



April 9, 2020

TO: Finance Committee

FROM: Kathleen McDaniel, City Attorney

RE: Manitowoc Lodging Associates, LLP Request for Estoppel and Non

The Baymont Hotel in Manitowoc is owned by Manitowoc Lodging Associates, LLP, (MLA) and located on property owned by the City. The City leases the land to MLA pursuant to a ground lease from 1984 that has been amended four times. MLA is seeking to take out a loan on the property for the purposes of making improvements to the property consistent with a Property Improvement Plan. To take out that loan, the City needs to execute these documents to authorize MLA to use the building as collateral for the loan. The City retains all rights under the Ground Lease, as amended, and personal guaranty from the property owner.

As of today, MLA is meeting their obligations on the ground lease. I was provided with a copy of a February 2020 appraisal on the property this morning.

My recommendation is that the Finance Committee authorize the Mayor and Clerk to execute these documents.