



Roll Call Number

25-11044

Agenda Item Number

53

Date December 8, 2025

**RESOLUTION REGARDING DEVELOPMENT PROPOSALS FOR DISPOSITION,
REHABILITATION, AND REDEVELOPMENT OF 602 ROBERT D. RAY DRIVE**

WHEREAS, the Development Services Department issued a Request for Proposals (RFP) on July 17, 2025, for 602 Robert D. Ray Drive, an historic property that has served as administrative offices for a variety of City departments since 1976; and

WHEREAS, two (2) submissions were received by the October 31, 2025, deadline – one from the White Lotus Group and another from Ntontan Real Estate in partnership with Hubbell Realty Company; and

WHEREAS, the proposal submitted by the White Lotus Group (Drew Sova, Executive Vice President, 10404 Essex Court, Suite 101, Omaha, NE 68114) is for a mixed-use project that proposes 43 residential units, a first-floor retail/cafe space, and a lower-level upscale bar; and

WHEREAS, the proposal submitted by Ntontan Real Estate (Kuuku Saah, Representative) and Hubbell Realty Company (Clint Sloss, Representative) proposes a mixed-use product, inclusive of a food hall, year-round public market, office space for cultural nonprofits, and 40 mixed-income residential units; and

WHEREAS, City Staff reviewed and scored the submitted proposals and based upon the criteria reviewed, recommends that Council select the White Lotus proposal for disposition, rehabilitation, and redevelopment of 602 Robert D. Ray Drive, subject to the following conditions:

- All design and construction associated with this project shall comply with the National Park Service's Secretary of the Interior's Standards for the Treatment of Historic Properties and related historic preservation guidelines.
- Because the building is a designated local landmark, all plans, materials, and proposed work shall be submitted to the City of Des Moines Historic Preservation Commission for review and approval.
- Any changes to the approved design shall be subject to the same review and approval processes.
- Confirmation of a formal commitment with a qualified architect and historic preservation consultant.
- Confirmation of financial capacity to complete the project as set forth in the submitted and selected proposal; and



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WHEREAS, upon the event that Council selects the proposal submitted by Ntontan Real Estate and Hubbell Realty Company for disposition, rehabilitation, and redevelopment of 602 Robert D. Ray Drive, the following conditions should apply:

- All design and construction associated with this project shall comply with the National Park Service's Secretary of the Interior's Standards for the Treatment of Historic Properties and related historic preservation guidelines.
- Because the building is a designated local landmark, all plans, materials, and proposed work shall be submitted to the City of Des Moines Historic Preservation Commission for review and approval.
- Any changes to the approved design shall be subject to the same review and approval processes.
- Confirmation of a formal commitment with a qualified architect and historic preservation consultant.
- Confirmation of financial capacity to complete the project as set forth in the submitted and selected proposal.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa as follows:

Select only 1 of letters A-C:

- A. The Proposal from White Lotus Group is selected for redevelopment of 602 Robert D. Ray Drive, subject to the associated conditions, and the City Manager or his designee(s) are hereby directed to negotiate preliminary terms of a development agreement with the White Lotus Group to be reviewed by Council at a subsequent date.
- B. The Proposal from Ntontan Real Estate and Hubbell Realty Company is selected for redevelopment of 602 Robert D. Ray Drive, subject to the associated conditions and the City Manager or his designee(s) are hereby directed to negotiate preliminary terms of a development agreement with Ntontan Real Estate and Hubbell Realty Company to be reviewed by Council at a subsequent date.
- C. Both proposals received for redevelopment of 602 Robert D. Ray Drive are rejected and the City Manager or his designee(s) are hereby directed to issue a new Request for Proposals and report back to Council upon receiving submissions in response thereto.

(Council Communication No. 25-444)

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MOVED BY SIMONSON TO ADOPT, OPTION A. If a development agreement is not reached another Request for Proposals (RFP) will be issued.

SECOND BY Gatto

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr.
Assistant City Attorney

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| BOESEN | ✓ | | | |
| SIMONSON | ✓ | | | |
| VOSS | ✓ | | | |
| COLEMAN | ✓ | | | |
| WESTERGAARD | ✓ | | | |
| MANDELBAUM | ✓ | | | |
| GATTO | ✓ | | | |
| TOTAL | 7 | | | |

MOTION CARRIED

APPROVED

CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, 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.

Connie Boesen

Mayor

Laura Baumgartner

City Clerk