



THE MAGELLAN

108 SOUTH MAIN STREET



PRESENTATION TO
PORT CHESTER IDA
MARCH 9, 2022



PROJECT PARTNERS



RALPH E. ROSSI, P.E.
MANAGING MEMBER

A LIFELONG WESTCHESTER RESIDENT, RALPH HAS OVER 28 YEARS OF CONSTRUCTION, REAL ESTATE INVESTMENT, DEVELOPMENT AND PROPERTY MANAGEMENT EXPERIENCE

RALPH IS THE FOUNDER OF RMA DEVELOPMENT, A LOCAL REAL ESTATE DEVELOPMENT AND MANAGEMENT COMPANY FOCUSED ON OPPORTUNISTIC REAL ESTATE DEVELOPMENT PROJECTS, VALUE-ADD TURNAROUND PROJECTS AND THE DEVELOPMENT AND MANAGING OF LUXURY RENTAL APARTMENTS.

RALPH MOST RECENTLY DEVELOPED THE LOMBARDI, A 50-UNIT, LUXURY MIXED-USE RENTAL BUILDING LOCATED IN NEW ROCHELLE, NY AND DIRECTED THE CONSTRUCTION MANAGEMENT FOR THE ROCKWELL, A \$60 MILLION-DOLLAR MIXED USE DEVELOPMENT CONSISTING OF 116 RESIDENTIAL UNITS AND OVER 20,000 SF OF RETAIL ALSO LOCATED IN NEW ROCHELLE.

IN ADDITION TO THE MAGELLAN PROJECT, RMA IS PREPARING CONSTRUCTION ON ITS BOUTIQUE 39-UNIT DEVELOPMENT CALLED THE RIVERSIDE LOCATED ON THE HUDSON RIVER IN THE VILLAGE OF CROTON-ON-HUDSON.

RALPH HOLDS A B.S. IN MECHANICAL ENGINEERING FROM MANHATTAN COLLEGE AND M.S. IN ENVIRONMENTAL ENGINEERING & MANAGEMENT FROM CORNELL UNIVERSITY. EARLY IN HIS CAREER, RALPH AUTHORED AND TAUGHT VARIOUS COURSES AT THE NEW YORK UNIVERSITY (NYU) REAL ESTATE INSTITUTE WHILE WORKING AS AN ENGINEERING CONSULTANT IN NEW YORK CITY.

PROJECT PARTNERS



ANDRE M. FERNANDES

PRESIDENT, ASF CONST. & EXCAVATION

A WESTCHESTER RESIDENT, ANDRE WAS BORN & RAISED IN VILA REAL, PORTUGAL WHERE HE ATTENDED UNIVERSITY IN VITICULTURE & ENOLOGY (WINE MAKING). SPENDING MOST OF HIS EARLY YEARS AROUND HEAVY MACHINERY, ANDRE HAD A NATURAL AFFINITY FOR ENGINEERING & STRUCTURAL SCIENCES.

IN 2001 ANDRE EMIGRATED TO THE UNITED STATES AND STARTED WORKING FOR SEVERAL HEAVY EQUIPMENT AND CAST-IN-PLACE CONTRACTORS IN NEW YORK. A QUICK LEARNER WITH A DESIRE TO EXCEL, ANDRE STARTED ASF CONSTRUCTION & EXCAVATION IN 2005.

SIXTEEN YEARS LATER, ANDRE CATAPULTED ASF TO ONE OF THE LARGEST CAST-IN-PLACE CONCRETE AND HEAVY EQUIPMENT CONTRACTORS IN THE NEW YORK METRO AREA. IN ADDITION TO THE EXTENSIVE EXPERIENCE OF ANDRE AND HIS STAFF, ASF MAINTAINS A FLEET OF ITS OWN TOWER CRANES, CONCRETE PUMPS AND HEAVY EARTH MOVING EQUIPMENT PROVIDING TURNKEY SOLUTIONS FOR SITE DEVELOPMENT & SUPERSTRUCTURE ERECTION. TO DATE, ASF HAS ERECTED OVER 10,000,000 SF OF SUPERSTRUCTURE FOR SOME OF THE LARGEST DEVELOPERS IN THE REGION.

AS A NATURAL EVOLUTION OF HIS CONSTRUCTION EXPERIENCE, ANDRE IS DEVELOPING SEVERAL MIXED-USE PROPERTIES IN NORTHERN WESTCHESTER COUNTY.

ABOUT ASF CONSTRUCTION & EXCAVATION



A SAMPLING OF SEVERAL NOTABLE PROJECTS ERECTED BY ASF

- CLINTON PARK DEVELOPMENT, NEW ROCHELLE
- HIGHGARDEN TOWER, NEW ROCHELLE
- 2413 3RD AVENUE, MANHATTAN



ASF HAS ERECTED OVER 40 HIGH RISE PROJECTS ENCOMPASSING OVER 10 MILLION SQUARE FEET THROUGHOUT WESTCHESTER, FAIRFIELD AND NYC.

ABOUT RMA DEVELOPMENT



1998

RALPH LAUNCHED FIRST HOME IMPROVEMENT COMPANY

2005

ROSSI REALTY STARTS REHABILITATION OF SMALL MULTI-FAMILY PROJECTS IN HARRISON, NY

2014

RMA DEVELOPMENT LAUNCHES

- SPECIALIZED IN DIFFICULT PROJECTS THE AVERAGE INVESTOR WOULD WALK AWAY FROM.
- CURRENTLY OWN AND MANAGE EVERY PROPERTY ORIGINALLY BUILT OR REHABILITATED.



RMA DEVELOPMENT – RECENT PROJECTS



TODAY RMA FOCUSES ON GROUND-UP, MULTI-FAMILY PROJECTS IN WESTCHESTER AND EXPANDED PROPERTY MANAGEMENT CAPABILITIES.



THE LOMBARDI – NEW ROCHELLE, NY
50 UNIT – MIXED USE IN TOD ZONE

RMA DEVELOPMENT – RECENT PROJECTS



THE ROCKWELL – NEW ROCHELLE, NY
116 UNIT RESIDENTIAL / 20,000 SF RETAIL



THE RIVERSIDE – CROTON-
ON-HUDSON, NY

39 UNIT – RESIDENTIAL
RENTAL