

**Rider Musser Development LLA Progress Report  
From D. Kelly Phipps, President, Rider Musser Development LLC**

In 2013, when the chair of the Messiah College trustee finance committee recruited me to assume the leadership of this project, he offered this important motivation: “This project is vital to the future financial vitality of Messiah College.” The goal in developing the Rider and Musser (and Mummau) land tracts for both residential and commercial use is to develop a recurring stream of non-tuition dependent revenue to lower the future operations costs of the College and to help keep tuition affordable for students.

For the past 12 months, the progress on “Oakwood Hills” has been steady, but slow; sure, but not so evident to the casual bystander. We have finalized the concepts and are now completing the design of our apartment buildings and related infrastructure. We have met with, negotiated, and planned progress with Penn DOT, Department of Environmental Protection, Upper Allen Township officials, and Cumberland County officials. We have initialized financing packages with several local banks, and I have met with Messiah College students from the Collaboratory as they participate with project engineers to identify and provide a safe point and mode of access for students to walk from the campus to the

Oakwood Hills commercial development (which will likely contain some combination of restaurant, convenience stores, a bank and other businesses).

Additional updates will be available later this spring at [www.ridermusser.com](http://www.ridermusser.com).