



**Roll Call Number**

24-1692

**Agenda Item Number**

MHGB-3

**Date** December 23, 2024

**RESOLUTION SELECTING RYPMA PROPERTIES AS DEVELOPER FOR RAD  
CONVERSION OF ROYAL VIEW MANOR**

**WHEREAS**, on or about August 5, 2019, by Roll Call No. 19-1170, the Municipal Housing Governing Board approved submission of a letter of interest to the United States Department of Housing and Urban Development (“HUD”) for participation in HUD’s Rental Assistance Demonstration (“RAD”) program which is designed to give public housing authorities a tool to preserve and improve public housing properties through contracts with selected developers to rehabilitate and maintain public housing properties while retaining affordability in the housing through protection of HUD’s interest in the property; and

**WHEREAS**, on or about June 14, 2021, the Municipal Housing Governing Board authorized the public housing agency’s Executive Director to submit an application to HUD identifying Royal View Manor to participate in the RAD program; and

**WHEREAS**, on or about February 24, 2022, HUD approved the application for Royal View Manor’s participation in the RAD program; and

**WHEREAS**, earlier this year, the City’s procurement division issued RFP #24-037 seeking a developer for the RAD conversion of Royal View Manor; and

**WHEREAS**, requests for proposals were received by three (3) companies; and

**WHEREAS**, an Evaluation and Selection Committee reviewed the proposals and recommended the selection of Rypma Properties, 519 ½ East Grand Avenue, Des Moines, IA as the highest scorer based on the weighting criteria described in the RFP; and

**WHEREAS**, on or about September 18, 2024, the Housing Services Board, by Resolution Number HSB 24-18, recommending that the Municipal Housing Governing Board accept and approve Rypma Properties’ proposal submitted in response to RFP #24-037 to be the Developer for the RAD Conversion of Royal View Manor.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Moines, Iowa, that:

1. Rypma Properties is selected to be the Developer for the RAD Conversion of Royal View Manor;
2. Rypma Properties’ proposal submitted in response to RFP #24-037 is hereby accepted and approve subject to the contract approval process contemplated in items 3 and 4 below;



**Roll Call Number**

24-1692

**Agenda Item Number**

MHGB-3

Date December 23, 2024

- 3. The Neighborhood Services Director and Legal Department are authorized to negotiate, draft, and execute any preliminary commitment letters, memoranda of understanding, or other non-binding documents as may be required by HUD, lender for the Developer, or other party evidencing the Housing Agency and City's Intent to proceed with drafting a formal agreement for redevelopment of Royal View Manor by Rypma Properties; and
- 4. The Neighborhood Services Director and Legal Department are authorized to negotiate an Agreement and any necessary related documents with Rypma Properties detailing the process for rehabilitation, renovation, and/or subsequent management of Royal View Manor in accordance with the requirements of HUD and the RAD program and are directed to return to this Board for approval of such Agreement or other documents.

(BOARD COMMUNICATION NO. 24-529)

MOVED BY Mandelbaum TO APPROVE. SECOND BY Gatto

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr., Assistant City Attorney

M.H.G.B. ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS				✓
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	6			1

MOTION CARRIED APPROVED

Connie Boesen Mayor

**CERTIFICATE**

I, Laura Baumgartner, City Clerk of said City hereby certify that at a meeting of the City of Des Moines, Municipal Housing Agency Governing Board, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Laura Baumgartner City Clerk