



Oksana Polhuy <oksana@lapelindiana.org>

FW: LKQ proposal

Christine Dudley <christinedudley1992@gmail.com>
To: Oksana Polhuy <oksana@lapelindiana.org>

Thu, Oct 19, 2023 at 8:21 PM

Absolutely. 6211 S. 450 East, Markleville, In 46056

On Thu, Oct 19, 2023 at 4:12 PM Oksana Polhuy <oksana@lapelindiana.org> wrote:

Dear Christine,

Thank you for your thoughtful letter.

LKQ's proposal is going through a review by the BZA, and anyone who wants to submit their testimony to the BZA, either in person or written, has to state their address. So, if you'd like me to include your letter in the record of this submittal, I'd need your letter with the name AND address.

Thank you,

- Oksana Polhuy

----- Forwarded message -----

From: **Town of Lapel** <info@lapelindiana.org>
Date: Thu, Oct 19, 2023 at 2:43 PM
Subject: FW: LKQ proposal
To: Oksana Polhuy <oksana@lapelindiana.org>

From: Christine Dudley [mailto:christinedudley1992@gmail.com]
Sent: Thursday, October 19, 2023 11:58 AM
To: info@lapelindiana.org
Subject: LKQ proposal

Dear Town of Lapel,

I do not live in Lapel, but I do live in Madison County. My daughter recently moved to an apartment in Lapel and I have read about the proposed LKQ business opportunity off of State Road 13 in the Herald Bulletin. I am familiar with LKQ having shopped for parts at their pick a part locations over the years. I can see why they would want to locate near an interstate exit and I know the value of their business to those of us who repair our own vehicles. I also have been impressed with the thoughtfulness of Lapel and how they have overseen development and worked hard to preserve what they value about the town.

Because of this thoughtfulness, I was surprised at the decision to welcome LKQ to that particular location in Lapel. I perceive the State Road 13 exit off of I69 as the front door of Lapel. Sacrificing the road's visual appeal seemed inconsistent with the desire of Lapel to preserve its quality of life in the face of pressing development. South of the interstate, Ingalls agreed over home owner objections to the installation of the Love's Truck Stop and Volvo Truck repair. No amount of landscaping can protect these homeowners from what they see as they approach their homes. No

amount of landscaping can protect them from the lights and traffic and noise of that intersection. Had Ingalls been patient, they could have had a different front door into their community. I think Lapel should be more thoughtful about this as well.

Secondly, I also want to refer you to the Martinsville, Indiana superfund site. Much of the conversation in the Herald Bulletin over LKQ surrounds mitigation measures for containing toxic liquids collected by LKQ. The Herald Bulletin reported that because of the negotiated terms with LKQ, there is a belief that there is minimal risk of groundwater contamination. The mitigation measures are welcome, but unfortunately what creates superfund sites is not when businesses follow the rules, it is when they do not. In Martinsville, a single dry cleaner disposed of chemicals illegally by dumping them behind their store. Undoubtedly this was a cost/time saving measure perhaps done by an uninformed manager or employee. Unfortunately, this single criminal act over time contaminated the groundwater in Martinsville. The chemical even seeps up through the ground into the air so no water purification can remediate the problem. The dry cleaner is no more and there is no way the people of Martinsville can be compensated for this thoughtless behavior. It is not the risk when businesses follow the rules that Lapel should fear or extract from the company, it is the risk that they do not. Even if corporations want to follow the rules, employees out of ignorance or an attempt to save time may choose to not follow the rules. No amount of money can compensate a family for a sick child or family legacy of premature death. Martinsville citizens are doing their best and Purdue University is helping them monitor the air and the impacts on their bodies over time, but how can they ever be repaid for their loss?

Similarly, citizens of Hartford City are trying to protect themselves from a recycling facility that was allowed to operate in their town. The EPA has sanctioned the recycling facility, but the recycling facility cannot or will not change their behavior. Again this is another instance of a corporation who had the best of intentions of following the rules to protect residents when the business was invited into the community, but over time simply cannot. The residents have little recourse except to move, but they cannot do that because their property values have decreased due to contamination. If more information is wanted on Hartford City I refer you to Blackford Concerned Citizens. Heavy metals would be one of the additional primary concerns in Lapel's case as it is in theirs. No negotiated terms can protect a community from an industry when it is located too close to residential property, nor can an EPA sanction protect homeowners after misbehavior has been discovered.

Lastly, when Ingalls overruled the desire of homeowners in Summerlake to allow the Love's Truck Stop, they sowed negative feelings with that subdivision. Isn't this a risk in Lapel as well? I noticed the desire to approve LKQ was closely divided. There are citizens who are strongly opposed, have printed yard signs and hired a lawyer. What is to be gained by defending the approval decision and forcing this through when there is such disagreement? How does this benefit the town and its community? The greatest asset of Lapel is the warm regard of the community. I encourage you to value the relationship you have with your fellow citizens over winning this dispute. The concerns about contamination and the potential of LKQ to diminish property values are real and the town of Lapel must welcome some industry to be vibrant. All these things are true. Finding an industry that is not as divisive is just as important as the other concerns. I am sure if Lapel is patient another industry will offer to locate to their community that would pose less environmental risk, provide meaningful work, and be less divisive in the community.

Christine Dudley

Concerned Madison County Resident