



May 28, 2026

Mayor Justin Nickels  
Manitowoc City Hall  
900 Quay Street  
Manitowoc, WI 54220  
jnickels@manitowocwi.gov

Adam Tegan  
Community Development Director  
Manitowoc City Hall  
900 Quay Street  
Manitowoc, WI 54220  
ategen@manitowocwi.gov

- Re: (i) Land Lease dated June 1, 2023 between City of Manitowoc, as lessor, and Olin Winchester, LLC, as lessee (as assignee of Firelight Group I, LLC), as amended by that certain First Amendment to Land Lease with an effective date of April 18, 2025 (“Land Lease”)
- (ii) Option to Purchase dated June 1, 2023 between City of Manitowoc and Olin Winchester, LLC (as assignee of Firelight Group I, LLC) and recorded August 4, 2023 as Document # 1264722 in Volume 3574, Page 160 of the Manitowoc County Register of Deeds Office, as amended pursuant to that certain Extension of Option to Purchase with an effective date of April 18, 2025 and recorded April 21, 2025 as Document # 1282617 in Volume 3684, Page 234 of the Manitowoc County Register of Deeds Office (the “Option to Purchase”)

Dear Mayor Nickels and Mr. Tegan:

As discussed in our meeting on May 18, 2026, Olin Winchester, LLC (“Winchester”) is formally requesting an extension of the Land Lease and the Option to Purchase for an additional three (3) year period, extending each agreement until May 31, 2029. We understand that the Land Lease and the Option to Purchase will both be extended until the time that the Economic Development Committee and the Common Council may consider this request, which we understand will occur in June of 2026.

Thank you for your time and consideration. If you have any questions, please feel free to contact us.

Sincerely,

Jim Mann  
General Manager Operations (Manitowoc Facility)