Richard J. Puleo
P: (610) 299-3322
E: rjpuleo@puleogimpel.com

Ryan Gabriel Davis
P: (717) 553-3870
E: ryangabrieldavis@gmail.com

Monday, April 15th, 2024

Lancaster County Convention Center Authority
Attn: Kevin R. Molloy, Executive Director
25 South Queen Street
Lancaster, PA 17603

Dear Lancaster Convention Center Authority,

Our team has the experience, collaborative power, and financial support to revitalize this property into a mixed-use, multi-faceted, creative hub that includes a 20-room boutique arts hotel, 26 residency studios, and an intimate social lounge for fine dining and nightlife. Our proposed project, implemented in three distinct phases, is designed to meet the convention center and community needs.

Co-owners Ryan Gabriel Davis and Rich J. Puleo have built a team of established leaders in their fields who will use their close relationships to manage the development with structure and agility. Senior developer Richard J. Puleo will lead The Swan's Hotel development phase. For the last twenty years, Mr. Puleo has focused on the acquisition of distressed real estate, emerging new companies, venture capital opportunities, and the practice of law. Mr. Puleo has owned interests in office buildings, industrial buildings, hotels, apartment complexes, golf courses, residential land, and raw land. Developer Ryan Davis, with 15 years of experience in construction, design, and event management, will oversee The Swan Hotel's development phases, the development team on the vision and design of the project, and assist Rich in managing the construction team. They will use the traditional, or waterfall, style of project management for delineation and progression through the three phases of development. Within each phase, the close relationships between developers, builders, and architects will allow us to utilize agile project management.

Our architectural firm, Marotta/Main Architects is a full-service firm providing architectural and interior design services for new construction, reuse, renovations, and additions. Our lead project architect, M. Steven Funk of Marotta/Main Architects is Board Vice Chair of the Historical Commission for the City of Lancaster and is passionate about historic preservation, bringing expertise regarding historic building requirements in downtown Lancaster, as well as historic preservation tax credits. In addition to his knowledge of historical building requirements, associate architect Christopher Peters provides experience with sustainable building practices and holds the LEED AP, BD+C designation. D.Ott Construction is a full-service contracting and construction management firm consisting of designers, project managers, engineers, carpenters, and builders, known in the community for their expertise in new commercial construction, historic property preservation, restaurant business, and commercial renovation projects.

We are confident that our experience is exactly what is needed to reinvigorate Lancaster City with a fresh, creative destination for tourists and locals alike. As devotees of the area, we know that our vision will serve Lancaster's current community, while still honoring the history of the former Swan Hotel.

Sincerely,
Richard J. Puleo and Ryan Gabriel Davis

Enclosure: The Swan Hotel Official Business Proposal

THE SWAN HOTEL

OFFICIAL BUSINESS PROPOSAL

BUSINESS CONCEPT AND PROPOSAL by Ryan Gabriel Davis
GRAPHIC DESIGN by Jared Shuey
PRINTED in Lancaster, Pennsylvania, USA

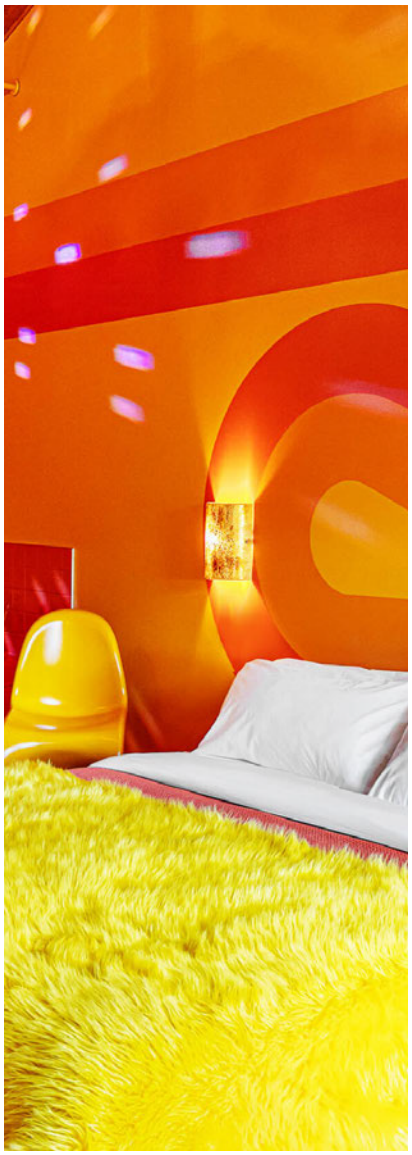
TABLE OF CONTENTS

Enjoy murals from walls to ceiling, custom local art, fun rugs, retro flare, accent lighting, a full kitchen, extravagant soaking tubs, a green rooftop, and the finest accommodations for visitors coming to Lancaster City.

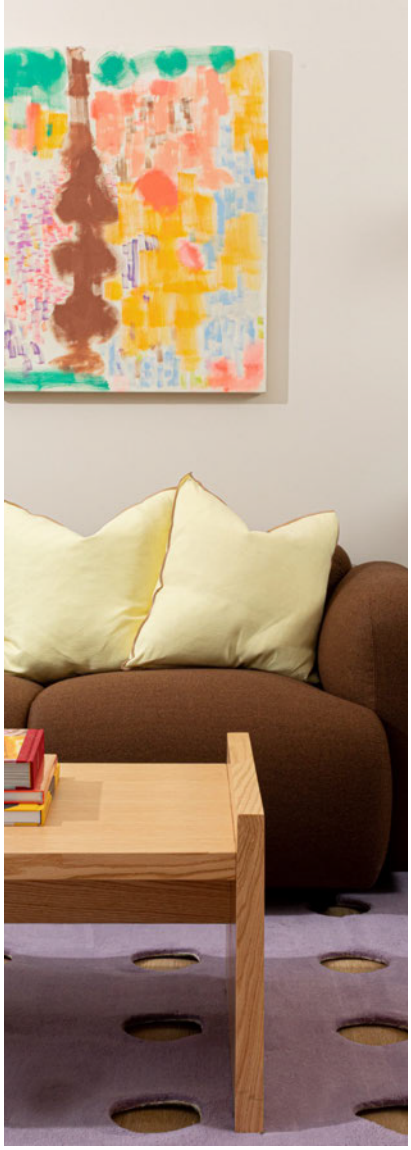
MISSION STATEMENT

We cultivate belonging and vitality with our revitalized and affordable residencies, fine dining, and spectacular entertainment and art experiences. We aim to honor the legacy of the historic Swan in an immersive, art-forward premier boutique hotel made for vibrant individuals who value community in the heart of Lancaster.

PARTY



STAY



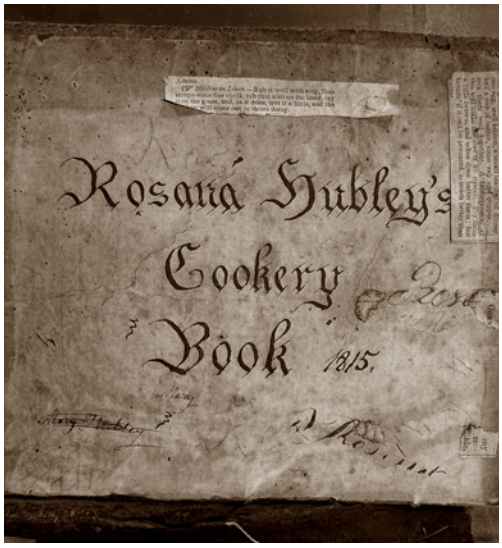
LIVE

THE VISION

The Swan Hotel is not just accommodation for travelers, but an immersive experience in and of itself: part boutique hotel, part affordable housing, and part art-bar, including both a performance venue and gallery. Intentionally crafted to foster belonging and celebrate creativity, it's a hub for the purposeful moments we yearn for. The renovated Swan Hotel is a portal to Lancaster City's magic, attracting travelers and locals alike, anyone seeking a unique vibrant space to feel at home.

A sign from The Swan Hotel discovered in 2012 during demolition of the carriage house located on The Swan Property. Believed to date from about 1850, before the Victorian Era renovations

Rosina Hubley, Former owner and operator of the Swan Hotel in 1830



Rosina Hubley's Cookery Book, 1815. A book of typical food served at The Swan Hotel, can be found at the Lancaster History Museum

Dr. Clarkson Freeman, operated a private hospital and tavern at The Swan in 1824

The Infamous Buffalo Bill was a frequent Swan Hotel partier

The Swan Hotel prior to stone facade removal renovations in 1978

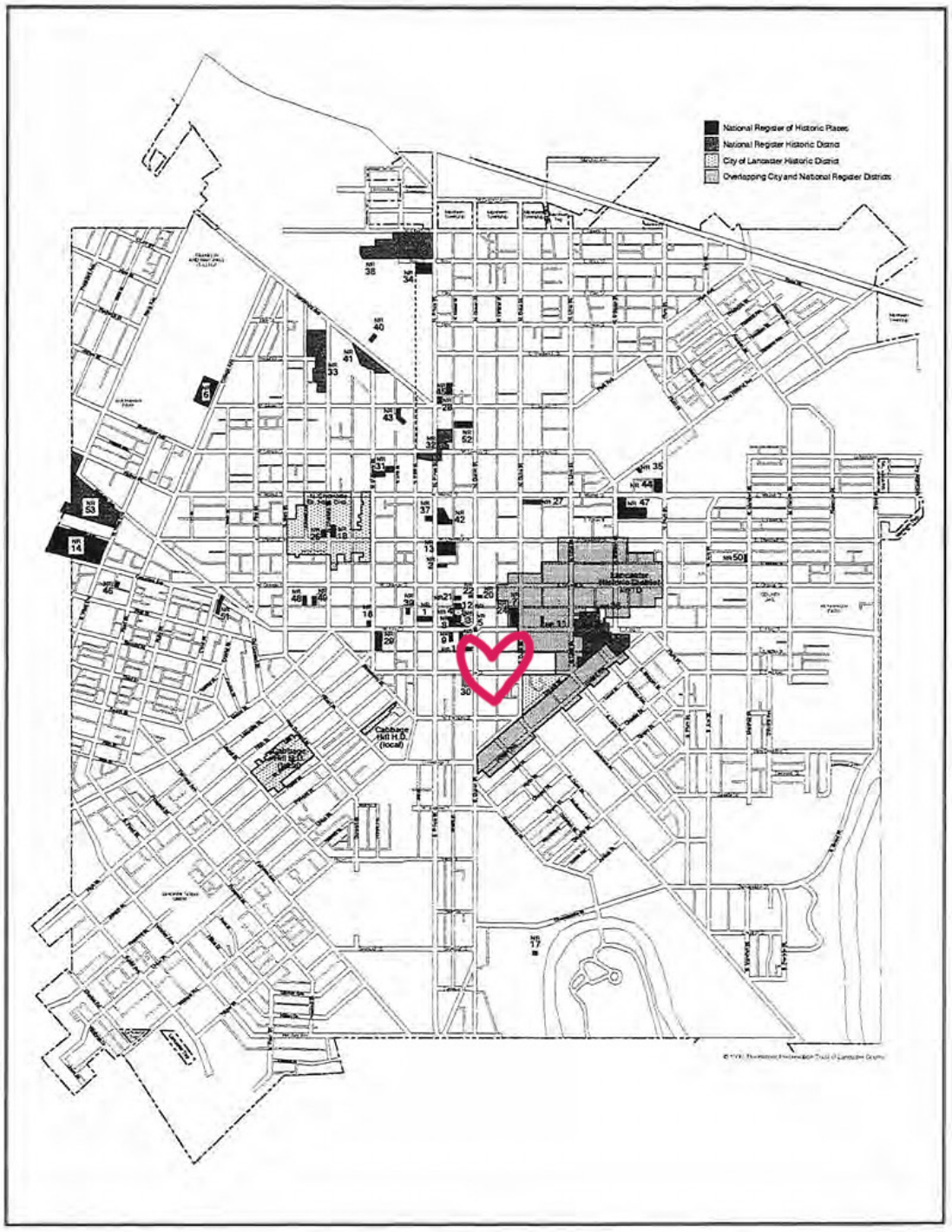
Gary and Horward Mundorf on their last day of business in March 1990

HISTORY

In 1824, 101 South Queen Street stood as a 3 ½-story, federal-style building—a warm welcome for one's arrival to the hustle and bustle of city life in Lancaster, Pennsylvania. The facade was magnificent, displaying elegant 8-paneled doors with elliptical fan lights and accent lighting. Since then, the structure has lived in many variations: initially serving as the local hospital to the city of Lancaster, then becoming a prominent intersection for visiting transients as Lancaster County's first hotel. In 1864, it permanently took on its final name, The Swan, serving as a local tavern throughout the rest of its history.

A local watering hole with a contemporary flair, The Swan offered the finest liquors, the neatest, most well-furnished rooms, and elegant music exhibitions at its restaurant. Throughout most of the 20th century, it remained open as a restaurant, famous for homemade oyster pies and cheesecake. Until the building was boarded up in 1995, falling into decay, it stood as a strong, beating pulse in the heart of Lancaster.

For 30 years, ideas passed through the brick-and-mortar but were unable to adhere. The Swan's windows no longer saw the light of day. Local officials, entrepreneurs, and investors struggled to find purpose again for the Historic Swan. **Little did they know, the secret to The Swan's success was in creating the right atmosphere.**


National Register of Historic Places
National Register Historic District
City of Lancaster Historic District
Overlapping City and National Register Districts
Lancaster Historic District
Cabbage Hill H.D. (local)

COMPANY DESCRIPTION

After 30 years of deep slumber, the Swan Hotel was revived in 2024 by a duo of Lancaster natives, Ryan Gabriel Davis, and Richard J. Puleo. Associates for 11 years, they transformed the 1824 historic Swan Tavern into a reality beyond what anyone ever imagined. The Swan Hotel is the first notable launch under their partnership. With a combined 55 years of experience working in the fields of food and hospitality, build and design, arts and entertainment, and real estate-- this duo was bound to craft an immersive environment and an unforgettable destination for the urban experience. The Swan was designed for tourism, the arts community's needs, and to provide residents with a high standard of living in Lancaster, Pennsylvania. This revitalized property is a mixed-use, multi-faceted, creative hub that includes a 20-room boutique arts hotel, 26 residency studios, and an intimate social lounge for fine dining and nightlife

The Swan Hotel is an homage to The Swan Hotel's many caretakers include Samuel Bethel, Dr. Clarkson Freeman, Rosina Hubley, William B. Fordney, John Hess, Gary and Howard Mundorf, Quentin and Edwin Miller, the City of Lancaster, and the Lancaster County Convention Center. **Now the definition of a one-of-a-kind experience, it is precisely the sort of destination that visitors never want to leave.**

FUN FACT

The Swan Hotel originally opened as Lancaster County's first hotel in 1824!

WELCOME TO LANCASTER CITY'S NEWEST AND EDGIEST BOUTIQUE HOTEL

where art meets hospitality in the heart of Pennsylvania. 20 suites are accessible via an invisible concierge - each offering an immersive, uniquely designed space for those seeking something truly memorable.

The Swan Hotel aims to be an art-forward space, with contemporary design elements, a curated selection of artwork throughout the property, and themed rooms each intended to transport guests into worlds of alternate possibilities. The Swan Hotel invites you to stay, but also to feed your creative spirit and be inspired.

There are twenty themed rooms, including three penthouses, four double queen rooms, and thirteen king rooms. Suites feature full kitchens, complimentary wifi, and of course, soaking tubs. There's also a "Fill Your Fridge" produce option that guests can sign up for before arriving. Whether you're staying in "The Anderson" a post-modern, playful room adorned with the signature flourishes and whimsical symmetry inspired by American filmmaker Wes Anderson or "The Gallery" a room showcasing mixed-media work from local artists, curated by the local art gallery **ESOarts**, each wall and table piece offers a one-of-a-kind experience that reflects Lancaster's rich artistic heritage. Did you fall in love with a piece of art during your stay? All art and decor are shoppable!

More than just a place to sleep, The Swan Hotel is a destination in itself! Our prime location in the heart of Lancaster City, across from the Lancaster Convention Center and Southern Market, makes us the perfect base for exploring everything this dynamic city has to offer. From farmer's markets and trendy cafes to bustling art galleries and theaters, the best of Lancaster is right at your doorstep!

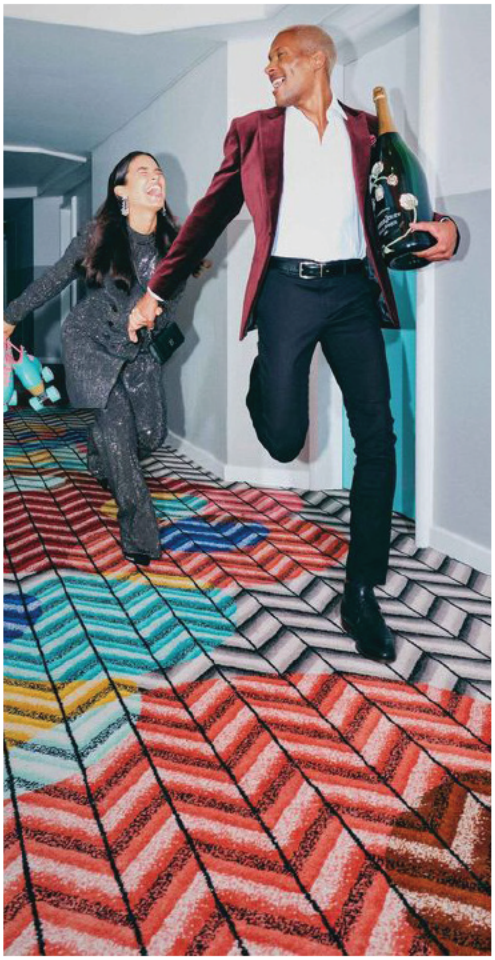
What truly sets us apart is our commitment to showcasing local talent and fostering a sense of community by offering guests a chance to immerse themselves in Lancaster's vibrant arts scene via an ever-changing selection of shoppable art, furniture, and decor elements.

In addition to the art, guests can bask in the sun on our green rooftop, take a rejuvenating bath in our soaking tubs, indulge in a gourmet meal at our SWAN restaurant, or order room service. Every moment spent at our hotel is designed with intention to offer adventure.

At our boutique hotel, affordability doesn't mean sacrificing style. We offer moderately priced accommodations that cater to discerning travelers who still wish to experience a unique offering on their travels.

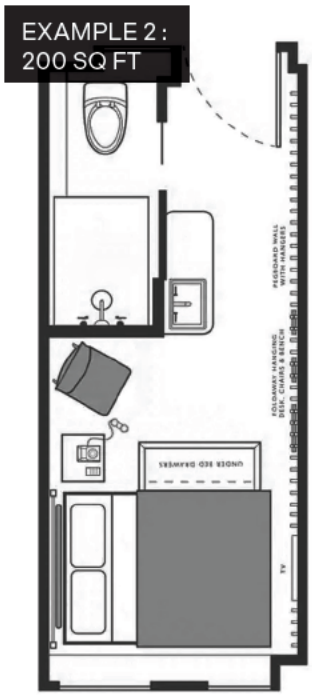
With our distinctive look, aesthetic layout, and commitment to providing exceptional service, we've quickly become known as Lancaster's premier art-forward hotel.

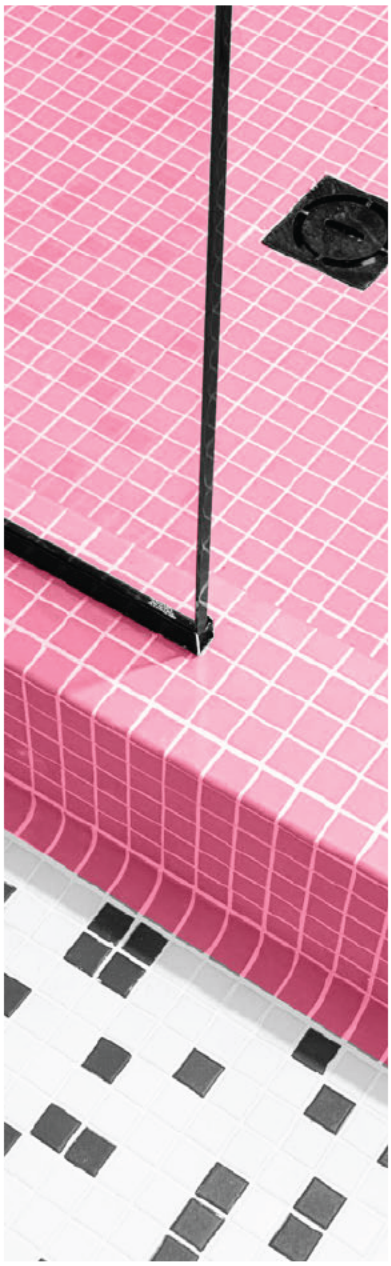
Whether you're visiting Lancaster for business or pleasure, our boutique hotel is the definition of a one-of-a-kind experience that is sure to leave a lasting impression. Come stay with us and discover why we're the destination of choice for travelers seeking to visit a place that matters, while staying in a unique offering created by those who call Lancaster home.

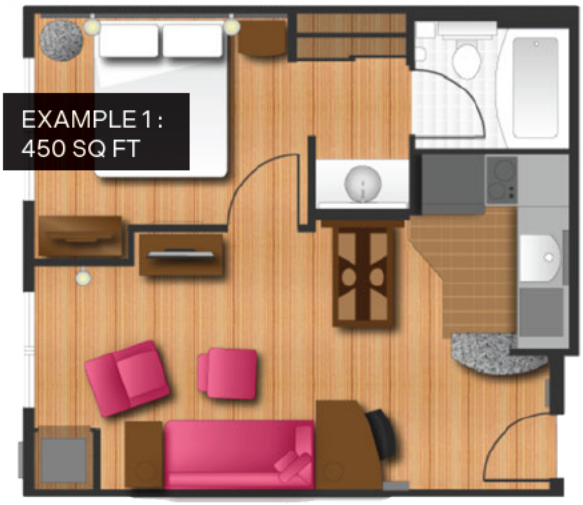


WHAT WE OFFER

- 20-26 suites 200 - 450 sq/ft themed rooms
- Invisible-concierge Concept
- Lobby Conversation Pit
- Stationary & Mobile Key Options
- Sustainability & Eco-Friendly Practices
- In Room Kitchenette
- Complimentary Wifi
- Fill Your Fridge
- Free Local Coffee/Tea
- 24/7 Grab & Go Convience Market
- Shoppable Art and Wall Decor
- The Swan Bar, Cafe and Night Lounge.
- Walking distance from Lancaster City's bars, restaurants, stores, galleries, and more.



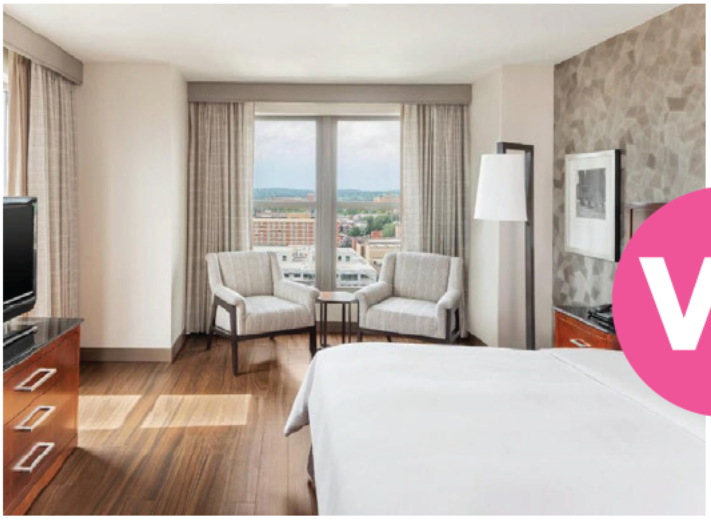




ONE BEDROOM SUITE FLOOR PLAN EXAMPLE

Sleeps 1-4 people
Spacious living room with sofa bed
Separate bedroom
Fully equipped kitchen
Dining area
Bathroom with separate vanity area
Luxury bedding and linens
Free high-speed Internet
1 Television

WHERE'D YOU RATHER?



VS

MARRIOT HOTEL, LANCASTER

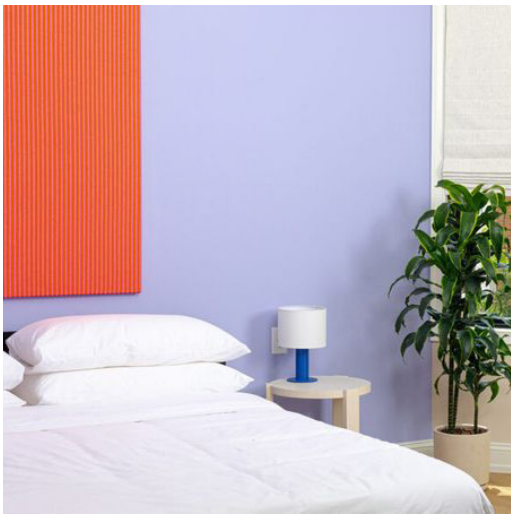
THE SWAN HOTEL

HOTEL INFLUENCES

MOXY BY MARRIOTT, a small and smart room hotel found World Wide.

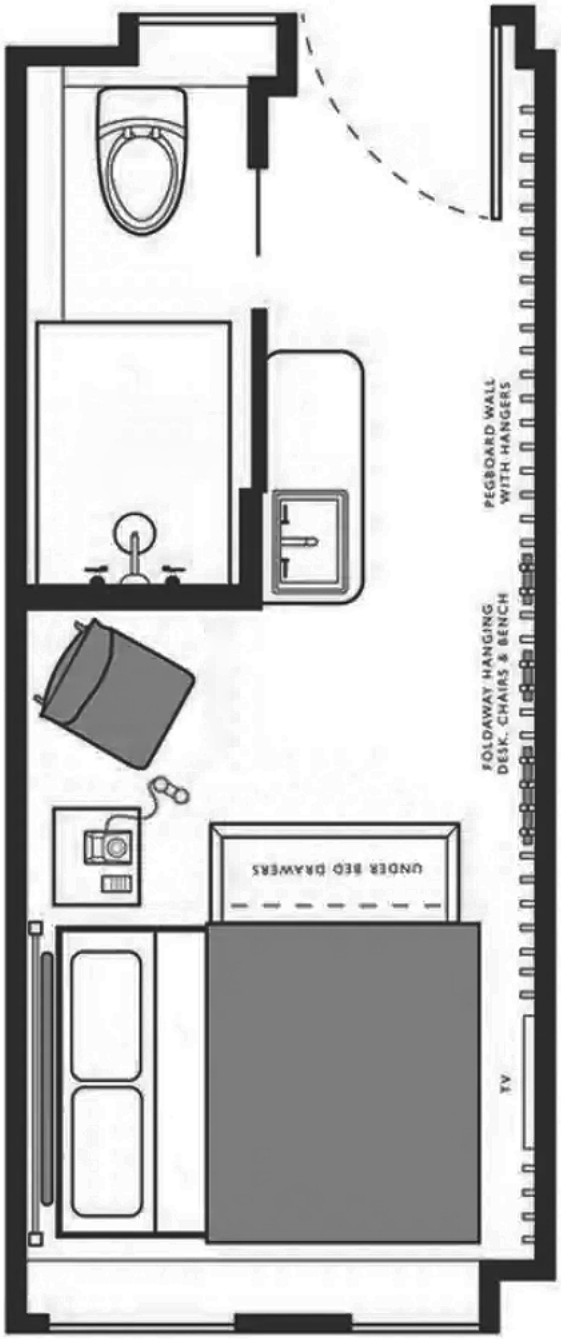
THE DIVE MOTEL, a 23 room boutique hotel in Nashville, TN.

YOWIE HOTEL, a 13 room boutique hotel in Philadelphia, PA



A CLOSER LOOK

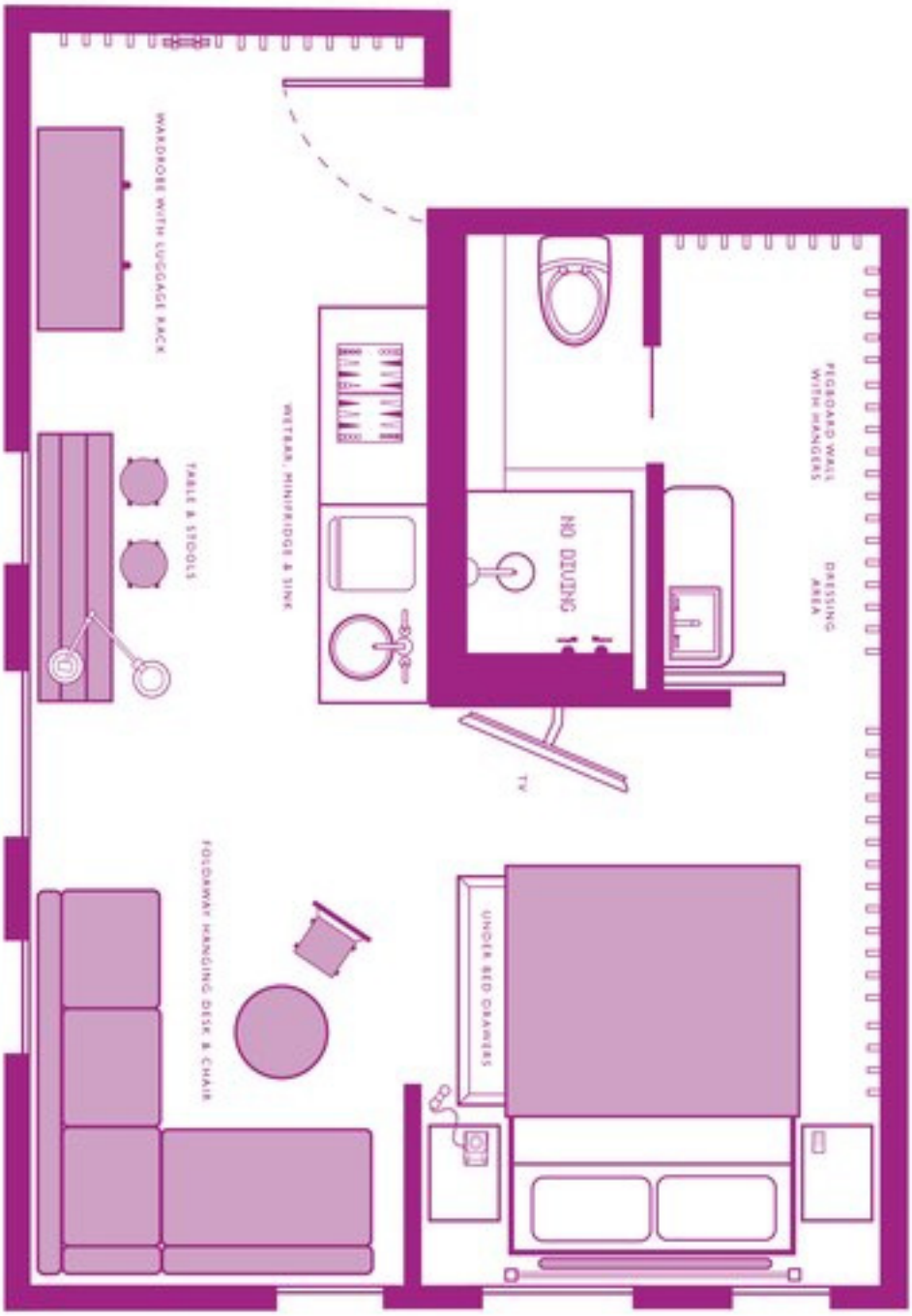
200 SQ/FT MICRO ROOM EXAMPLE ROOM FLOOR PLAN



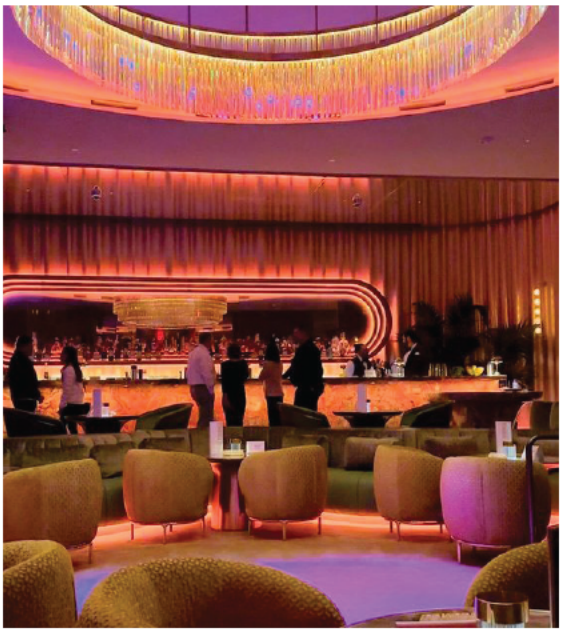
moxy HOTELS

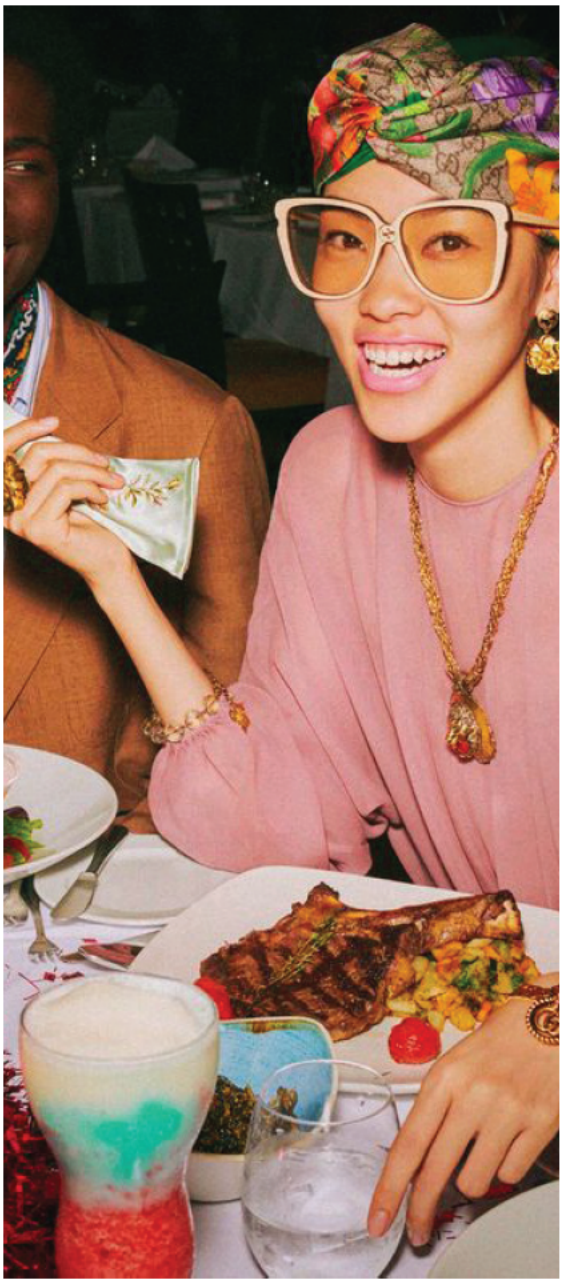
A CLOSER LOOK

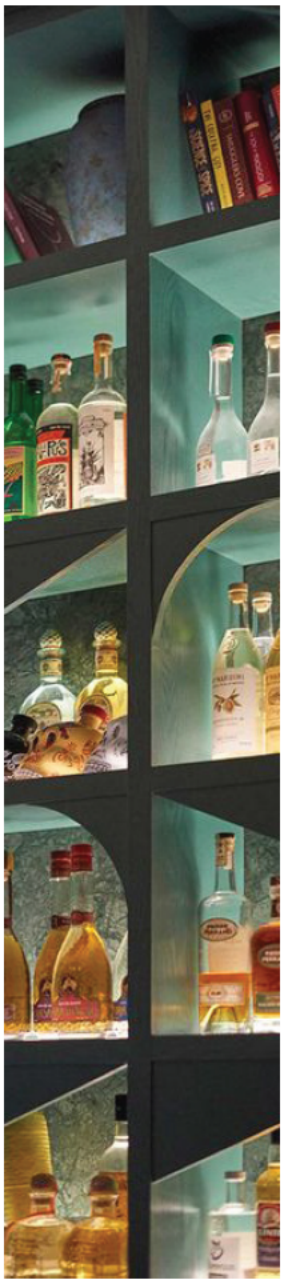
450 SQ/FT STUDIO SUITE EXAMPLE ROOM FLOOR PLAN

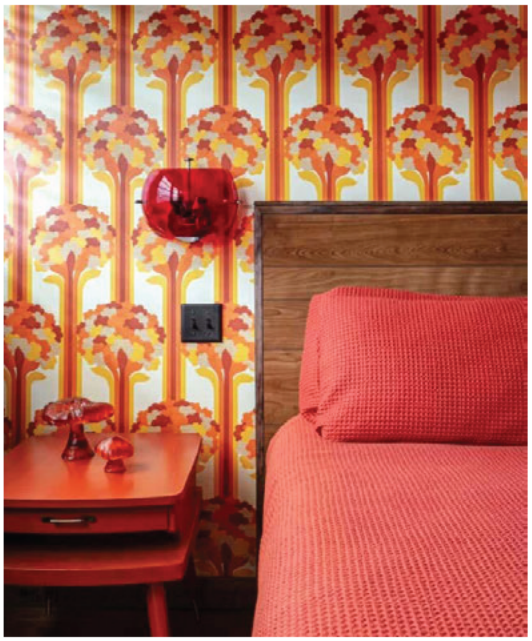


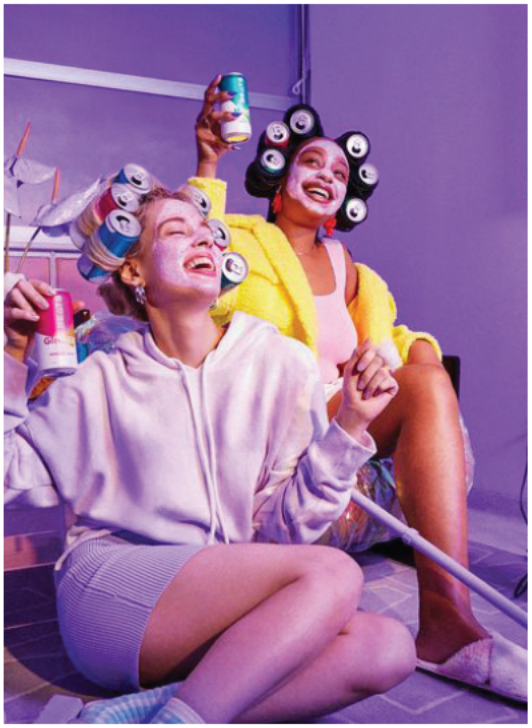
moxy HOTELS

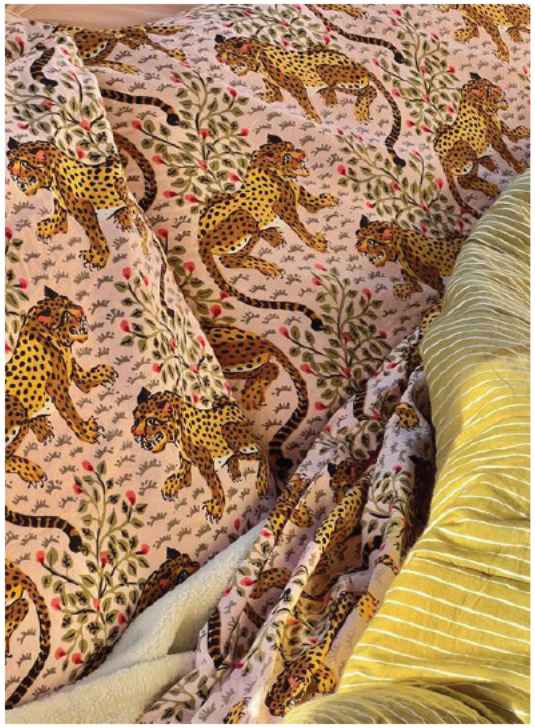












THE SWAN STUDIOS

Welcome to THE SWAN Studios, where affordable living meets downtown luxury in the heart of Lancaster City, Pennsylvania. Our innovative approach to urban housing aims to address the pressing need for quality affordable housing while offering residents a design-forward living experience integrated into the heart of our community. The adaptive reuse and sweeping reimagination of 13,500 square feet occupies two stories above The Swan Hotel and hotel expansion.

Situated in a prime downtown location, THE SWAN offers 26 studio apartments, around 500 square feet in size. These compact units are designed to maximize space and functionality, with every detail carefully considered to ensure comfort and convenience.

Each unit at THE SWAN is intentionally and functionally designed to meet the needs of modern urban living. Open layouts allow residents to make the most of their spaces. Full kitchens include a stove, oven, stainless steel appliances, and filtered water osmosis systems. Each unit includes a washer, dryer, and creative storage solutions. The bathroom is thoughtfully laid out with minimalist design including a curbless shower with floor-to-ceiling tile.

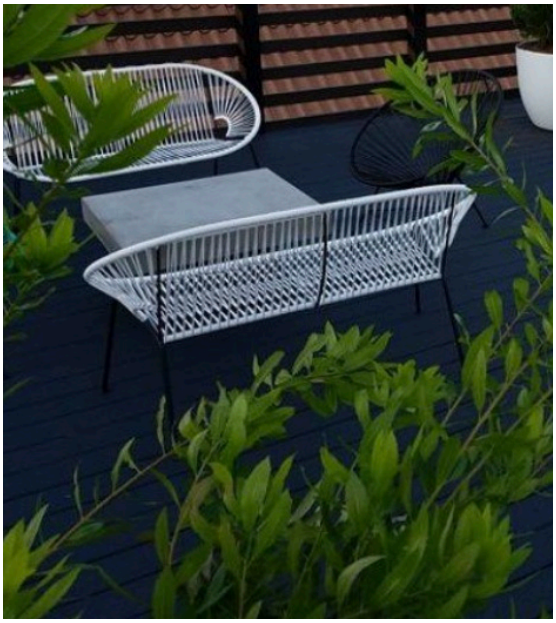
Studios offer stunning downtown views through large windows that flood spaces with natural light. Our communal rooftop garden provides residents with a tranquil oasis right at their doorstep, perfect for relaxing or socializing with neighbors and visitors.

One of our primary goals at THE SWAN is to increase the housing supply in Lancaster City without sacrificing quality. We recognize the urgent need to address housing issues, driven by a shortage of available units. Housing studies and planning have shown a clear need for a minimum of 300 additional affordable housing units and the rehabilitation of at least 1,000 existing units within the city over the next three years! As part of our commitment to attainable housing, all of our apartments will be below market price and almost 20% of our apartments will be affordable housing units that provide residents with a high standard of living integrated into the heart of our community.

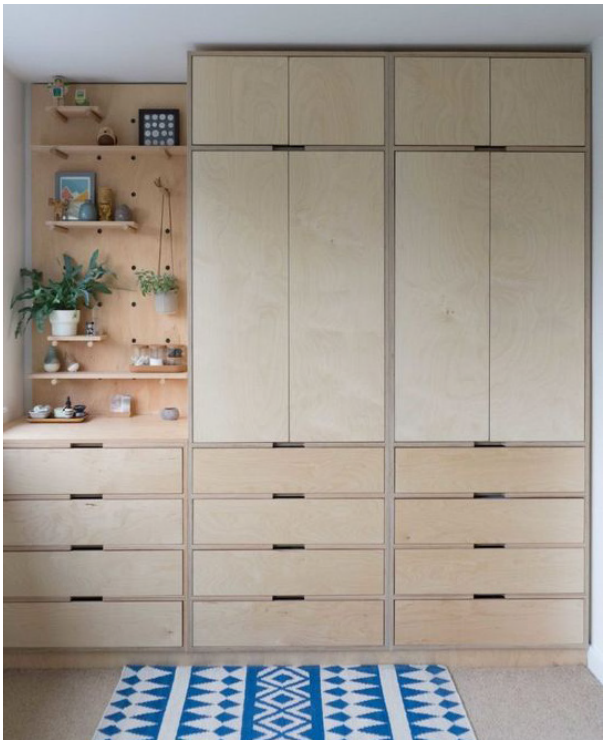
At THE SWAN, we believe that affordable housing should not come at the expense of quality or comfort. That's why we've created a housing complex that offers small footprints with big offerings – from downtown convenience to thoughtful design and amenities.

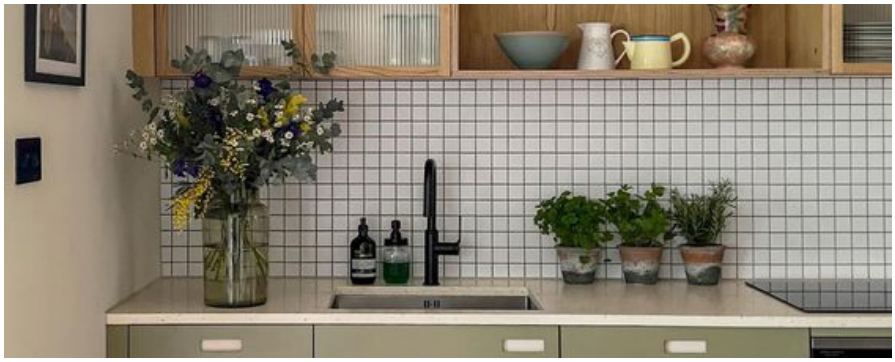
Whether you're a young professional looking to live closer to work and play, a transient interested in moving to a small city in a sea of opportunities, or you're already a local in need of innovative and affordable housing options -- The SWAN welcomes you. Come be a part of our community and discover why THE SWAN is the perfect place to call home in Lancaster City. **ARE YOU READY TO FIND YOUR NEXT HOME?**

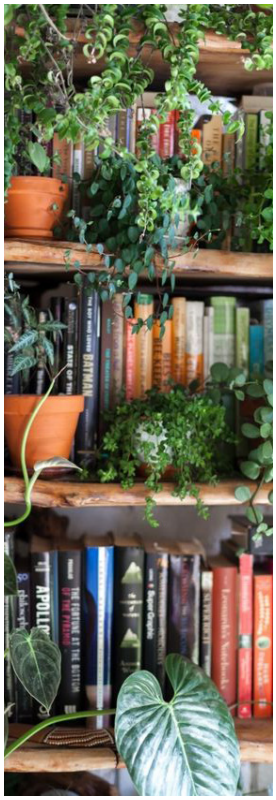

Pemberley
YOU ARE NOTHING WITHOUT FEMINIST ART
JUNGLE ANIMALS



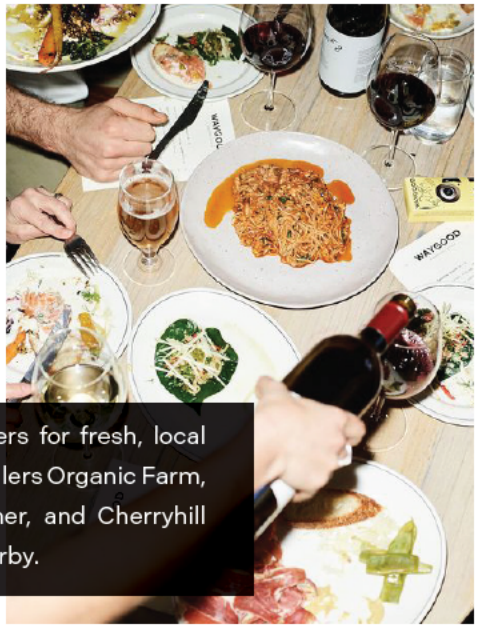

70
OCTOBER 20
TOUGH · LITTLE ·
Self Employed







- Smart-Home Technology
- Energy-saving Heating/Cooling Technology
- Filtered Water Osmosis Systems
- Energy-Efficient Stainless-Steel Appliances
- Dishwasher
- Microwave/Convection Oven
- Smooth Surface Cooktop
- Refrigerator
- Full Range Stove
- In-Unit Washer/Dryer
- Creative Storage Solutions
- Floor to Ceiling Windows
- Controlled-Access Building
- 24-Hour Emergency Maintenance
- Local & Professional Management Team
- Elevator Access
- Green Rooftop Deck
- Social Lounge



Taps the talents of Lancaster County farmers and ranchers for fresh, local ingredients - Horse Shoe Ranch, Livengood Family Farm, Millers Organic Farm, Front Porch Bakery, Maplehoff Dairy, Apple Valley Butcher, and Cherryhill Orchards are just a few of The Swan's favorite suppliers nearby.

THE SWAN LOUNGE

The Swan is a vibrant late-night social hub, boasting an array of hand-crafted cocktails and tantalizing herbal mocktails. Our menu showcases locally inspired appetizers and features ingredients sourced from Lancaster's finest farms and gardens. Crafted with care by our team of expert mixologists and master chefs, each taste is a celebration of Lancaster's culinary heritage.

Inspired by the ethos of holistic well-being, we invite you to indulge in locally sourced fare in our inviting social atmosphere. Join us in honoring a community dedicated to health, healing, and the beauty of nature's bounty, as we nourish both body and soul.

THE SWAN HOTEL

SMALL BITES & PLATES

BURRATTA BRUSCHETTA — $12
Burrata Bruschetta with oven roasted cherry tomatoes on italian garlic bread

BUFFALO BILL QUESO & CHIPS — $10
A blend of creamy cheddar, monterey jack cheese queso , and buffalo sauce with homemade blue corn tortilla chips

BAO BUNS (V) — $10
steamed vegeable bao buns topped with sesame seeds and green onions.

CLASSIC CAESAR SALAD — $11
Locally sourced romaine lettuce topped with a homade caesar dressing, shaved parmesan cheese, and croutons
+ $4 to add chicken

ROASTED CAULIFLOWER TACOS (V) — $12
smoky roasted cauliflower tacos topped with a spicy romesco-inspired sauce

MUSHROOM RISOTTO & CHICKEN — $18
Lions mane mushrooms, arugula, with local sourced free-range chicken

SCOTCH SCALLOPS — MKP
Pan-seared scallops drizzled with a sweet & smoky scotch glaze

* (V) VEGAN
* Before placing your order, please inform your server of any food allergies.
Menu items derived & inspired by Rosina Hubley's Cook Book, former owner and operator of the Swan Hotel in 1830.

THE SWAN HOTEL

COCKTAILS

GIN GIN MULE — $14
mint leaves, lime juice, simple syrup,
ginger beer, gin, garnished with mint

PAIN IN THE FACE — $12
snakeroot, chamomile flower, myrrh,
Peruvian bark, brandy

THE BEES KNEES — $12
gin, fresh lemon juice, locally sourced honey

THE FREEMAN — $13
dry gin, italian vermouth, and Fernet-Branca
Dedicated to Dr. Clarkson Freeman who operated a
private hopsital and tavern at The Swan in 1824

SIDECAR — $12
brandy, lemon, and triple sec

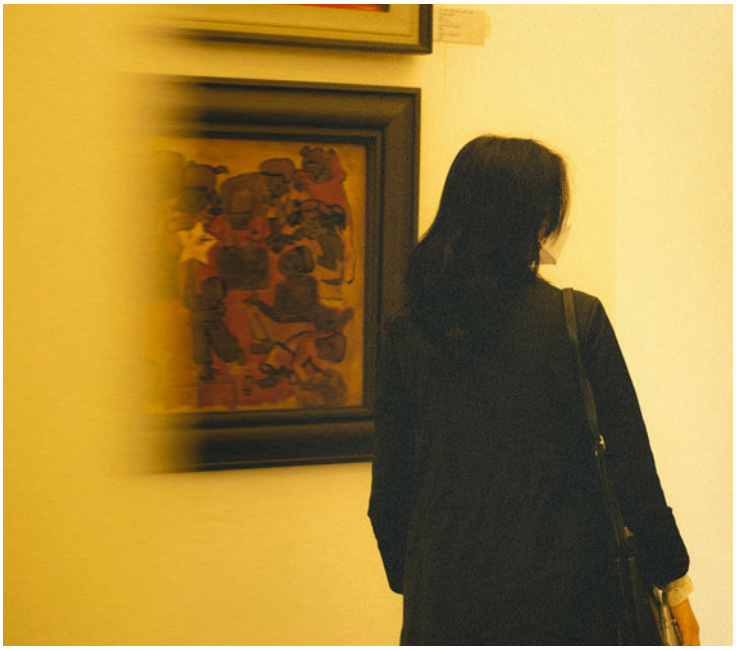
MOCKTAILS

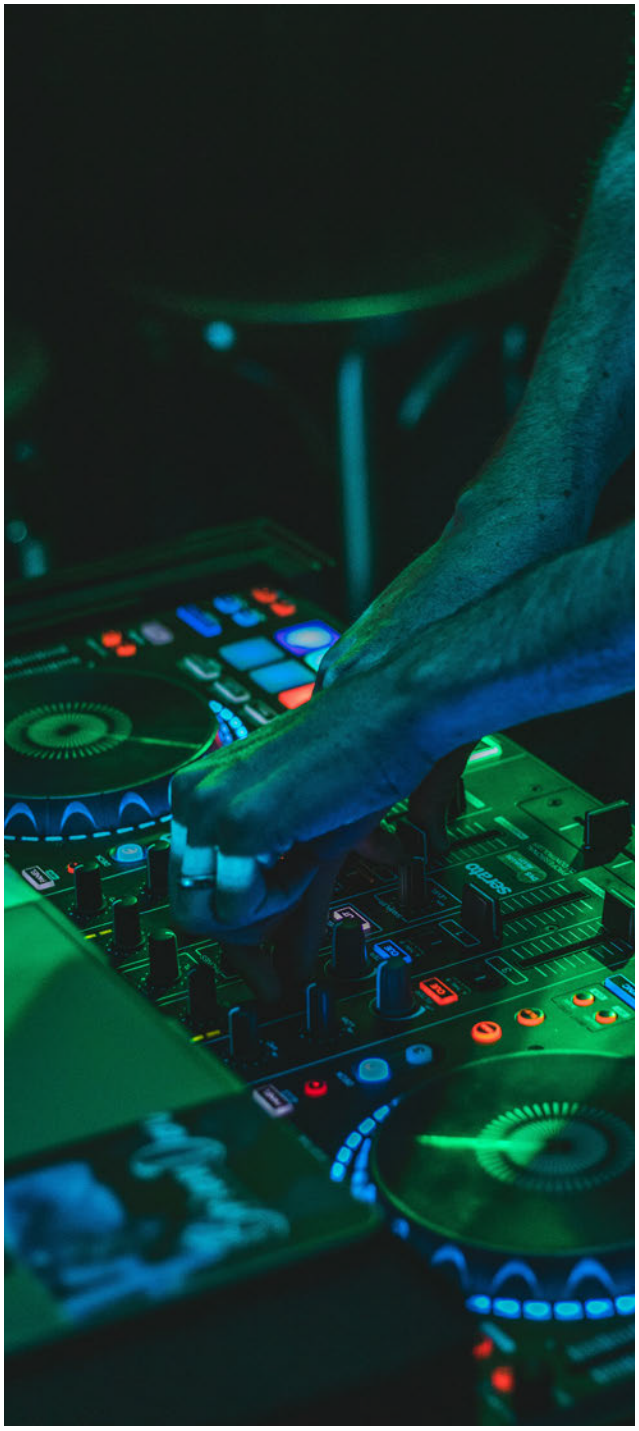
THE NEW OLD FASHIONED — $8
non-alcohol whiskey, demerara syrup,
aromatic bitters, luxardo cherry, orange twist

LAVENDER POW — $10
chopped cucumber, cbd infused lavender syrup,
demerara simple syrup, fresh lemon juice, club soda

CITRUS FIZZ — $10
kraton, seedlip grove, marmalade cordial, topped
with sparkling water and orange twist

Menu items derived & inspired by
Rosina Hubley's Cook Book, former owner
and operator of the Swan Hotel in 1830.





ENTERTAINMENT

The Swan is a celebration of art, music, and community in the historic heart of Lancaster City. Once a tavern that wined and dined Buffalo Bill and hosted extravagant parties in the 1830s, The Swan is now reimagined as an intimate bar and social lounge after thirty years of deep slumber.

The Swan connects Lancaster's history with the urban and progressive heart of Lancaster's bustling arts and music community, inviting both to collaborate and celebrate their work. Showcasing musical acts, comedy, poetry, 2D & 3D works, dance performances, and more, may The Swan inspire all who enter, be a home to those who build bridges through art and performance, and offer unforgettable chapters in the journeys of travelers passing through.

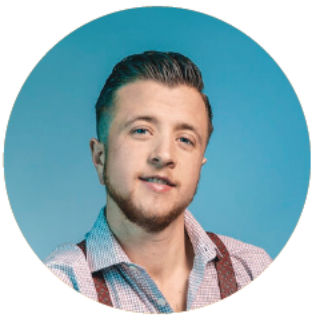
The Swan was designed to suit the arts community's needs in Lancaster, Pennsylvania. The establishment features intimate velvet booths for social gatherings, a unique design of steel, oxidized mirrors, daring fixtures, fabrics, and bold splashes of color that complement contemporary art and lighting throughout the historic building. Consider bringing your talents to share, stopping in for a nightcap or just to shake things up on our dance floor!

The Swan is available for private hire to host parties, business functions and other events. Please get in touch with us with details of your event to reserve our space.

PRIVATE EVENTS & RENTALS

Host your next event as The Swan, a unique immersive space, providing professional sound, lighting, and a creative production team. Our space is available for musicians, DJs, creative corporate events, birthday and engagement parties, after-parties, after-after parties and more — whatever you can dream!

MEET THE TEAM



RYAN GABRIEL DAVIS, DEVELOPER, DESIGNER, CO-OWNER

DEVELOPER
As a developer, Ryan will oversee The Swan Hotel's development phases as a whole, oversee the development team on the vision and design of the project, and assist Rich (developer/co-owner) in managing the construction team. Ryan will be responsible for coordinating the details of permits and complying with zoning and ordinances. He will make arrangements for public utility connections. Ryan will partner with the finance team to shepherd resources for additional financing and other sources of capital such as qualifying funding, grants, debt service, tax credits, and more.

DESIGNER
As lead of the design team, Ryan will work and communicate with Marotta/Main Architects and D.Ott Construction to ensure that design and building concepts meet The Swan Hotel and its entities, Swan Studio Apartments, and The Swan bar/lounge's vision, standards, and expectation. For interior design, Ryan will oversee design concepts by coordinating and managing a team of professional interior designers from his network. He will execute the artistic vision while maintaining the design integrity and quality of the project. He will oversee shopping expenditures and manage the FF&E budget.

CO-OWNER
As co-owner, Ryan will commit a small portion of financing to this project in addition to his personal investment within the following entities:

THE SWAN HOTEL
Ryan will oversee the operations of the hotel under the advice and guidance of co-owner Richard J. Puleo. Ryan and Rich will work together on managing financial performance through budgeting, revenue management, and more. Ryan will obtain the necessary licensing and maintain compliance with laws and regulations. Ryan and Rich will both coordinate the appropriate team to operate the hotel such as the director of purchasing, hotel managers, housekeeping, and property managers.

THE SWAN BAR/LOUNGE
Ryan will work closely on supplying the staff to operate the commercial space under the projected model of a bar and entertainment space with the advice and guidance of Richard J. Puleo. Utilizing Ryan's network to coordinate the appropriate team to operate a bar such as a bar/restaurant manager, expert chefs, and an event coordinating team, Ryan will work closely with upper management in place to develop culture, guidelines, employee policies, and emergency protocols. Ryan will oversee the budget and negotiation of contracts with suppliers with the bar manager and talent expenditures for national acts and larger events. He will advise on talent buying and scouting, troubleshooting, and ensure the establishment's culture, intentions, and integrity for entertainment, atmosphere, and environment focuses are maintained.

THE SWAN STUDIOS
Ryan will work with local government municipalities to ensure housing quality and conditions are to the City of Lancaster's requirements and satisfaction. He will work with local and federal housing resources to ensure affordability pricing is in line with their agreed commitments. Ryan will assist Rich in finding potential renters for the apartment studios.

RICHARD J. PULEO, SENIOR DEVELOPER, CO-OWNER

DEVELOPER
As the senior developer on the team, Rich will lead The Swan's Hotel development phase as a whole and oversee the completion of the development team on the design, construction, timeline, and financing of the project. He will manage progress, meet project goals, monitor expenses and budgets as the development team completes phases of the build. Rich will utilize his extensive network of other professionals, tradesmen, and partners of his real estate and company investments to be cost-effective and ensure the success of this development project.

CO-OWNER
As a co-owner, Rich will commit the majority of the financing of this project and control of the business. Rich will be responsible for evaluating the financial feasibility of the business. He will work closely with Ryan Gabriel Davis (co-owner) and provide resources, guidance, and mentorship for him throughout the hospitality, housing, and entertainment expenditures. Rich will review business components, and documents, shape business requirements, monitor expenses, manage revenue, and develop budgets for operations. Rich and Ryan will utilize their networks to coordinate the appropriate team to operate each business entity of the development project.

THE SWAN STUDIOS
Rich will assist with real estate tasks, such as finding potential renters for apartment studios. Rich will be in direct communication with the property management group of the building. He will periodically inspect the property himself to ensure property managers are maintaining and holding to their commitment and due diligence of their said agreement to the property.

MAROTTA/MAIN ARCHITECTS

DONALD MAIN, PRINCIPAL ARCHITECT
Don is the studio architect and President. Don will provide project oversight on the project.

MAROTTA/MAIN ARCHITECTS

CHRISTOPHER PETERS, ASSOCIATE ARCHITECT
Christopher is the associate architect and can provide any LEED requirements and knowledge on the project as well as be a resource for the historical building requirements in downtown Lancaster.

MAROTTA/MAIN ARCHITECTS

M. STEVEN FUNK, PROJECT ARCHITECT
Steve is the project architect. He will provide expertise regarding historic preservation tax credits as well as be a resource for historical building requirements in downtown Lancaster.

MAROTTA/MAIN ARCHITECTS

CONNIE KING, ASSOCIATE ARCHITECT
Connie is the associate architect and will lead the interior team on this project.

DANIEL OTT, LEAD BUILDER
Daniel will be responsible for securing the permits, including inspections for the interior demolition, historic renovation, and new construction of the project. He will ensure all safety protocols are maintained and work is in compliance with the City and County's regulations and site inspectors as the project progresses. He will lead and manage daily construction tasks performed by his crew, installers, helpers, and sub-contractors at the job site. He will provide direct and constructive feedback to tradesmen regarding quality control and the completion of tasks. He will manage contracts between subcontractors and assist the owners and his project managers throughout the process with budget and financial analysis. Dan will work closely with the owners to ensure the original vision for The Swan Hotel is maintained. Dan and his team will collaborate with Marotta/Main Architects in modifying designs for the construction project and following engineering and architectural design parameters.

MARK MULLINS, SENIOR PROJECT MANAGER
Mark will plan, direct, manage, and provide oversight to The Swan Hotel's design and construction phases to ensure the owner's goals and objectives are accomplished within the prescribed schedule and defined budget parameters.

ROBERT MURPHY, PROJECT MANAGER
Rob will plan and develop the project's vision, monitor project progress, and oversee and set deadlines with the construction team. He will be the key component to troubleshooting issues when they arise: managing the financial budget for construction costs, monitoring material inventory, reviewing and working in coordination with the City of Lancater's building regulations and inspections, and actively communicating and ensuring satisfaction with the owners.

[redacted]

FINANCING PARTNERS

[redacted]

RYAN GABRIEL DAVIS is a multi-faceted, versatile entrepreneur and artisan. A Lancaster, Pennsylvania native, he's spent the past decade as a self-employed builder, carpenter, property manager, and interior designer working on residential properties in Central Pennsylvania and Northern California. He is dedicated to the arts, working as an event producer, an art director, and a set designer for local and national projects. Ryan's dynamic portfolio of work is proof of his ability to excel in various industries, leverage his knowledge in diverse roles, and multi-task to manage large-scale operations.

Ryan's career began in Lancaster County with the founding of his former company, Animal House Productions, in 2012. Animal House—a music, arts, and events production company—produced independent concerts throughout Central Pennsylvania for venues such as Harrisburg Midtown Arts Center, Chameleon Club, The Millworks, and Tellus 360, working with local and national notable acts: Big Thief, This Will Destroy You, Lucy Dacus, Tigers Jaw, Mannequin P, Andrea Gibson, and so many more. He's served as a stage manager and booking agent for local festivals like Roots & Blues Festival, Lancaster Pride Festival, and Extraordinary Give, as well as large-scale national productions such as Kanye West's DONDA LP III in Soldier Field Stadium in Chicago, the US OPEN sports event at the USTA Billie Jean King National Tennis Center in Flushing Meadows, NY, and The Emerald Cup, California's premier cannabis festival. Despite closing Animal House Productions in 2021, Ryan has continued to book private and public events for Lancaster entertainment agencies and serve as a local consultant for event program budgeting and logistics.

Ryan's career in music and entertainment later led him to opportunities as a lead set builder, designer, and art director. For six years, Ryan built and designed TV commercial sets for clients such as Pennie Health Insurance, PSECU Bank, and West Shore Home. He also worked on local indie film sets and national TV productions like Vh1's Season 2 of My True Crime Story and TLC's Amish Mafia. His art direction speaks to his ability to not only devise a creative vision, but develop and actualize that vision with large construction and production teams.

When directing and constructing sets, Ryan uncovered his love of building and construction which now serves the current version of his entrepreneurship. As a craftsman, Ryan's building and development history began ten years ago when he entered the trades community. Since then, he has built several residential projects: one tiny home, one 2-bedroom cabin, a 5-bedroom house, two 7-bedroom houses, and a third-story addition on a residential home. He also has extensive experience renovating residential properties and offices. His hands-on work has given him vast knowledge and understanding of building materials and costs; financial projections on new construction, renovation, and repairs; and the challenge of building and designing in micro spaces. His skill set includes wood-working, stick-framing, roofing, decking, demolition, drywall, painting, siding, trim and molding, custom built-ins, and knowledge of AC and DC electrical work. Ryan is committed to building durable and sustainable projects with a keen attention to detail, typically managing and sourcing for substantial budgets.

Ryan's determination to revitalize Lancaster City is evident in his consistent interest in commercial development. In 2018, he placed 2nd in the city of Lancaster's Southern Market Request for Proposal for an event venue, artists' studio, and bar titled "House of 81 Minds." After, he ran a local market study for the area's entertainment business, successfully predicting a decline in music venues. In 2021, he attempted to capitalize on this predicted decline by transforming the historic bar, The Sundown Lounge, into a nightlife club with affordable housing studios in Lancaster's West End under the alias, "The Starlight Saloon." Since 2018, Ryan has been consistently proposing a boutique hotel concept with lodging, housing, and entertainment space to honor the historic Swan Hotel, a vision he is still working to bring to fruition.

Currently, Ryan is a property manager and real estate investor with a small residential portfolio. He is the owner and founder of two start-ups: Black Sheep Limousine, a distinctive, professional, luxurious transportation service based out of Lancaster, Pennsylvania and Amishwebsites.net, servicing Amish communities and businesses with web design, logo creation, and more. In 2022, he opened an affordable housing program in Lancaster City called House of Subtle, which provides communal, affirmative, and exclusive living for LGBTQ+ communities.

From the beginning, Ryan has held an innovator's vision, always a decade ahead of Lancater's revitalization. As an avid life-long scholar, he exhibits a self-motivated dedication to learning new things that's palpable in his experience across multiple industries. His journeys throughout the United States, surfing and exploring in a camper van built with his own hands, have inspired him to bring progressive influence to the Lancaster community from the West Coast. He has been an advocate for spotlighting marginalized folks from his early days as an event producer—booking women, people of color, and members of the LGBTQ+ community before others noticed the lack in Central PA. Throughout his career, Ryan has been recognized for his proactive attitude and relentless determination to not just dream, but actualize that dream. He is dedicated to the arts and to the Lancaster community; whether that's leading teams, managing projects, or executing creative endeavors, Ryan consistently delivers high-quality outcomes and exceeds expectations.

RYAN GABRIEL DAVIS

ENTREPRENEUR | REAL ESTATE INVESTOR | BUILDER & DESIGNER | ART DIRECTOR | EVENT PRODUCER

COMPANIES

Ryan Gabriel Davis (2012 - Present)

- Build & Design

House of Subtle (2022 - Present)

- Affordable Housing Program

Black Sheep Limousine (2022 - Present)

- Car Rental Company

Amishwebsites.net (2020 - Present)

- Web Design Company

Animal House Productions (2012 - 2021)

- Music & Event Production company

BUILD & DESIGN (2014 - PRESENT)

Building knowledge includes a variety of tasks in handling the core aspects of construction from residential building to renovations and repairs. Skillset includes but is not limited to framing, roofing, decking, siding, drywall, trim and custom carpentry, and painting. Comprehensive understanding of building codes, terminology, materials, tools, costs, planning and timelines. Experience includes developing and maintaining budgets for other contractors and clients.

DEERIN COMPANIES, Lancaster, PA (2023)

- Property Management
- Remodeled commercial and residential properties in Lancaster and York County.

RGD RESIDENTIAL CONSTRUCTION (2014-Present)

- Built multiple +4,000 sq foot custom homes
- Built Third-story additions
- Renovated and remodeled residential properties
- Residential interior design
- Built and designed Tiny Homes
- Property-managed rental properties
- Micro-building and design

HOUSE OF SUBTLE, Lancaster City, PA (2022)

- Affordable Housing Program
- Renovation and Interior Design
- Property Management
- Property Owner

SKILLS & CAPABILITIES

Building Knowledge, Carpentry, Project & Operations Management, Budget Development, Budget Management, Conceptualization, Creative Vision, Event Producing, Talent Buying, Cross Discipline Coordination, Creative Direction & Designer, Innovative, Ingenuity, Detail-Oriented, Time Management, Interpersonal Skills, Organizational & Coordinating

BUSINESS AND COMMUNITY INVOLVEMENT

- Member, Keystone Business Alliance (2021)
- Competitor, The Great Enterprise Pitch (2021)
- Participant, Idea Incubator by Assets (2021)
- Board Member, Lancaster PA Pride (2019, 2020)
- Mentee, Score of Lancaster (2018)

VOLUNTEER WORK

- Builder, Fox Run & Co.
- Event Producer & Coordination, Lancaster Pride
- Board member for Lancaster Public Art
- Crowdfunded, Lancaster Boys & Girls Club
- Crowdfunded, Lancaster Water Street Mission
- Crowdfunded, Lancaster LGBTQ+ Coalition
- Community environmental clean-ups along the Susquehanna River
- Booking Agent, All Four Lancaster Music Festival
- Booking Agent, Stage Manager, Lancaster Roots & Blues Festival
- Talent Scout, Launch Music Conference

PRELIMINARY DESIGN & CONCEPTS (2018-PRESENT)

- The Sundown Lounge aka "The Starlight Saloon" (2021)

Transforming a dive bar into a nightlife club with with affordable house studios in West End Lancaster

- "House of 81 Minds" Venue, Artists' Studios, and Bar (2018)

Proposal for RFP of Southern Market by City of Lancaster; placed 2nd in concepts next to Willow Valley Retirement Communities

- "Immortal Swan" (2018)

Boutique hotel project proposed to Kevin Malloy, Executive Director, LCCCA for Swan Hotel

FILMOGRAPHY (2018-PRESENT)

ART DIRECTOR | SET DESIGNER | SET BUILDER

Ryan is responsible for conceiving, developing, and implementing the artistic vision, brand integrity, and focus for the client. Ryan often serves with the dual title, set builder, and designer, where he creates and builds scenes, fixtures, and interchangeable sets for the production. Maintains $150,000 design budgets for commercial and snational television on tight deadlines, working closely with lead producers, directors, and large production crews.

"23' Open Enrollment" & "Your Worth Protecting" (English & Spanish) (2023 - Commercial)
- Art Director, Lead Set Builder, Set Designer
Directed: Andrew Bilindabagabo, Ignoma Films
Produced for Pennie Health Insurance
https://www.youtube.com/watch?v=t0XsLatfu4s
https://www.youtube.com/watch?v=e14bw4ySQM8

My True Crime Story, Season 2 (2022 - TV Series)
- Art Director, Set Designer
Director: Timothy Dixon
Produced for: VH1
https://www.vh1.com/shows/my-true-crime-story

Creturs (2022 - Feature Film)
- Art Director, Lead Set Builder, Set Designer
Director: Carrie King
Produced by Aurora Films
https://www.aurorafilms.com/blog/creturs-announcement

Return to Amish (2022, 2018 - TV Series)
- Location Scout, Set Builder
Executive Producer: Eric Evangelista
Produced for: The Learning Channel (TLC)
https://go.tlc.com/show/return-to-amish-tlc

"What will you do with $250?" (2021 - Commercial)
- Art Director, Lead Set Builder, Set Designer
Produced for PSECU BANK
Directed by Joshua Henry of Lamphouse Films
https://lamphousefilms.com/films/psecu/

Locked In (2021 - Feature Film)
- Set Builder, Set Designer
Director: Carlos V. Gutierrez
https://www.imdb.com/title/tt6439792/

"What Does Your Home Say About You?" (2020 - Commercial)
- Lead Set Builder, Set Designer
Produced for West Shore Home
Directed by Joshua Henry, Lamphouse Films
https://lamphousefilms.com/films/west-shore-2/

Project PayDay (2019 - TV Movie)
- Lead Set Builder, Set Designer
Director: Greg Koorhan
Produced by Crossbow Studios
https://crossbowstudio.com/films/project-pay-day/

CLIENTS INCLUDE

ENTERTAINMENT INDUSTRY (2009-PRESENT)

BOOKING AGENT | LINE PRODUCER | CREATIVE DIRECTOR | EVENT PRODUCER

Ryan serves as the facilitator and producer between the artist and venue. His roles involve negotiating and reviewing contracts for performances, arranging travel, confirming appearances, identifying popular and potential artists for designated markets, and networking with talent agencies and management. Includes also: sourcing equipment, managing logistics and operations, maintaining budgets, and marketing for the event.

In-house Booking Agent, Event Coordinator, Line Producer
(2023-Present)
Venue: Conestoga House & Gardens, Lancaster, PA

Extraordinary Give
(2023, 2019, 2018/ Fundraiser) - Set Designer, Lighting
Venue: Luca, Lancaster, PA
Produced by Nimblist

The Emerald Cup After-Party
(2021/ Concert) - Talent Scout, Line Producer,
Booking Agent, Stage Manager
Venue: Flamingo Hotel, Santa Rosa, CA
Produced by The Emerald Cup

KANYE WEST: DONDA LP III
(2021/ Concert) - Production Coordinator
Venue: Soldier Field Stadium, Chicago, IL
Produced by Nimblist

US OPEN
(2021/ Sports Event) - Set Designer, Production Coordinator
Venue: USTA Billie Jean King National Tennis Center,
Flushing Meadows, NY
Produced by Nimblist

Lancaster Pride Festival
(2020, 2019/ Festival) Creative Producer, Line Producer,
Booking Agent, Event Coordinator, Stage Manager
Venue: Clippers Stadium
Produced by Lancaster Pride

Fox Run - (2019, 2018/ Festival) - Effigy Designer & Builder
Venue: Tucquan Glen, Holtwood, PA
Produced by Fox Run & Co.

The Wonderful Circus: A Mad Tea Party
(2019/ Performing Arts) - Set Designer
Venue: Station One Center for the Arts
Produced by The Circus School of Lancaster

Rededication Ceremony
(2019/ Lighting Design) - Installed Cathedral Ketra lighting
Venue: Park Avenue Synagogue, Manhattan, NY
Produced by Nimblist

Extraordinary Give Fest
(2018/ Festival) - Line Producer, Booking Agent,
Event Coordinator, Stage Manager,
Venue: Lancaster Convention Center, Lancaster, PA
Produced by Lancaster Community Foundation

Andrea Gibson, Chastity Brown, Meg Day (
2018, 2015/ Poetry) - Event Producer, Line Producer,
Creative Director, Booking Agent
Venue: Tellus 360, Lancaster, PA
Produced by Animal House Productions

2012-2021 Founded, Owned, and Operated Animal House Productions. A music, arts, nightlife, and community events production company based in Lancaster, Pennsylvania.

The Emerald Cup (2021, 2018/ Festival) - Assistant Line Producer, Talent Scout, Booking Agent, Stage Manager
Venue: Santa Rosa Fairgrounds, Santa Rosa, CA
Produced by The Emerald Cup

In-house Booking Agent (2015-2017)
Venue: The Millworks, Harrisburg, PA

In-House Booking Agent (2016, 2017)
Venue: The Range, Southern, CA

KOOL A.D., Cult Days, Laddie Moran, Magnolia.
(2017, 2016/ Concert) - Event Producer, Booking Agent, Line Producer)
Venue: The Kaleidoscope, Lancaster, PA
Produced by Animal House Productions

Diet Cig, Kississippi, Ian Sweet, Younger Me
(2017, 2016/ Concert) Event Producer, Line Producer, Booking Agent
Venue: Chameleon Club, Lancaster, PA
Produced by Animal House Productions

MILO (rapsmith)
(2017/ Concert) - Event Producer, Line Producer,
Creative Director, Booking Agent
Venue: Fruition, Lancaster, PA
Produced by Animal House Productions

All Four Lancaster Music Festival
(2017/ Festival) - Booking Agent
Venue: Lancaster City, PA
Produced by Music For Everyone

This Will Destroy You, Sannhet, Bells
(2017/ Concert) - Event Producer, Line Producer,
Creative Director, Booking Agent, Set Designer
Venue: Harrisburg Midtown Arts Center, Harrisburg, PA
Produced by Animal House Productions

Mannequin Pussy, Sleepy Limbs, Future Dinosaur
(2017/ Concert) - Event Producer, Line Producer,
Creative Director, Booking Agent
Venue: Fruition, Lancaster, PA
Produced by Animal House Productions

Big Thief, Twain, Tyler Burkhart
(2017/ Concert) - Event Producer, Line Producer,
Creative Director, Booking Agent
Venue: Fruition
Produced by Animal House Productions

Girlpool, Lancaster Pride Festival
(2016/ Festival) - Event Producer, Line Producer, Creative Director, Booking Agent
Venue: Binns Parks, Lancaster, PA
Produced by Lancaster Pride

Lucy Dacus, Marathon, Whethermen
(2016/ Concert) - Event Producer, Line Producer, Creative Director, Booking Agent
Venue: The Millworks, Harrisburg, PA
Produced by Animal House Productions

Restoration, Creepoid, The Dirty Nil, Young & Heartless
(2016/ Concert) - Event Producer, Line Producer, Creative Director, Booking Agent
Venue: The Millworks, Harrisburg, PA
Produced by Animal House Productions

Potty Mouth, Stove, Deletions (2016/ Concert) - Event Producer, Line Producer, Creative Director, Booking Agent
Venue: The Make Space, Harrisburg, PA

Tigers Jaw, KOJI, Kississippi
(2016/ Concert) - Event Producer, Line Producer, Creative Director, Booking Agent
Venue: The Millworks, Harrisburg, PA
Produced by Animal House Productions

Listener, Homeless Gospel Choir, Apes of the State
(2016/ Concert) - Event Producer, Line Producer, Creative Director, Booking Agent
Venue: Chameleon Club, Lancaster, PA
Produced by Animal House Productions

Into It. Over It. Marathon, Very Americans
(2016/ Concert) - Event Producer, Line Producer, Creative Director, Booking Agent
Venue: The Millworks, Harrisburg, PA
Produced by Animal House Productions

Mimicking Birds, Rivers, Spherehead
(2016, 2015, 2014/ Concert) - Event Producer, Line Producer, Creative Director, Booking Agent
Venue: The Millworks, Harrisburg, PA
Produced by Animal House Productions

Waxahatchee, Swearin', Kississippi
(2016/ Concert) - Event Producer, Line Producer, Creative Director, Booking Agent
Venue: Chameleon Club, Lancaster, PA
Produced by Animal House Productions

Roots & Blues Festival
(2015, 2014/ Festival) - Booking Agent, Stage Manager
Venue: Roots & Blues Festival, Lancaster Convention Center
Produced by Lancaster Roots & Blues

Jessica Lea Mayfield
(2015/ Concert) - Event Producer, Line Producer, Booking Agent
Venue: Tellus 360, Lancaster, PA
Produced by Animal House Productions & XPN

Wobblesauce ft. LOTUS
(2015/ Concert) - Event Producer, Line Producer, Creative Director, Booking Agent
Venue: Chameleon Club, Lancaster, PA
Produced by Animal House Productions

THE O'MY'S, Medusa's Disco, The Outhouse,
(2015, 2014, 2013/ Concert) - Event Producer, Line Producer, Creative Director, Booking Agent
Venue: Tobacco Avenue, Lancaster, PA
Produced by Animal House Productions

(2009-Present)
Entire production history not included

CLIENT LIST:

Andrea Gibson (Boulder, CO)
Label: Tender Loving Empire
Arms & Sleepers (Portland, ME)
Label: Fake Chapter
Big Thief (Brooklyn, NY)
Label: Saddle Creek
Camp Cope (Victoria, Australia)
Label: Poison City
Creepoid (Philadelphia, PA)
Label: Collect Records
Diet Cig (Brooklyn, NY)
Label: Father/Daughter
The Dirty Nil (Hamilton, Ont.)
Label: Dine Alone
Drug Church (Albany, NY)
Label: No Sleep
The Districts (Lancaster, PA)
Label: Fat Possum
Flux Capacitor (Reading, PA)
Label: Flexion
Girlpool (Los Angeles, CA)
Label: Wichita
Homeless Gospel Choir (Pittsburgh, PA)
Into It. Over It. (Chicago, IL)
Label: Triple Crown
Jessica Lea Mayfield (Kent, OH)
Label: ATO Records
Kaki King (Brooklyn, NY)
Kississippi (Philadelphia, PA)
Label: Soft Speak Records
KOJI (Harrisburg, PA)
Label: No Cover
Run for Sound, Kool A.D. (of Das Racist)
(San Francisco, CA)
Listener (Fayetteville, AR)
Label: Mush Records
Lucy Dacus (Richmond, VA)
Label: Egghunt
Mannequin Pussy (Philadelphia, PA)
Label: Tiny Engines
Mike Greenfield of Lotus (Philadelphia, PA)
Milo (rapsmith) (Portland, ME)
Mimicking Birds (Portland, OR)
Label: Glacial Pace
The O'My's (Chicago, IL)
Potty Mouth (Northampton, MA)
Label: Planet Whatever
Restorations (Philadelphia, PA)
Label: Tiny Engines
This Will Destroy You (San Marcos, TX)
Label: Suicide Squeeze
Tigers Jaw (Scranton, PA)
Label: Run for Cover
Troller (Austin, TX)
Label: Holodeck
Trophy Scars (Morristown, NJ)
Label: Monotreme
Waxahatchee (Birmingham, AL)
Label: Merge Records

...and many more notable acts on the regional and national

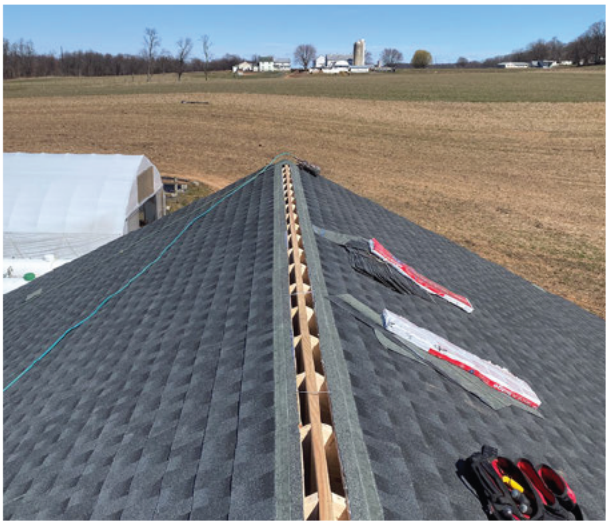
RGD BUILD & DESIGN EXAMPLES

HOUSE OF SUBTLE, LANCASTER, PA

SMUCKER HOUSE, QUARRYVILLE, PA

WATER'S EDGE, PEQUEA, PA

SAM'S HOUSE, QUARRYVILLE, PA

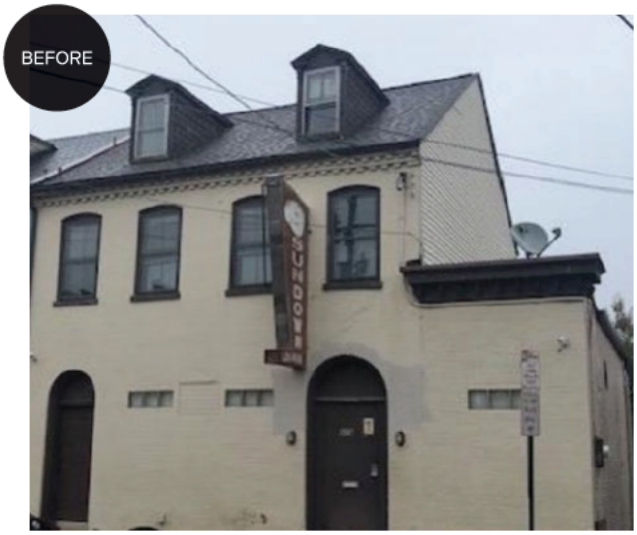


HUTCHINSON'S HOUSE, CONESTOGA, PA

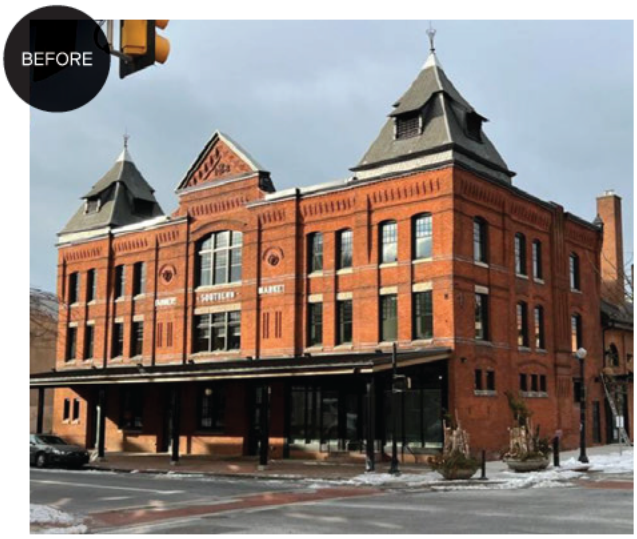
THE CABIN, LEOLA, PA

RGD PRELIMINARY DESIGN & CONCEPTS

THE SUNDOWN LOUNGE AKA THE STARLIGHT SALOON (2021)



HOUSE OF 81 MINDS, SOUTHERN MARKET RFP (2018)



IMMORTAL SWAN HOTEL, THE SWAN HOTEL (2018)

RGD ART & FILM EXAMPLES

MY TRUE CRIME STORY (SEASON 2), VH1, TV SERIES

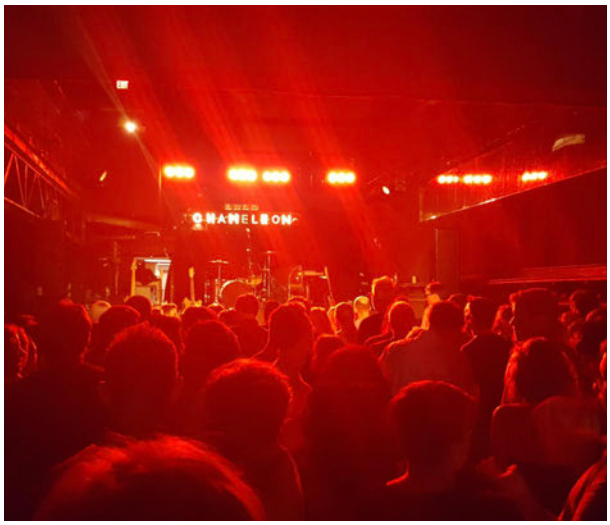
WHAT DOES YOUR HOME SAY ABOUT YOU?, WEST SHORE HOME COMMERCIAL

WHAT WILL YOU DO WITH $250?, PSECU COMMERCIAL

ANIMAL HOUSE PRODUCTIONS ENTERTAINMENT EXAMPLES

CHASTITY BROWN
TELLUS 360

WAXAHATCHEE
CHAMELEON CLUB



ANDREA GIBSON
TELLUS 360

CENTRAL CITY ORCHESTRA
LANCASTER CONVENTION CENTER

DJ SHOEYI
LANCASTER CONVENTION CENTER

ABOUT A MILLION
THE KALEDISCOPE

HOT JAM FACTORY
TRIODE STUDIOS

VICIOUS BLOSSOM
THE KALEDISCOPE

OPEN HOUSE PARTY
TRIODE STUDIOS

WAKE FESTIVAL

THE O'MY'S
THE VILLAGE

ECSTATIC DANCE
STATION ONE CENTER FOR THE ARTS

RICHARD J. PULEO, ESQUIRE

ATTORNEY | REAL ESTATE BROKER | VENTURE CAPITALIST

EDUCATION

B.A., Major Real Estate & Insurance
Penn State University (1977) - Top 10%
Law Degree,
California Western School of Law
San Diego, CA (1981) - Top 5%
Masters of Law in Taxation
Georgetown University Law School
Washington D.C. (1983) - Top 10%

PRODESSIONAL DESIGNATIONS

- Licensed Attorney (43+ years)
- Pennsylvania Real Estate Licensed Broker (Formerly 40+ years)

MEMBERSHIPS

- Legal counsel and on the Board of Titan Mercury Wrestling Club, (HQ, San Marino, CA)
- Co-founder (2001) Chairman of the Board (2008-2012), First Cornerstone Bank

OTHER ENDEAVORS

- Assistant Wrestling Coach Lampeter-Strasburg High School (PA)

CURRENT PORTFOLIO

- **Law Offices of Puleo & Gimpel, Phoenixville, PA** (Est. 2004, Law Firm, Partner, Co-Founder)
- **Lewisberry Partners, LLC** (Purchased 50 Townhomes in York, Pennsylvania, 2020)
- **Royal Cliff Grand Hotel, Pattaya, Thailand** A hotel development by CEO, Bryan Lindsey (2023, Part-Owner)
- **Signature Properties Group, LLC** (Founder and Co-Partner,Real Estate Brokerage Firm lists and sells commercial and residential properties as well as manages over 30 multi-use residential and commercial properties – Phoenixville, PA
- **Commercial Property Office** (Owner, 27 Nutt Road, Phoenixville, PA)
- **Nichols Mobile Home Park** (Co-Owner, Chester County, PA)
- **West End Mobile Home Park** (Co-Owner and Managing Partner, Franklin County, PA)
- **30 Acres, State College, PA** (Co-Owner, Investor, vacant land, held for commercial development)
- **5 Acres, Palm Springs, CA** (Co-Owner, vacant land held for development, 2022)
- **Residential parcel in Breckenridge, CO** on Quandary Peak (Held for investment)
- **SimpleBet**, Sports betting B2B development company (Investor and Co-Owner)
- **Weather-Shares, LLC** (Co-Founder and Managing Member) Invests in the stock market based on weather-related occurrences

REAL ESTATE RELATED EXPERIENCE - PERTINENT PROJECTS

- **Royal Cliff Grand Hotel, Pattaya, Thailand** A hotel development by CEO, Bryan Lindsey (2023, Part-Owner)
- **Morrison House Hotel, Old Town, Alexandria, VA** 1995-2006 (Purchased: $4.5 million 8 years later Sold:$14.4 million)
- **Director of Development for GF Hotels & Resorts**, 10-15 numerous hotels majority east coast, 1990s
- **Valley Forge Hotel & Convention Center, King of Prussia, PA** (Purchased along with other investors for $15 million, Sold for $49 million to developers of Valley Forge Casino Resort)
- **Green Hills Inn, Reading, PA** (Fine dining restaurant 6 years owned)
- **Continental Plaza, King of Prussia, PA** (Co-Partner & Developer of 10 office buildings (19,662 SQ/FT of Commercial office space) Purchased: $2.5 million, Sold: for over 9 million)
- **Vale Rio Diner, Phoenixville, PA** (Purchased and Co-Owned for 15 years; Sold to Walgreens: $3 million)
- **The Doylestown Brewery Company, Doylestown, PA** (Owner, 2015-2018)
- **10 acres, vacant land, Palm Springs, CA**. (Co-Purchased: $110,000, Sold 5 acres: $85,000 for development (2022)
- **3.9 acres of Land in West Lampeter Township**, was General Contractor for building our family's residential home in West Lampeter Township, PA (over 10,000 SQ/FT, 2009)

RICHARD J. PULEO is a business attorney, investor & developer. A candid and credible advisor offering notable legal and tax advice to companies and individuals in real estate and business transactions with high-ticket aggregate value, his private law firm, Puleo & Gimpel, is based in Chester County, Pennsylvania. Respected by colleagues in legal and accounting fields for wealth preservation, tax planning, and real estate-related transactions, with an astute insight into business value, Mr. Puleo has represented real estate development companies in every stage of the real estate cycle, residential and commercial, sales, and leasing.

Mr. Puleo obtained his B.A. in Real Estate and Insurance from Penn State University in 1977 where he received a varsity letter in wrestling. He earned his law degree from California Western School of Law in San Diego, CA in 1981. While working in the Disclosure Litigation Division at the IRS in Washington, D.C. he obtained his Masters of Law in Taxation from Georgetown University Law School in 1983. He graduated in the top 10% of his class at all three colleges.

In 1985, Mr. Puleo formed a law partnership, Senior, Puleo & Associates, where he and his then-partner Brett Senior represented high-net-worth individuals and professional athletes including two first-round draft picks to the NFL and other players from Penn State's 1986 National Championship Football team. In 2001, Mr. Puleo completed the formation of a state-chartered Bank, First Cornerstone Bank, which had branches in King of Prussia, Media, and Darby Pennsylvania. He also served as Chairman of the Board of Directors of First Cornerstone Bank until 2012.

The majority of Mr. Puleo's individual clients have personal assets in excess of $100 million. He has acted as counsel for privately owned companies whose sales exceeded $10 billion and other privately owned companies with assets above $150 million. A substantial number of Mr. Puleo's clients are also investors in many of his private investments. One of Mr. Puleo's most successful real estate investments resulted in investors receiving upwards of a 75% annualized return on their investment.

Mr. Puleo is currently the Trust Advisor to Family Trust with assets in excess of 30 million. During this time Mr. Puleo, either alone or with partners, has acquired, for less than 14 million dollars-- properties and/or mortgages in default, that collectively had institutional mortgages in place of more than 45 million dollars. Mr. Puleo has also completed a leveraged buy-out of a publicly traded company that had gross sales over $28 million.

For the last twenty years, Mr. Puleo has focused on the acquisition of distressed real estate, emerging new companies, venture capital opportunities, and the practice of Law. Mr. Puleo has owned interests in office buildings, industrial buildings, hotels, apartment complexes, golf courses, residential land, and raw land. The majority of his time is devoted to practicing law and overseeing the managers and partners of his real estate and company investments.

Mr. Puleo currently resides in Lancaster, Pennsylvania with his wife, Lorraine, and their two daughters. Their two older sons also reside in Lancaster, PA. He is the assistant Wrestling Coach at Lampeter-Strasburg High School and has front-row seats for all Penn State home wrestling matches.

RJP PROPERTY EXAMPLES

ROYAL CLIFF GRAND HOTELS, PATTAYA, THAILAND

VALLEY FORGE HOTEL & RESORTS, KING OF PRUSSIA, PA

GF HOTELS & RESORTS, EAST COAST

MORRISON HOUSE HOTEL, ALEXANDRIA, VA

GREEN HILLS INN, READING, PA

CONTINENTAL PLAZA, KING OF PRUSSIA, PA

LANCASTER GENERAL HOSPITAL

MAROTTA/MAIN
ARCHITECTS

THOUGHTFUL DESIGN, RIGOROUS PRACTICE

MAROTTA/MAIN Architects is a full-service firm providing architectural and interior design services for new construction, reuse and renovations + additions. In 2001 we established the firm in Lancaster, PA and have since opened additional locations in Chadds Ford and Sunbury, PA to better support those regional clients.

Our firm is deeply committed to providing personal level service to our clients in an efficient and transparent manner on all projects, regardless of size. We work with our clients' budgets as a design tool during each step of the decision process and share opinions of probable cost regularly during design to avoid surprises. We work with our clients and consulting engineers on cost reduction measures to help bring the project within budget. Our consultant coordination is comprehensive, helping to avoid change orders during construction.

Our practice of a collaborative, interactive design process, combined with the expertise and experience of the MAROTTA/MAIN Architects' team members have been the keys to our successfully delivering the most efficient, cost-effective solutions that delight our clients.

We believe that trust, common goals, purpose, thoughtful design, rigorous practice and open communication are the reasons why the majority of our clients repeatedly choose MAROTTA/MAIN Architects for their projects.

WHY MAROTTA/MAIN ARCHITECTS?

OUR FIRM SIZE + COMPOSITION

• Our firm size + composition allow us to be more efficient than others + provide personal level service
• We don't have a predetermined design style - we listen to you and incorporate what's important to you
• We use a client's project budget as a design tool during each step of the decision process and share opinions of probable cost regularly - avoids surprises
• We focus on cost reduction measures
• We are transparent with our clients and have open, honest conversations

THOUGHTFUL DESIGN / RIGOROUS PRACTICE

• We are passionate about quality control - avoids rework
• We are fastidious about consultant + construction document coordination
• We utilize best practices for project administration during construction
• We are diligent and transparent handling change orders

SERVICES

- Architectural Design
- Interior Design
- Educational Planning
- Facility + Feasibility Studies
- Master Planning

STAFF OF 35

- 8 - Registered Architects
- 5 - Interior Designers
- 5 - Architectural Candidates for Professional Registration
- 10 - BIM Technicians/Project Managers
- 3 - Project Administrators
- 2 - Business Administrators
- 1 - Development Professional
- 1 - Intern

OFFICE ADDRESSES

• 214 North Duke Street, Lancaster, PA 17602 (HQ)
• 6 Dickinson Drive, Suite 104, Chadds Ford, PA 19317
• 700 N 4th Street, Suite A, Sunbury, PA 17801

PHONE NUMBER

Lancaster studio (HQ) | 717.393.3211

CONTACT PERSONS

Donald Main, AIA,
Principal Architect, President
adm@marottamain.com

Christopher Peters
AIA, LEED AP BD+C, Associate Architect
crp@marottamain.com

Steve Funk
AIA, Project Architect
msf@marottamain.com

Connie King
AIA, ALEP, GGP, Associate Architect
cmk@marottamain.com

MAROTTA/MAIN
ARCHITECTS

DONALD MAIN, AIA

President, Principal Architect

Donald began his career in 1994, joining MAROTTA/MAIN Architects as a partner in 2001. His diverse architectural expertise in public and private sectors has fueled the studio's growth. Donald's design process emphasizes collaborative charrette-style workshops, ensuring unique outcomes. Specializing in K-12 and higher education, worship, commercial, and residential projects, he oversees all phases from design to construction. As managing principal, Donald leads strategic planning, master planning, and coordination of consultants.

EDUCATION

Bachelor of Architecture
Rhode Island School of Design - 1995

Bachelor of Fine Arts
Rhode Island School of Design - 1994

REGISTRATIONS

Registered Architect: Pennsylvania (2002), Delaware (2020), Maryland (2004), New Jersey (2004) and New York (2008)

NCARB Certified, 2003

MEMBERSHIPS

AIA American Institute of Architects

AIA–CAE Council on Architecture for Education

CEFPI Council of Educational Facility Planners International

CSI Construction Specifications Institute

ICC International Code Council

NTHP National Trust for Historic Preservation

PSBA Pennsylvania School Board Association

USGBC US Green Building Council

VOLUNTEER – LOCAL SERVICES

Board Chair - Historical Architectural Review Board (HARB) for the City of Lancaster

Board Member - LHANDS (Lancaster Housing and Neighborhood Development)

Advisory Member - Historic Preservation Trust of Lancaster County

PROJECT EXPERIENCE SAMPLE

- 214 N. Duke Street Studio Renovations
- Annie Bailey's Irish Pub
- Community Action Partnership of Lancaster County
- Crispus Attucks
- Grace Lutheran Church
- High Associates - various projects
- Pennsylvania Renaissance Faire
- Lancaster County Redevelopment Authority
  (overnight shelter at Otterbein United Methodist Church)
- Lancaster Early Education Center
- Lancaster General Hospital Parking Garage
- POUR Wine Bar + Restaurant
- Private Residences - numerous
- School District of Lancaster's
  - Fulton Elementary School
  - Reynolds Middle School
- St. James Episcopal Church
- St. John's Episcopal Church
- Thaddeus Stevens College of Technology
- Tellus 360
- The Barn at Paradise Station
- Wacker Brewing/Tap Room

MAROTTA/MAIN
ARCHITECTS

CHRISTOPHER PETERS

AIA, LEED AP BD+C

Secretary, Associate Architect

Christopher Peters, an architect since 2002, brings extensive experience in higher education, grade school, corporate, and institutional projects. As LEED coordinator at MAROTTA/MAIN Architects, he ensures efficient project coordination. His keen attention to detail benefits colleges, K-12 schools, public institutions, municipal projects, commercial buildings, and religious institutions, particularly in historic preservation. Previously in Raleigh, North Carolina, Christopher was involved in all design and construction phases, from concept to administration, before joining MAROTTA/MAIN Architects.

EDUCATION

Bachelor of Architecture
Penn State University - 2002

REGISTRATIONS

Registered Architect - Pennsylvania, 2008

NCARB Certified, 2008

LEED BD+C Professional, 2012

MEMBERSHIPS

AIA American Institute of Architects

USGBC US Green Building Council

VOLUNTEER – LOCAL SERVICES

Board Chair – Historical Commission for City of Lancaster

PROJECT EXPERIENCE SAMPLE

- 214 N. Duke Street Studio Renovations
- Cargas Offices
- Citronelle Restaurant
- CoreSource Offices
- East King Street Parking Garage
- High Associates - various projects
- Lancaster Airport Offices
- Mount Hope Winery
- Nissley Wine Shop
- Pennsylvania Renaissance Faire
- South Ann Concerned Neighbors
- St. Paul's Lutheran Church, York, PA

LEED AP BD+C

Christopher holds the LEED AP, BD+C designation.
Energy savings and sustainability are core competencies and practices in our building designs.

MAROTTA/MAIN
ARCHITECTS

M. STEVEN FUNK, AIA

Project Architect

Steve Funk, an architect since 1987, joined MAROTTA/MAIN Architects in 2023 after 21 years as a principal architect at LeFevre Funk Architects, Lancaster, PA. With prior roles in associate and project manager positions at Lancaster firms, Steve's diverse portfolio spans historic rehabilitation, commercial, medical, senior housing, residential, nonprofit, hospitality, and education projects. He's deeply committed to historic preservation, serving as Board Vice Chair for Lancaster City's Historical Commission. Steve engages in all design and construction phases, from concept to administration.

EDUCATION

Bachelor of Science in Architecture
Pennsylvania State University - 1987

REGISTRATIONS

Registered Architect - Pennsylvania (2018)

District of Columbia (1993)

NCARB Certified, 2018

Accredited Learning Environment Planner (ALEP), 2021

MEMBERSHIPS

AIA American Institute of Architects

VOLUNTEER – LOCAL SERVICES

Board Vice Chair – Historical Commission for City of Lancaster

Member - City of Lancaster Building Code Board of Appeals

Member - International Code Council

Past Chair - City of Lancaster Historical Architecture Review Board

Past Director - Keystone Business Alliance,
Central PA's LGBT Chamber of Commerce

PROJECT EXPERIENCE SAMPLE

- 101NQ - Adaptive Reuse of Bulova, Lancaster, PA*
- Christian Street Court, Lancaster, PA*
- Community Action Partnership of Lancaster County - New Offices, Lancaster, PA*
- **Keppel Building** - Mixed Use, Lancaster, PA*
- Lancaster County Redevelopment Authority (overnight shelter at Otterbein United Methodist Church)
- **Steeple View Lofts** - Mixed Use (Senior Living and Commercial) Lancaster, PA*
- Susquehanna Association for the Blind and Vision Impaired Lancaster, PA*
- Urban Place - Historical Rehab and Adaptive Reuse at Kerr Glass, Lancaster, PA*

Bolded projects received Federal Historic Rehabilitation Investment Tax Credits

*Prior firm experience

MAROTTA/MAIN
ARCHITECTS

CONNIE KING, AIA, ALEP, GGP
Vice President, Associate Architect

Connie King, an architect since 1994, boasts a diverse portfolio spanning private and public education, healthcare, residential, worship, nonprofit, and commercial projects. With extensive experience collaborating with various construction industry stakeholders, including municipalities and regulatory bodies, Connie's background includes work with a Lancaster firm, as a sole proprietor, and with her family's construction company. At MAROTTA/MAIN Architects, she contributes to all stages of design and construction, from concept to administration.

EDUCATION

Master in Architecture
North Carolina State University - 1994
Bachelor of Science in Interior Design
Drexel University - 1991

REGISTRATIONS

Registered Architect - Pennsylvania (2000)

Green Globes Professional (GGP), 2016

Accredited Learning Environment Planner (ALEP), 2021

MEMBERSHIPS

AIA American Institute of Architects

GBI Green Building Initiative

VOLUNTEER – LOCAL SERVICES

AIA Pennsylvania Interior Design Licensure Committee

Manheim Township PA UCC Board of Appeals

Lancaster Lebanon IU13, Student Enrichment Experience (SEE) Volunteer

A4LE Chesapeake Bay Delaware Valley Board Member

PROJECT EXPERIENCE SAMPLE

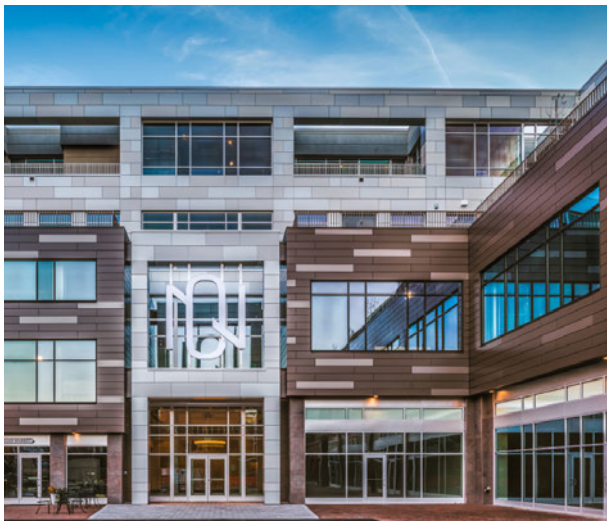
- 214 N. Duke Street Studio Renovations
- Bent Creek Country Club
- Boys + Girls Club of Lancaster
- Brethren Housing
- Building Industry Association
- Central PA Bloodbank
- Fulton Bank Penn Square, other locations
- High Associates - various projects
- Historic Rock Ford
- Lancaster County Housing Authority
- Lancaster Early Education Center
- North Museum of Nature & Science
- Pennsylvania Renaissance Faire
- Rachel's Cafe & Creperie
- School District of Lancaster's
  - Fulton Elementary School
  - Reynolds Middle School
  - Numerous other SDoL schools
- Shirk Boarding House
- St. James Episcopal Church
- St. John's Episcopal Church

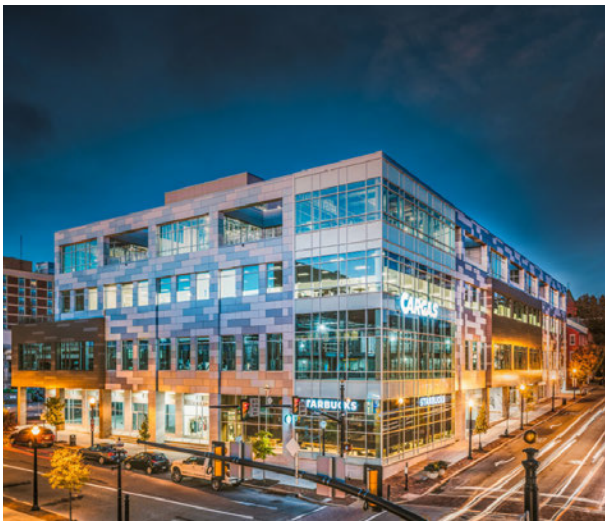
GREEN GLOBES

ALEP

MAROTTA/MAIN ARCHITECTS LANCASTER PROJECT EXAMPLES

101 N. QUEEN, LANCASTER, PA





THE KEPPEL BUILDING, LANCASTER, PA

STEEPLE VIEW LOFTS, LANCASTER, PA

MAROTTA/MAIN ARCHITECTS

URBAN PLACE, LANCASTER, PA

CITRONELLE RESTAURANT, LANCASTER, PA

HISTORIC ROCK FORD, LANCASTER, PA

THE CONSTRUCTION TEAM

DANIEL OTT
OWNER, PRESIDENT/CEO

MARK MULLINS
SR. PROJECT MANAGER

ROB MURPHY
PROJECT MANAGER

D. OTT CONSTRUCTION

D.Ott Construction is a beacon of excellence in the construction industry of Lancaster, Pennsylvania. Our team is a full-service contracting and construction management firm consisting of designers, project managers, engineers, carpenters, and builders known in the community for their expertise in new commercial construction, historic property preservation, restaurant business, and commercial renovation projects.

As a design-builder, D. Ott Construction manages all aspects of the project, from design and planning to construction and completion. This single-source approach ensures seamless coordination, streamlined communication, and unparalleled accountability, resulting in a stress-free experience for our clients with on-time completion.

From initial concept to project completion, whether making renovations for an existing property or planning a new project, D. Ott Construction offers a comprehensive range of services tailored to meet the unique needs of each client. Our highly skilled team utilizes a diverse array of resources, coupled with unparalleled expertise, to deliver cost-efficient projects without compromising on quality or craftsmanship. Our experience, and understanding of the details associated with complex projects, the limits of infrastructure changes, to full-scale renovations and new construction, separate us from the rest.
Throughout every phase of the project, D. Ott Construction serves as a trusted advocate for our clients in the Lancaster Community, guiding them through the complexities of design, permitting, and construction. Our team immerses itself in each project, blending education with hands-on experience to ensure the highest standards of construction are met.

Whether building from the ground up or renovating a space in an existing structure, D. Ott Construction brings the skills needed to tackle any project for our clients. We get it done.

CLIENTS INCLUDE

Woodstream Corporate Offices, Lancaster, PA
New Holland Coffee, Lancaster, PA
New Holland Coffee, Lititz, PA
Our Town Brewery, Lancaster, PA
Excelsior, Lancaster, PA
The Intel, Zamagias Properties, Lancaster, Pa
Hempfield Botanicals, Lancaster, PA
Majik Rent-to-Own, Columbia, PA
Coleson Fine Clothing, Lancaster, PA
Rebath, Lancaster, PA
3 West Productions, Lancaster, PA
C'est la Vie, Lancaster, PA
Issei Noodle Restaurant, Lancaster, PA
Community First Fund, Lancaster, PA

COMMERCIAL

Retail Stores
Offices
Hospitality
Commercial
Restaurants
General Maintenance

NEW CONSTRUCTION

Schematic Designs
Modern
Bump Outs
General Contracting
Build & Design Concepts
Design Development
Second Story Additions
Commercial

D. OTT CONSTRUCTION EXAMPLES

WOODSTREAM CORPORATE OFFICE HQ, LANCASTER, PA

THE INTEL, ZAMAGIAS PROPERTIES, LANCASTER, PA

COMMUNITY FIRST FUND, LANCASTER, PA

D. OTT CONSTRUCTION EXAMPLES

NEW HOLLAND COFFEE, LITITZ, PA

NEW HOLLAND COFFEE, LANCASTER, PA

OUR TOWN BREWERY, LANCASTER, PA

D. OTT CONSTRUCTION EXAMPLES

ISSEI NOODLE, LANCASTER, PA

C'EST LA VIE, LANCASTER, PA

MAJIK, LANCASTER, PA

PROJECT OVERVIEW : PLANS, TIMELIME, & FINANCES

Developers, Ryan Gabriel Davis and Richard J. Puleo propose an 8.7 million dollar project to the Lancaster Convention Center Authority as their Request For Proposal of The Swan Hotel (101 South Queen Street) Property. The proposal presented by Mr. Davis and Mr. Puleo offers a $12,000 bid for the historic Swan Hotel (property shell) of 6,000 SQ/FT in an as-is condition. The offer is contingent upon a rear expansion and a discussion of air rights. The success of this project depends on the permission to add the rear expansion. Otherwise, it is simply a renovation project with no potential for viability. The developers believe an expansion to the rear and/or air rights is essential to the economic success of the project and necessary for the transaction. If air rights were accepted as part of the expansion, the purchase price would escalate accordingly. Depending on the allowed increase in the size of the expansion granted for new construction, the developers may consider increasing their original purchase offer. The timeline of Phase 3 forecasts will be shifted until an agreement has been reached.

The developers have envisioned seven different ways to build and utilize the property. Phase 1 and 2 is the Historic Swan property. The commercial space is part of Phase 2. Phase 3 is the new construction for the Swan Hotel which is 20-25 hotel rooms with 20-26 additional studio apartments.

Model 1 for Phase 1 & 2 as seen in the forecasts is the developers' first choice for the Historic Swan property which operates as a bar and restaurant with 6 studio apartments. Other options include hotel lodging instead of studio apartments, a 2nd-floor mezzanine with additional dining and entertainment space, or a build-to-suit lease for the ground-floor commercial space.

If the initial proposal as seen in this booklet was accepted, developers would move forward with the sale of the property in June 2024 as follows

---

PHASE 1 : HISTORIC SWAN PROPERTY

[redacted]

PHASE 2 : HISTORIC SWAN PROPERTY

[redacted]

[redacted]

PHASE 3 : THE SWAN HOTEL & APARTMENTS

[redacted]

[redacted]

[redacted]

[redacted]

ADDITIONAL INFORMATION

We will use the traditional, or waterfall, style of project management for delineation and progression through the 3 phases of development. Within each phase, the close relationships between developers, builders, and architects will allow us to utilize agile project management.

D. OTT Construction is the proposed construction team on this project. Marotta/Main Architects are the proposed architectural team for this project. Marotta/Main Architects is to guide the development team throughout the construction process, implement sustainable building practices, and uphold historic preservation and historical renovation standards. Further description of how the team will operate can be found in the **Team & Experience** Chapter of this proposal.

[redacted]

Developers intend to apply and use qualifying federal, state, county, and city tax credits, eligible grants, and sources of funding throughout this process, project, development, and operation of the business. Further explanation of the financial aspects of this project can be found in the **Financial Forecasts** and **Financial Sources & Uses** Chapters.

The Swan Hotel is as a prime location in the heart of Lancaster City. The developers anticipate to have a flux of clientele crossovers between Lancaster Convention Center's conferences and events, the Southern Market clientele, and out-of-town tourism interests.

Overall this project is in line with the City Of Lancaster's Comprehensive Plan's following systems: Strengthening Neighborhoods & Housing (SNH), Expanding Economic Opportunity (EEO), Growing Greener (GG), Building Community & Capacity (BCC).

FINANCIAL FORECASTS

We have envisioned 7 different ways to build and utilize this space. Phase 1 and 2 is the Historic Swan property. The commercial space is part of Phase 2. Phase 3 is the new construction for the Swan Hotel which is [redacted]

Other financial forecasts are available upon request.

Financial projections are as accurately stated as possible with contingencies, working capital, and construction costs buffers included in the proforma.

Guidance on financial forecasts was assisted by investee, Richard J. Puleo, Dan Beck, Vice President of Community First Fund; Kali Karomfily, Relationship Manager of Lancaster EDC; financial analyst Evan Muchai, Principal of Union Square Partners; David Gress, financial analyst; Fritz Hubig, Owner of District Real Estate commercial developers; Shannon Maldonado, Owner/Founder of Yowie Hotel Philadelphia; John Traynor, Founder/COO of Harrisburg Midtown Arts Center; Fritz Gomez, former Founder/Owner of Rock N'Roll Hotel in DC; Marilyn Berger Shank of Marilyn Berger Real Estate; Rich Ruoff, former Founder/Owner of Chameleon Club; Gregg Barley, Owner of Phantom Power; Dean Oberholtzer, Owner of The Belvedere Inn, C'est La Vie, Josephine's Downtown, and 401 Prime; Greg Keasey of Spring House Brewery; and many more business owners of local bars, restaurants, and venues in Lancaster City & County.

HISTORIC SWAN STUDIO APARTMENTS
PHASE 1: MODEL 1 FORECASTS

Revenue

[redacted]

Expenses

Financing

[redacted]

Projected Profit & Loss (1 of 2)

[redacted]

Projected Profit & Loss (2 of 2)

[redacted]

Projected Balance Sheet

[redacted]

Projected Cash Flow

[redacted]

HISTORIC SWAN BAR
PHASE 2 : MODEL 1 FORECASTS

Revenue

[redacted]

Direct Costs (1 of 2)

[redacted]

Direct Costs (2 of 2)

[redacted]

Personnel (1 of 2)

[redacted]

Personnel (2 of 2)

[redacted]

Expenses (1 of 2)

[redacted]

Expenses (2 of 2)

[redacted]

Assets

[redacted]

Financing

Projected Profit & Loss (1 of 4)

[redacted]

Projected Profit & Loss (2 of 4)

[redacted]

Projected Profit & Loss (3 of 4)

[redacted]

Projected Profit & Loss (4 of 4)

[redacted]

Projected Balance Sheet

[redacted]

Projected Cash Flow

THE SWAN HOTEL & APARTMENTS
PHASE 3 FORECASTS

Revenue

Direct Costs

[redacted]

Personnel

Expenses (1 of 2)

[redacted]

Expenses (2 of 2)

[redacted]

Financing (1 of 2)

[redacted]

Financing (2 of 2)

[redacted]

Projected Profit & Loss (1 of 3)

[redacted]

Projected Profit & Loss (2 of 3)

[redacted]

Projected Profit & Loss (3 of 3)

[redacted]

Projected Balance Sheet

[redacted]

Projected Cash Flow

[redacted]

FINANCIAL SOURCES & USES

PHASE 1 : HISTORIC SWAN PROPERTY : SIX STUDIO APARTMENTS (2,800 SQ/FT)

[redacted]

TOTAL PROJECT COSTS $626,074.00

PHASE 2 : COMMERCIAL SPACE: SWAN BAR/RESTAURANT HISTORIC SWAN PROPERTY (3,200 SQ/FT)

[redacted]

TOTAL PROJECT COSTS $1,660,290.00

PHASE 3 : SWAN HOTEL & APARTMENTS ADDITION (21,000 SQ/FT)

[redacted]

***PHASE 3 TOTAL PROJECT COSTS: $6,465,685**

*Numbers dependent on the approval of size for addition. Currently, new construction is being proposed at the largest square foot model.

PHASES 1 - 3 TOTAL PROJECTION COSTS $8,752,049

SOURCES OF CAPITAL

INVESTMENT

RYAN GABRIEL DAVIS:	$10,000.00 INVESTMENT
RICHARD J. PULEO:	$896,507.00 INVESTMENT
PHASE 1, MODEL 1:	$93,911.00 [redacted]
PHASE 2, MODEL 1:	$102,908.00 [redacted]
PHASE 3:	$332,894.00 [redacted]
TOTAL FUNDS FROM INVESTORS	**$906,507.00**

FINANCIAL INSTITUTION

[redacted]

TOTAL LOAN VALUE:	**$7,845,542.00**
TOTAL USES:	**$8,752,049.00**

ADDITIONAL SOURCES OF FUNDING, TAX CREDITS & RESOURCES

We have confirmed a portion of the qualifying federal, state, county, and city tax credits, eligible grants, and sources of funding for the scope of this project. We intend to apply for the various funds and resources applicable throughout this process, project, development, and operating of the business. Depending on how the project is structured we can utilize and combine new market tax credits, affordable tax credits, grants, and more.

ADDITIONAL QUALIFYING LOANS

[redacted]

More qualifying federal, state, and county loans to be discussed.

ADDITIONAL QUALIFYING FUNDING

[redacted]

[redacted]

ELIGIBLE GRANTS

[redacted]

More grant opportunities to be discussed.

QUALIFYING TAX CREDITS

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

QUALIFYING TAX EXEMPTIONS

[redacted]

More qualifying tax exemptions to be discussed.

PROOF OF FINANCIAL CAPACITY

STATEMENT OF FINANCIAL CAPACITY

Dear Lancaster Convention Center Authority,

I am a real estate agent with Scope Commercial Real Estate and previously was a real estate agent with Marcus and Millichap. Approximately, five years ago I successfully sold an apartment complex for Rich Puleo and his wife, Lorraine in Chester County, PA for approximately $4,000,000.00 (Four Million U.S. Dollars).

After that sale, I also brokered for Rich and his wife's purchase whereby they purchased 50 Townhouses in York, Pennsylvania for over $10,000,000.00 (Ten Million U.S. Dollars). I have known Rich and his wife for approximately eight years, and they have been excellent clients to work with and have a diversified portfolio of real estate investments throughout the United States.

Thanks,
Fahd Malik
Director, SCOPE
E: fahd.malik@scopecre.com

STATEMENT OF FINANCIAL CAPACITY

This message is intended for
Kevin Malloy, Executive Director of Lancaster County Convention Center Authority

Confirming that when I worked at Marcus and Millichap in 2019, Rich Puleo successfully closed on an approximate $8MM loan amount to purchase 50 townhomes in Lewisberry, PA that Marcus and Millichap handled the sale and secured the financing.

Please let me know if you'd like me to provide any further details

Thanks,

Matthew Rosenburg
Managin Director, SCOPE Capital Group
Direct: (215) 840-7182 | Email: matthew@scopecapitalgroup.com

REFERENCES

RYAN GABRIEL DAVIS

K Foley, The Loop (Founder, Executive Director)
Direct: (717) 715-9544 | Email: karenfoley@live.com

John Traynor, Harrisburg Midtown Arts Center (Founder, COO)
Direct: (717) 701-6199 | Email: jt@hbgarts.com

Xavier Garcia-Molina, Outreach Specialist, National Forest Service,
(Former City-Councilman, Chair of Public Safety)
Direct: (717) 406-6645 | Email: Xaviervmolina@gmail.com

RICHARD J. PULEO

William Stahl, Abstract Associates (Supervisor)
Direct: (717) 581-5841

David Wymer, VALIC Financial Advisors (Financial Advisor)
Direct: (484) 269-7700

Anne Lusk, Lusk & Associates Sotheby's International Realty (Owner)
Direct: (717) 271-9339

Tony D' Antonio, Victory Bank, (Senior Vice President)
Office: (610) 948-9000

MAROTTA/MAIN ARCHITECTS

101NQ Building, Downtown Lancaster
David Martens, (President) Zamagias Properties (101NQ Developer)
Direct: (412) 606-4969 | Email David.Martens@zamagias.com

Historical Building, Downtown Lancaster
Rev. David Peck, (Rector) Saint James Episcopal Church
Direct: (717) 397-4858 | Email: rector@saintjameslancaster.org

Matt Przywara, School District of Lancaster (Assistant Superintendent)
Direct: (717) 291-6129 | Email: mrprzywara@sdlancaster.org

OTT CONSTRUCTION

We ultimately look to respect our client's time and identities in a big way.
If the proposal is awarded, we can provide a call for references.

VICTORY BANK

Fulfill Your Dreams

April 1, 2024

Richard Puleo
140 Woodfield Crossing
Lancaster, PA 17602

Re: Lancaster City Planners

To whom it may concern:

I have had a banking and lending relationship with Richard for over twenty years and in that time he has handled all his accounts as agreed.

Should you have any questions please let me know.

Sincerely,

Tony D'Antonio
Senior Vice President

610-948-9000 • 548 N. Lewis Rd., Limerick, PA 19468 • VictoryBank.com

Member FDIC

LETTER OF SUPPORT | WEDNESDAY, MARCH 27TH, 2024

Lancaster County Convention Center Authority
Attn: Kevin R. Molloy, Executive Director
25 South Queen Street
Lancaster, PA 17603

Dear members of the Lancaster Convention Center Authority,

I trust this correspondence finds you well. I am writing to convey my wholehearted support for Mr. Ryan and his latest enterprise, The Swan Hotel, located in Lancaster City. Over the course of the past decade, I have had the honor of cultivating a professional relationship with Ryan Davis, collaborating closely on various ventures. Through this partnership, I have developed a profound admiration for his visionary leadership, creative acumen, and unwavering dedication to fostering community cohesion through the arts.

In my capacity as the proprietor of the Harrisburg Midtown Arts Center, I have had the privilege of engaging in numerous joint initiatives with Ryan, all aimed at nurturing cultural exchange and artistic expression. Throughout our professional association, Ryan has consistently demonstrated a forward-thinking approach, pioneering innovative concepts, and exhibiting a remarkable ability to inspire and mobilize others through his imaginative endeavors. His proactive initiatives, such as his astute talent scouting and proactive efforts to introduce a nightclub to Lancaster prior to the pandemic, underscore his keen aptitude for identifying and capitalizing on emerging trends.

Among Ryan's most admirable qualities is his resilience. Possessing an innate drive to overcome challenges and translate vision into reality, he exemplifies an unwavering commitment to the arts and a steadfast dedication to curating meaningful experiences for both artists and audiences alike.

I am unequivocally convinced that Ryan's boutique arts hotel will achieve resounding success, serving as a vibrant epicenter for creativity, collaboration, and community engagement within Lancaster City. With Ryan at the helm, I am confident that The Swan Hotel will not only enrich the local cultural landscape but also significantly contribute to The economic vitality and social fabric of the Lancaster community.

In conclusion, I extend my wholehearted endorsement of Ryan Davies and his endeavors, eagerly anticipating the positive impact that The Swan Hotel will undoubtedly yield upon Lancaster City and its surrounding environs. Please do not hesitate to reach out should you require any further assistance or support as Ryan Davis embarks upon this exhilarating new venture.

Warm regards,

John Traynor
Harrisburg Midtown Arts Cenet (HMAC) - Founder - COO
jt@hbarts.com | 717-701-6199

LETTER OF SUPPORT | WEDNESDAY, MARCH 26TH, 2024

Lancaster County Convention Center Authority
Attn: Kevin R. Molloy, Executive Director
25 South Queen Street
Lancaster, PA 17603

Dear Lancaster Convention Center Authority,

I am writing to express my enthusiastic support for Ryan Davis's involvement in the hotel and residential development project in Lancaster City. Having had the privilege of witnessing Ryan's dedication and innovative leadership firsthand, I am confident that he would be an invaluable asset to this endeavor.

Ryan has been deeply committed to addressing the issue of affordable housing in Lancaster City for quite some time. His passion for creating sustainable solutions and his unwavering dedication to improving the lives of residents have been evident in every project he undertakes. His innovative approach to tackling complex challenges sets him apart as a leader in our community. Moreover, Ryan's track record of successful and progressive projects in Lancaster City over the past decade speaks volumes about his ability to navigate the intricacies of development while prioritizing the needs of the community. His vision for the city's future aligns perfectly with the goals of this development project, and I trust that his involvement will pave the way for even more transformative initiatives in the years to come.

In conclusion, I wholeheartedly believe that Ryan Davis would be an amazing fit for this development project. His leadership, passion, and dedication make him the ideal candidate to spearhead such a critical endeavor. Please feel free to reach out to me if you require any further information or support regarding Ryan's qualifications.

Thank you for considering Ryan for this opportunity. I am eager to see the positive impact he will undoubtedly make on this project and this community as a whole.

Frederick Hubig
Owner, OFFMARKETUSA
fritz@districtreal.com | 202-907-3733

LETTER OF SUPPORT | WEDNESDAY, MARCH 27TH, 2024

Lancaster County Convention Center Authority
Attn: Kevin R. Molloy, Executive Director
25 South Queen Street
Lancaster, PA 17603

Dear Lancaster Convention Center Authority,

I am writing to express my support for Ryan Davis's endeavor to create and operate a boutique hotel at the Swan Hotel in Lancaster. Having followed Ryan's journey closely over the past six years, I can attest to his unwavering dedication, innovative spirit, and tireless efforts in bringing this vision to life.

Ryan's passion for transforming the Swan Hotel into a boutique experience has been evident in every conversation we've had and in the actions he's taken. His commitment to this project has taken him all over the country, where he has studied similar ventures and met with owners who have successfully executed comparable projects. His extensive research and hands-on approach demonstrate his thorough understanding of the industry and his determination to ensure its success.

What truly sets Ryan apart is his progressive mindset and his ability to envision possibilities that others might overlook. His plan to create a unique venture and artistic experience for tourism in Lancaster City speaks volumes about his innovative thinking and his desire to contribute to the cultural and economic development of our community. I know that under Ryan's leadership, the Swan Hotel will become not only a destination for travelers but also a beacon of creativity and inspiration for our city.

Furthermore, Ryan's involvement in this project has the potential to continue the transformation in the southeast district of Lancaster. His creative vision and entrepreneurial spirit make him well-suited to play a leading role in shaping the future landscape of our city.

In conclusion, I wholeheartedly endorse Ryan Davis's proposal to create and operate a boutique hotel at the Swan Hotel. His dedication, creativity, and innovative approach make him the ideal candidate to bring this project to fruition. I am confident that his involvement will not only elevate the hospitality industry in Lancaster but also enrich the cultural fabric of our community.

Thank you for considering Ryan's proposal. I am excited about the positive impact his venture will undoubtedly have on our city and its residents.

Sincerely,

Andrew Silvius, Owner and CEO
ESOarts LLC, 317 N Queen Street, Lancaster, PA
info@esoartslanc.com | 717-327-7786

LETTER OF SUPPORT | WEDNESDAY, MARCH 25TH, 2024

Lancaster County Convention Center Authority
Attn: Kevin R. Molloy, Executive Director
25 South Queen Street
Lancaster, PA 17603

Dear Lancaster Convention Center Authority,

I am writing to express my support for Ryan Davis and his ambitious venture to create a mixed-use boutique hotel and entertainment space in Lancaster. As someone who has had the privilege of knowing Ryan for quite some time, I can attest to his remarkable talents, unwavering dedication, and unparalleled passion for innovation.

Ryan is undeniably one of the most disciplined and dedicated individuals I have ever had the pleasure of working with. His commitment to goal setting and his relentless pursuit of excellence set him apart as a true visionary and leader in our community. Whether it's as an event producer, builder, interior designer, or art director for national television, Ryan approaches every endeavor with a level of dedication and precision.

Ryan's impressive accomplishments speak volumes about his talents and entrepreneurial spirit. Having built seven homes and successfully running multiple businesses before the age of 30, he is a true go-getter who thrives on challenges and pushes the boundaries of what is possible. His ability to adapt and excel in diverse fields is a testament to his versatility and tenacity as an individual.

What truly sets Ryan apart is his innate ability to anticipate and address the needs of our community with innovative solutions. During the pandemic, he took it upon himself to create an affordable housing program, demonstrating his unwavering commitment to serving those in need and making a positive impact on society.

Ryan Davis has always been ahead of his time when it comes to identifying and pursuing projects the type of projects that Lancaster is now seeking. His visionary approach and keen understanding of the local community make him the perfect candidate to spearhead the development of a mixed-use boutique hotel and entertainment space in Lancaster. As a local, Ryan has a deep-rooted connection to the community and an intimate understanding of its needs and aspirations.

In conclusion, I believe that Davis is the ideal individual to bring this ambitious project to fruition. His unmatched work ethic, innovative mindset, and deep-seated commitment to our community make him the perfect fit for this endeavor. I have no doubt that under his leadership, this project will not only thrive but also serve as a catalyst for positive change and economic growth in Lancaster.

Thank you for considering Ryan for this opportunity. I am confident that his involvement will yield exceptional results and leave a lasting impact on our community for years to come.

Chris Caldwell

Chris Caldwell
Partner - Hush Money Bikes
chris@hushmoneybikes.com | 717-682-2008

SIGNATURES OF SUPPORT

JUSTIN ANG
The Belvedere Inn, Josephine's,
C'est La Vie, 401 Prime, Partner
justin@vescor.com

CHRISTINA RICHARDSON
Limitless Lancaster, Owner
321cwr@gmail.com

HUNTER JINKS/KURTZ
Assistant General Manager
Southern Market
(717) 575-3936
hunterkurtz@eventimpact.net

JOE MCDONALD
Doughhead Waffles, Co-Owner
Southern Market
Direct: (717) 743-8701
joemcdonald713@gmail.com

ANGELA THOMAS
X Marks the Spot, Owner
Southern Market
latise99@gmail.com

GABRIEL MARTINEZ
Noodle King, Manager
Southern Market
(717) 943-8061
gabriel.martinez1518@icloud.com

SAI NU
Akhi Sushi, Owner
Southern Market
(717) 341-8178
greenforfriends@gmail.com

DESIREE BUITRAGO
Mekatos Eatery, Owner
Southern Market
(717) 917-5979
dbuitrago4565@gmail.com

JESSICA BARBERA,
Library & Information Specialist
Lancaster History Museum
jessica.barbera@lancasterhistory.org

BUSHRA FAKIER
Flavors of Morocco , Owner
Southern Market
(717) 606-5526
bushrafakier@gmail.com

MIKE MCKINNELL
Cozy, Owner
Southern Market
mmckinnell2009@gmail.com

MOHAMMAD KHILO
Layali El Sham, Owner
Southern Market
(717) 344-6796
mo.salahkhilo@gmail.com

SARAH GINGRICH
Create Karma, Founder
(717) 578-6266
sarahyukie@gmail.com

K. FOLEY
The Loop, Founder
(717) 715-9544
karenfoley@live.com

JARA POTTS
Sales & Event Manager
Ecklin Events
(717) 824-2955
jara@ecklinevents.com

ADDENDUM

While researching the history of The Swan Hotel we disclosed our plans with LancasterHistory. They inspired us to dedicate one of our themed hotel rooms as a recreation of an 1830s Swan Hotel room. We will consult with the LancasterHistory Museum on historical accuracy and era-specific elements.

The LancasterHistory Museum's grand opening of The Thaddeus Stevens & Lydia Hamilton Smith Center for History and Democracy is slated for 2025. Located directly across the street from The Swan Hotel, our historic suite is a living tribute and companion to their tour offerings.

LancasterHistory

WORKS CITED

Hubley, Rosana. "Rosana Hubley's Cookery Book." Rosana Hubley's Cookery Book, 1815. Provided by Lancaster History Museum. Accessed March 9th, 2024.

Harris, Bernard. "Renovation at the Swan Hotel." Lancaster New Era, Page-14, 08/26/1978. Lancaster Online Newspapers. Accessed April 10th, 2024.

Christopher, Lisa. "Swan will fly a new course." Sunday News, B-10, 4/04/1990. Provided by Lancaster History Museum. Accessed March 9th, 2024.

Harris, Bernard. "A new life for two historic hotels." Lancaster New Era, A-1, 05/03/2000. Provided by Lancaster History Museum. Accessed March 9th, 2024.

Harris, Bernard. "Chamber take role in rehab of Swan." Lancaster New Era, B-1, B-2, 09/31/2000. Provided by Lancaster History Museum. Accessed March 9th, 2024.

Author Unknown. "Back then, it was the high-flying swan." Sunday News, B-2, 03/11/2001. Provided by Lancaster History Museum. Accessed March 9th, 2024.

Bennawit, John. "History of the Swan Hotel." Lancaster Heritage Outlook, Volume 8, Spring 2006. Provided by Lancaster History Museum. Accessed March 9th, 2024.

Smedick, Tim. "Update: Stevens-Smith Historic Site." Lancaster Heritage Outlook, Spring 2006. Provided by Lancaster History Museum. Accessed March 9th, 2024.

Harris, Bernard. "Clean-up of the Swan Hotel site gets under way." Intelligence Journal/Lancaster New Era, 01/13/2012. Lancaster Online Newspapers. Accessed April 10th, 2024.

THE
SWAN
HOTEL