

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

REPORT TO THE COMMISSIONERS

DATE: APRIL 1, 2026

REGARDING: AUTHORIZATION TO DESIGNATE REUTER WALTON DEVELOPMENT, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, OR ANOTHER ENTITY THAT IS AFFILIATED WITH AND CONTROLLED BY REUTER WALTON DEVELOPMENT, LLC, AS TENTATIVE DEVELOPER OF 0 ROBERT STREET SOUTH (FOX LOT PROPERTIES, BETWEEN FAIRFIELD AVE AND PLATO BLVD), DISTRICT 3, WARD 2

Requested Board Action

Staff is requesting that the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul (“HRA”) approve the designation of Reuter Walton Development, LLC, a Minnesota limited liability company, or another entity that is affiliated with and controlled by Reuter Walton Development, LLC (“Developer”), as tentative developer of the HRA-owned property located at 0 Robert Street South (aka Fox Lots, located between E. Fairfield Avenue and Plato Blvd) for a period of 24 months, until April 15, 2028, in order to finalize financing, construction costs, and obtain approvals needed to redevelop the site.

Background

The Fox Lot is 0.97 acres of HRA-owned land located at approximately 137-149 Robert Street South (the “Property”). The lots consist of two parcels: 137 Robert S (PID 05.28.22.32.0041) and 149 Robert S (PID 05.28.22.32.0042). The Property was owned by Fox Chemical Properties between 1981 and 1991. The buildings were then subleased to Converter Tech between 1991 and 1993. Both parcels were acquired with Community Development Block Grant (CDBG) funds in December 1994, for a purchase price of \$100,000 each. The deteriorating buildings were demolished in June 1997.

On November 14, 2025, the Developer submitted a Letter of Intent to purchase the parcels known as the Fox Lots, for \$295,800 (equivalent to the County Assessor’s estimated market value) with the purpose of constructing 300 units of affordable housing on the parcels.

The Developer proposes to assemble the Properties with adjoining properties on Fairfield, Robert, Plato, and Livingston to construct two (2) buildings consisting of 150 units each. The units will be two-, three-, and four- bedrooms. Thirty (30) units will be affordable at 30% of Area Median Income (AMI) and the remaining 270 units will be affordable at 60% of AMI. Amenities include a fitness room, community room, resident office space, 15,000 square feet green space, covered parking, and surface parking. Final unit count and design is subject to applicable zoning regulations, and any existing entitlements that may be uncovered during the due diligence process.

In accordance with the HRA policy for the disposition of HRA-owned real estate (adopted by the HRA Board on June 11, 2003), an early notification was issued on December 10, 2025. Interested parties were given forty-five (45) days to submit competing proposals. No proposals were received within the notice period. Staff supports granting Tentative Developer Status to the Developer because:

1. The Developer has the experience and qualifications necessary to successfully redevelop the site.
2. The Properties are currently vacant, and disposition and redevelopment of the property will increase the tax-base.
3. Property disposition maximizes opportunities and resources for affordable housing development.
4. The proposal includes a variety of unit sizes to accommodate larger families.

Budget Action

N/A

Future Action

Future possible actions by the HRA Board would include approval of a Development Agreement and holding a public hearing for the sale of the Properties.

Financing Structure

Tentative developer status will allow the Developer time to pursue financing for the project, including securing equity investors for Low-Income Housing Tax Credits. Securing Low-Income Housing Tax Credits is a lengthy process, and without the tax credits, the proposed project may not be feasible. The estimated total development cost for this project is \$117,400,000. The Developer will be requesting financial assistance from the HRA, Metropolitan Council, Ramsey County, and other funding partners to help fill the gap.

Until 2026, the Property was located in a HUD-defined Qualified Census Tract, a designation which provides a 30% “boost” in the amount of tax credit equity a project can receive. To preserve this opportunity, the Developer preemptively submitted an application for tax exempt housing revenue bonds at the end of 2025 and must close within two years of application.

PED Credit Committee Review

PED Credit Committee will review this project prior to any HRA Board action for financial assistance from the HRA.

Compliance

The following compliance requirements may apply to this project: Vendor Outreach Program, Affirmative Action, Davis Bacon Labor Standards, Affirmative Fair Housing Plan, Two-Bid Policy, Project Labor Agreement, Living Wage Ordinance, Sustainability Policy, Business Subsidy and Section 3.

Green/Sustainable Development

As applicable, this project will comply with the Saint Paul Sustainable Building Ordinance.

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

The proposal conforms to the 2040 Saint Paul Comprehensive Plan (Comp Plan). The proposal meets the following goals:

- Land Use:
 - Goal 1: Economic and population growth focused around transit - Policy LU-1, Policy H-37
 - Goal 3: Housing Choice - Policy LU-33
 - Goal 4: Strong connections to the Mississippi River, parks & trails - Policy LU-6
- Housing:
 - Goal 1: Decent, safe, and healthy housing for all Saint Paul residents - Policy H-31, Policy H-36
 - Goal 3: Fair and equitable access to housing for all city residents - Policy H-19, Policy H-26, Policy H-31
 - Goal 5: stable rental housing - Policy H-47
 - Goal 6: improved access to affordable housing - Policy H-7, Policy H-18, Policy H-32

Recommendation

The Executive Director recommends approval of the resolution designating Reuter Walton Development LLC, a Minnesota limited liability company, or another entity that is affiliated with and controlled by Reuter Walton Development LLC, as tentative developer of HRA-owned parcels at 0 Robert Street South until April 15, 2028.

Sponsored by: Commissioner Noecker

Staff: Hannah Chong, 266-6552

Attachments

- Map
- Legal Description
- D3 West Side Neighborhood Profile