

Submission to the Pipestone City Council and EDA

DVKH PROPERTIES

# Crossroads Car Wash

PROJECT OVERVIEW | PIPESTONE, MINNESOTA

DVKH Properties is proposing to build Crossroads Car Wash at 128th Avenue Northeast in Pipestone. The project will begin with the complete demolition of the existing blighted building and removal of the concrete lot. The new wash will feature one state-of-the-art automatic bay for passenger vehicles and two manual wash bays, including one equipped with oversized doors to accommodate recreational vehicles and trucks. The total project cost is projected to be \$1.3 million. The wash will employ one three-quarter-time caretaker responsible for keeping the site clean, orderly, and operating smoothly. We believe Pipestone has a need for this wash and look forward to seeing the completed project.

**Note:** *The attached drawings and photographs provide a clear visual description of the proposed project.*

Exhibit A  
ECONOMIC DEVELOPMENT TAX ABATEMENT  
APPLICATION

Please print clearly

**PROPERTY INFORMATION:**

Street Address: 120 8<sup>th</sup> Ave NE Pipestone MN 56164  
 Legal Description: (Lot Block and Addition)

**APPLICANT INFORMATION:**

Applicants Name: DVKH Properties by Darrin DeKam  
 Phone: 507 920 6894 (H) \_\_\_\_\_ (W) \_\_\_\_\_  
 Mailing Address: 109 Sagratti Street Edgerton MN 56128  
 Applicant Signature: [Signature]

**OWNER INFORMATION:**

Owner Name: DVKH Properties Inc.  
 Phone: 507 920 6894 (H) \_\_\_\_\_ (W) \_\_\_\_\_  
 Mailing Address: 109 Sagratti Street Edgerton MN  
 Owner Signature: [Signature]

*Contractors or Contract for Deed Holders-owner must sign the application.*

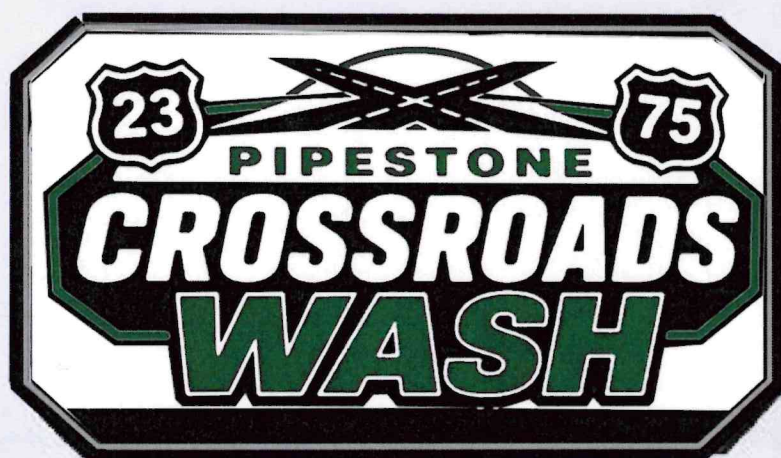
**COMPANY INFORMATION:**

Owner Name: DVKH Properties Inc.  
 Phone: 507 920 6894 (H) \_\_\_\_\_ (W) \_\_\_\_\_ Fax: \_\_\_\_\_  
 Location: Edgerton MN  
 Type of Company: Partnership LLC Service Provided: Car Wash Site

Please attach the following documentation:

- ☐ Map or site plan, prepared by an architect or engineer, showing the boundaries of the proposed development, the size and location of the building(s) and parking areas.
- ☐ Written narrative describing the project, the size and type of building(s), business type and use, traffic information (parking capacity, vehicle counts, traffic flow, and pedestrian facilities), project timing, and estimated market value.
- ☐ A statement identifying the public benefits of the proposal, including estimated increase in property valuation, and other community benefits.
- ☐ Information on new jobs to be created with estimated wage levels, including medical insurance benefits to be provided and proposal of when jobs will be added
- ☐ A written prospectus of the applicant's company, corporation, principles, history, and past projects. A sole proprietor applicant shall also provide credit history information.
- ☐ Statement showing the private investment and any public investment dollars for the project
- ☐ Financial information including past performance and pro forma future projections for the project.
- ☐ Application Fee
- ☐ Other information as requested

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