well as the asbestos and debris removal.
- Mr. Marante explained an RFP for Phase II on the Roffman property was solicited. Consultants will walk through the property and a decision will be made by the end of October and work will start shortly thereafter.
- *The Council requests a copy of the RFP for the tour and asked who will lead the*

- properties tour?* The Department of Planning and Development, Edward Lewis.
- *Does the RFP have any write up stating to hire locally, is there a percentage, number of people, etc.?* It was stated verbally the companies would hire 50% of the persons from the 34<sup>th</sup> Ward.
  - *If the skill level is not detected in the 34<sup>th</sup> Ward, will they look beyond to other areas and if so, who will serve as the watch dog to ensure the companies hire individuals from the 34<sup>th</sup> Ward?*
  - EPA and a representative from Congressman Jesse Jackson, Jr.'s office agreed to assist and facilitate a meeting between the Council, the City's Planning and Development Dept., Dept. of Environment and the Alderman's office.
  - *A Council member asked the Alderman's assistant if the Alderman had a separate Advisory Council she met with to share or distribute information.* The answer was no.

## VIII. SETTING AGENDA TOPICS & DATES FOR UPCOMING MEETINGS

- Agenda topics for the next meeting were not discussed at this meeting.
- The next meeting has been scheduled for **Wednesday, November 4, 1998 from 7-9 pm** at the Edward White School.
- Questions, comments, and/or amendments regarding this meeting summary will be taken and discussed at the beginning of the next meeting (November 4). The amendments will be made at the next meeting with the corrected meeting summary placed in the information repository after the meeting date. The summary was prepared by the USEPA, IEPA, the City Dept. of Environment and the contractors for Navistar, Geragthy & Miller and EnviroCom.