



Construction on The Lofts condos to start early in 2016



Jenny Berg, jberg@stcloudtimes.com 5:31 p.m. CST December 15, 2015



(Photo: Photo courtesy of Rod Lindquist)

Next fall, people will have another option for enjoying downtown St. Cloud — living in downtown lofts.

Makenda LLC, a development company represented by Rod Lindquist, plans to build a 47-unit condominium building called The Lofts at 523 St. Germain St.

“Everyone from millennials to baby boomers, and in between, have interest in it,” he said of the

revitalization of downtown urban living. “We’ve worked a long time for this and we’re excited to unveil it Friday.”

Developers, city officials and other project stakeholders will unveil plans for the \$9 million project Friday at a ceremonial groundbreaking at the site. Makenda secured the property — currently a parking lot next to St. Cloud Floral — on Dec. 9.

Lindquist has been working with the city on the project for more than a year. Last fall, the city signed a letter of intent for Makenda to develop the land. In March, the St. Cloud Economic Development Authority approved the sale of the land for \$1 for the development.

“It’s a very complicated process. We needed to tie up the land,” said Lindquist, who noted the developers had to complete a set of blueprints before finalizing the land purchase. “The development process just takes a long time. It’s not a cookie-cutter thing.”

Lindquist said he expects crews will begin work on the project early next year, and for the building to be ready for residents by next fall.

“We’re covering up the site to protect it from the frost,” he said. “We hope in late January or early February we can start excavating.”



MYCENTRALJERSEY
Branchburg sets forum to discuss affordable housing

The lofts, which will range in price from \$170,000 to \$350,000, will have high ceilings and exposed ductwork. The six-story building will have a rooftop terrace for residents, a community room, fitness center and 19 parking stalls on the main floor. Residents will also be able to lease parking spots in the new River’s Edge Convention Center parking ramp, being built kitty-corner across the block from the lofts.

Pegg Gustafson, president of St. Cloud Downtown Council, said research shows a demand for market-price housing in the downtown area.

“That’s the No. 1 request I get,” Gustafson said of downtown housing, which is intended to lure and keep talent in the St. Cloud area. “We need to provide that type of housing that they are looking for. We need to be competitive with other cities, and these are the types of steps we need to take.”

Gustafson said the housing should help spur other development such as retail, offices

QUALITY CONTROL INSPECTOR
for Structural Steel Fabricator
Royalton Plant

Must have a valid AWS CWI certification. D1.1 is preferable but API is acceptable. Familiarity with GMAW and SAW a plus. Candidates will be responsible for welder qualification testing and 3rd party audits.

Must have strong visual inspection skills. Good communication skills and working knowledge of MS Office are required.

Please send resume & cover letter including salary requirements to sblower@sbcbltdsystems.com or fax 724.266.8541

TOP VIDEOS



Starry stonewort found in Lake Koronis

01:41



Afternoon North Central Regional Forecast - December 15, 2015
01:30



St. Cloud Afternoon Weather Forecast - December 15, 2015
02:01



Busiest Shipping Day of the Year
01:36



Afternoon North Central Regional Forecast - December 13, 2015
01:31

and the redevelopment of city-owned properties downtown.

"In order to get that 24-hour type of downtown, we have to housing downtown," she said.



A photo of Dan Marsh Drug in downtown St. Cloud as it appeared in 1964. (Photo: Photo courtesy of Stearns History Museum)

Dan Marsh Drugs opened at the site in 1931 and remained open until 1991. The city purchased the site for about \$98,000 in 1992 and demolished it shortly after. The lot has sat empty ever since.

The estimated market value of the 10,560-square-foot property is \$158,000, according to Cathy Mehelich, economic development director for St. Cloud. A financial analysis of the project indicates it could generate about \$131,000 in property taxes each year.

"The EDA really saw this as a benefit. It fits the long-term vision for what the city has had for trying to bring a residential component to the downtown area," Mehelich said. "The benefit for reducing the land price down to \$1 is the city, county and school district begin to reap immediate rewards from the new taxes that begin to generate from the instant it is complete."

Follow Jenny Berg at www.facebook.com/sctimesjenny and on Twitter @bergjenny

If you go ...

What: Development company Makenda LLC and St. Cloud city officials will unveil the future site of The Lofts, a new 47-unit condominium building in downtown St. Cloud. The public is invited to attend the ceremony.

Where: 523 St. Germain St.

When: 11 a.m. Friday.

MORE STORIES



Counties face replacing vote machines

Dec. 15, 2015, 8:43 p.m.



Prosecutor files new charges, decries violent rampage

Dec. 15, 2015, 8:38 p.m.



Order halts changes to MN sex offender program

Dec. 15, 2015, 7:10 p.m.