

The Historic Sandstone School Workforce Housing Project



Speakers

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Jillpine
Historic Building Redevelopment



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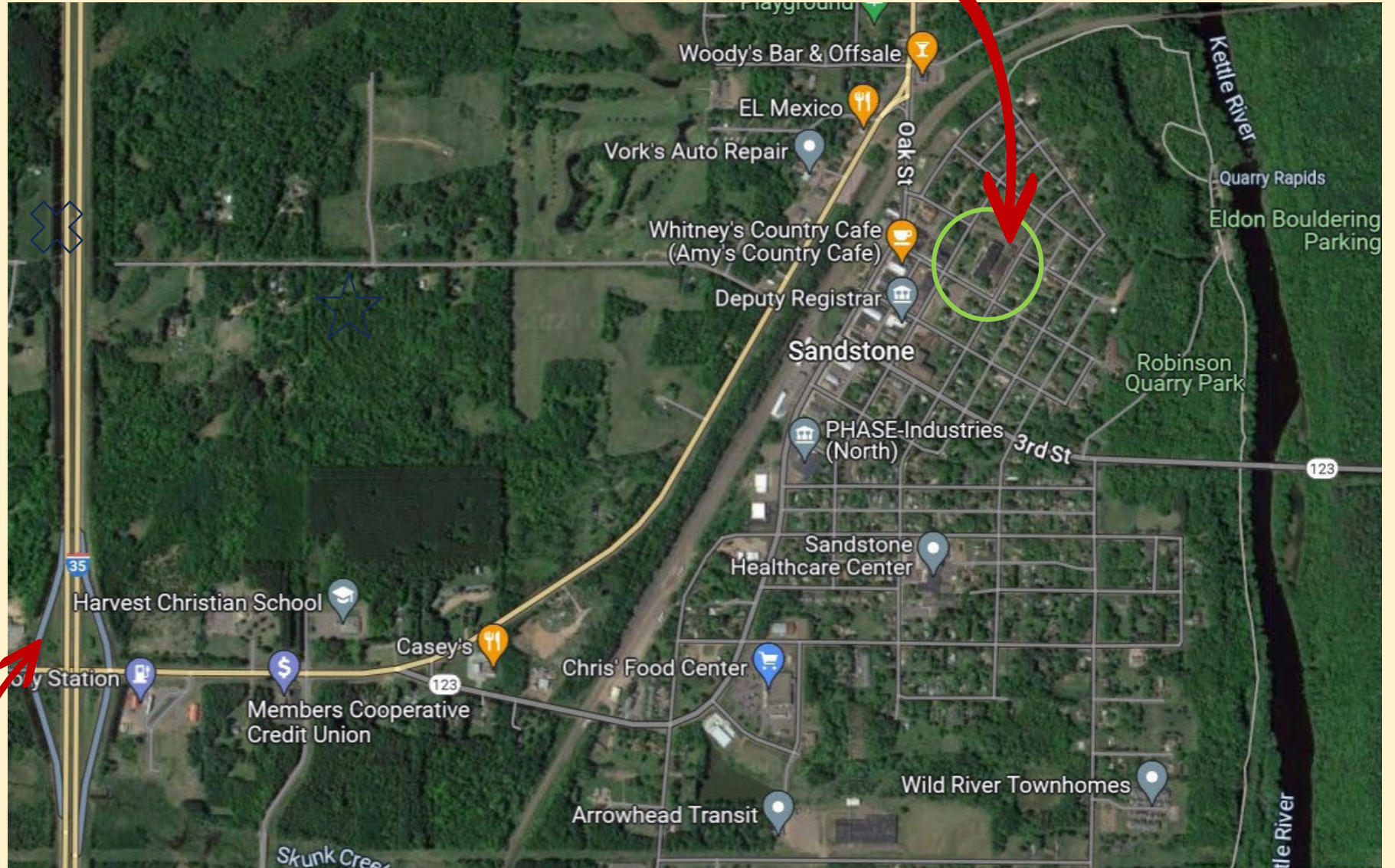
CITY OF
Sandstone
Minnesota

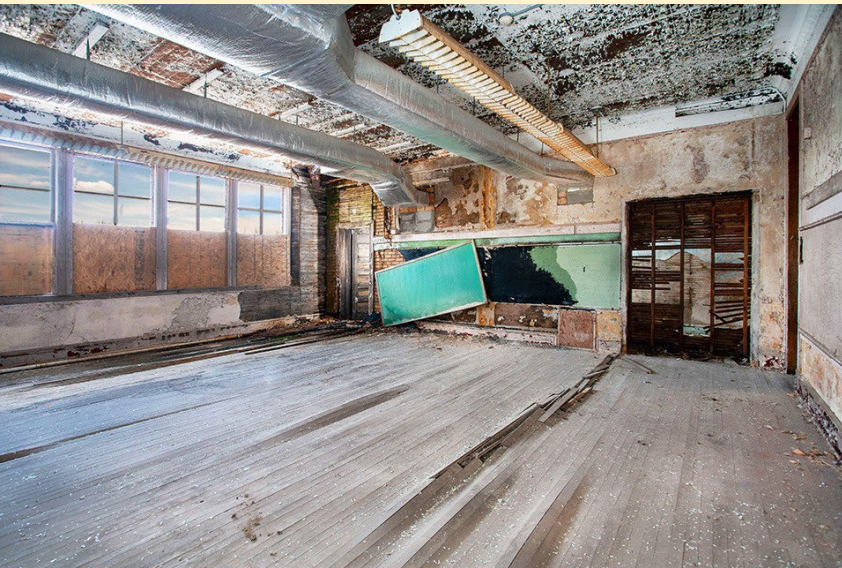
Project website: <https://www.jillpine.com/sandstone>

Sandstone School: Location

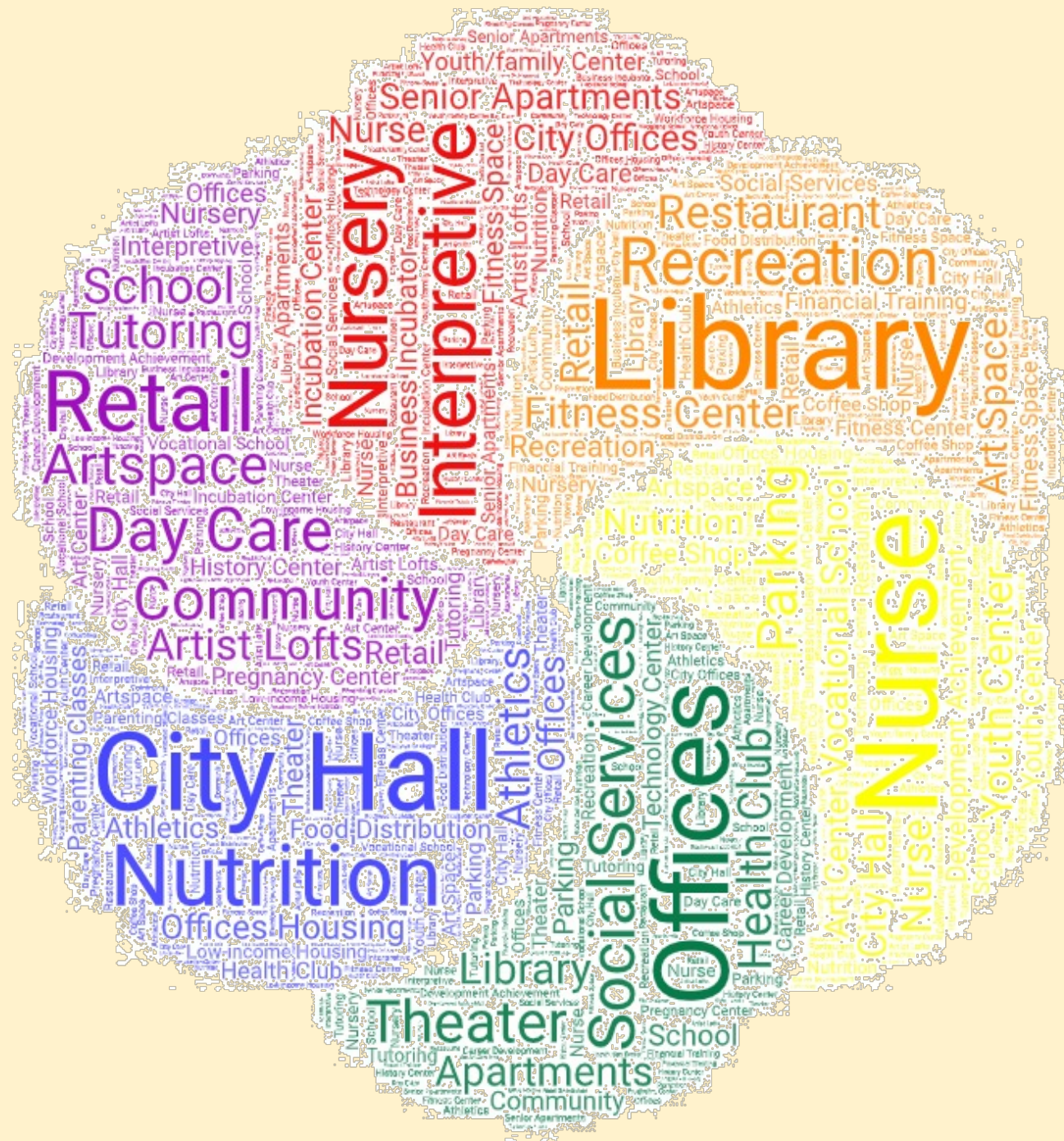
In the heart of Sandstone

I-35





Starting conditions



KEEP MOVING



Meghan Elliott, Jillpine



Feasibility Analysis
Historic Structure Report
MHFA Attempt

Secure Building (Roof Repair)
Clear Title
Adaptive Reuse Study



Housing Study
Comprehensive Plan
Citizen Engagement

DON'T GIVE UP!!

Re-Use Options / Costs
Mothball Analysis
Feasibility studies

Who Needs Workforce Housing?

“MLCV has been aggressively pursuing workforce housing developments as the housing and labor challenges in the Mille Lacs Tribal Economy are too severe to ignore. As the largest employer in the region, we have struggled to recruit and retain employees due to a lack of affordable housing in the immediate community near our businesses.”



CHRIS' FOOD CENTER

QUANTUM



Osprey Wilds
Environmental Learning Center



Essentia Health

HISTORIC SANDSTONE SCHOOL REDEVELOPMENT



The City of Sandstone
and Jillpine
are working together to restore
the historic Sandstone School

Jillpine
Historic Building Redevelopment

Phase
A **Clean-Up and
Building Stabilization**

- Hazardous materials abatement
- Roof repair and replacement
- Demolition of the one-story addition

Phase
B **Workforce Housing**

- 31 apartments
- Site improvements

Phase
C **Sandstone History &
Art Center (SHAAC)**

- Relocation of SHAAC to auditorium
- Gallery and community space



For questions or comments:
Kathy George, City Administrator
320-245-5241
administrator@sandstonemn.com

mn EMPLOYMENT AND
ECONOMIC DEVELOPMENT



This project was made possible in part by the people of Minnesota through a grant funded by an appropriation to the Minnesota Historical Society from the Minnesota Arts and Cultural Heritage Fund

Site Plan

3.0 acres

45 Parking Stalls

32 Apartments

38,000 sq ft

3 Studios

8 1 Bedroom

21 2 Bedroom





Initiative
FOUNDATION



MINNWEST
BANK®



ENHANCED
HISTORIC CREDIT PARTNERS



LEAGUE of
MINNESOTA
CITIES



COMMERCE
DEPARTMENT
ENERGY & UTILITIES



MINNESOTA
HOUSING



CLIMATE INNOVATION
FINANCE AUTHORITY



EMPLOYMENT AND
ECONOMIC DEVELOPMENT



PINE
COUNTY
MINNESOTA



Essentia Health



CLEAN
WATER
LAND &
LEGACY
AMENDMENT

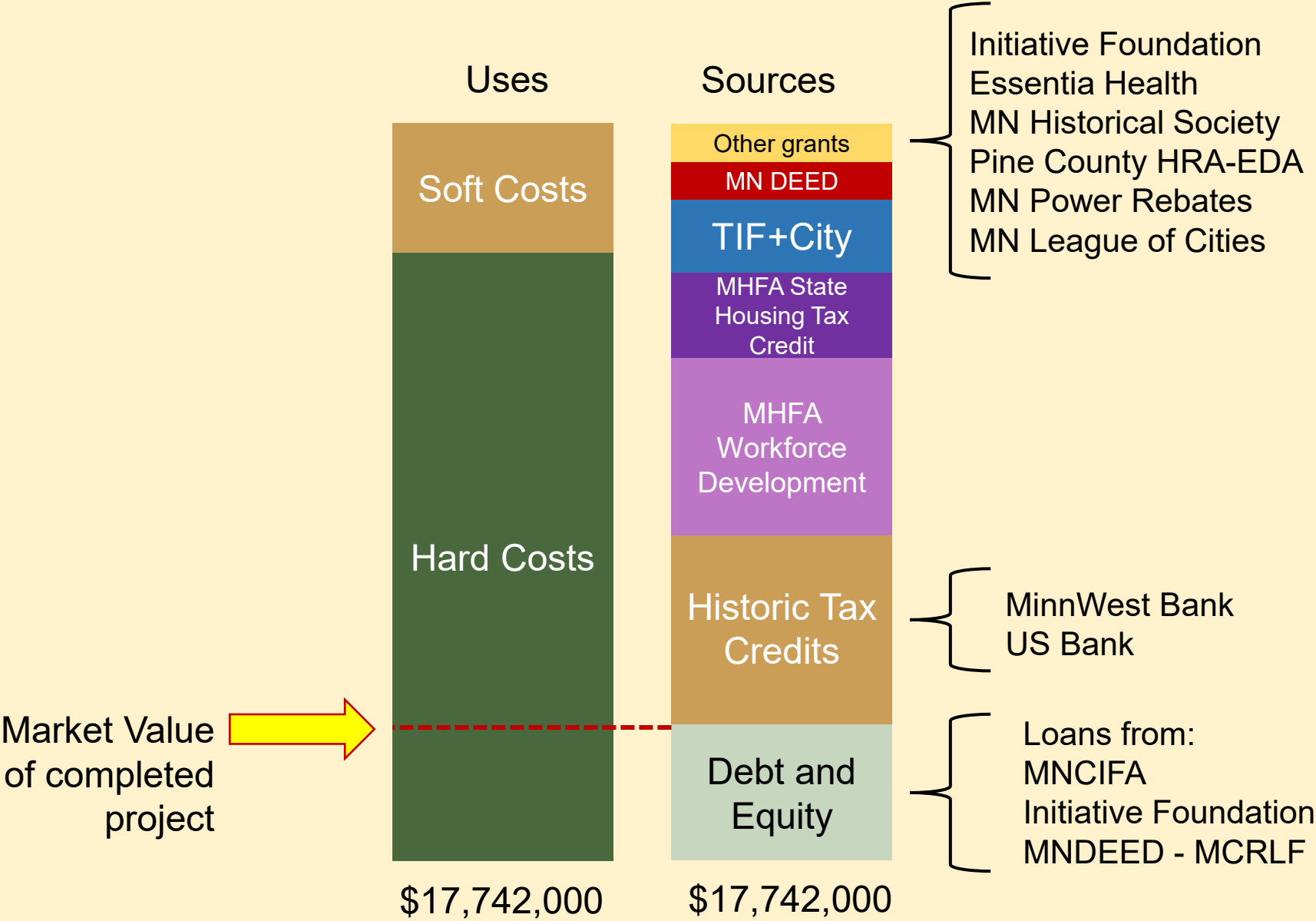
Historic Sandstone School Redevelopment: Phasing and Budget

BUDGET (in \$1,000s)	Pre- development [Complete]	Roof [Complete]	Abatement [Spring '25]	Workforce Housing [2025-2026]	Future Geothermal	SHAAC [2025-2026]
	Phase A			Phase B		Phase C
Acquisition				One dollar		
Hard	\$114	\$1,724	\$896	\$11,648	\$998	\$2,050
Soft	\$214	\$311	\$164	\$2,674	-	\$777
Total	\$328	\$2,035	\$1,059	\$14,321	\$998	\$2,827
Funded	100%	100%	100%	100%	33%	0%



We are here.

SANDSTONE FUNDING SOURCES





Common area on level 3

Front lawn for gathering



Main entry lobby

Level 3 corridor





Future homes featuring hardwood floors, chalkboards, pressed metal ceilings, tall windows, and natural light.

