



DATE: May 5, 2026

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Adopt a Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Lease Agreement for Use of Property at the Hayward Executive Airport with Ramesta Hospitality, LLC to Reflect Name Change to Ramesta Hospitality, LP

RECOMMENDATION

That the City Council adopts the attached resolution (Attachment II) authorizing the City Manager to negotiate and execute Amendment No. 2 to the lease agreement for use of property at the Hayward Executive Airport with Ramesta Hospitality, LLC to reflect a name change to Ramesta Hospitality, LP.

SUMMARY

The City entered into a lease agreement with Ramesta Hospitality, LLC on November 15, 2017 for the property located at 22101 Hesperian Blvd at the Hayward Executive Airport. The purpose of this amendment is to change the tenant’s legal name from Ramesta Hospitality, LLC to Ramesta Hospitality, LP, as required by their lending institution for a refinancing process. All other terms and conditions of the original lease remain unchanged.

FISCAL IMPACT

There is no impact to the General Fund or Measure C. The Hayward Executive Airport operates as an Enterprise Fund.

BACKGROUND

The City entered into the original lease agreement on November 16, 2017, with Ramesta Hospitality, LLC for the property located at 22101 Hesperian Blvd.

Amendment No. 1 was executed on February 8, 2018, to clarify language in the lease agreement to comply with the terms of the construction loan. The amendments addressed such matters as the right to sublease, mortgage, and encumber; termination or bankruptcy

by lessee, and the commitment to abide by the FAA's rules and regulations related to grant covenants.

Ramesta Hospitality, LLC, has requested this amendment to formally change its legal name in all lease documents to satisfy the requirements of its bank for a refinancing loan (Attachment III).

DISCUSSION

The hotel located at 22101 Hesperian Blvd, Hayward, CA 94541 was constructed and opened since June 2023, and branded as a Home 2 Suites by Hilton.

The leasehold is 160,556 square feet and contains the following features and amenities:

- 132 rooms;
- A banquet facility that seats approximately 150 persons, and can be subdivided into smaller rooms;
- A swimming pool;
- A nationally-branded, stand-alone restaurant that is approximately 6,000 square feet in size; and
- A small, ancillary retail store (not constructed yet)

The sole purpose of this amendment is to replace the tenant name, Ramesta Hospitality, LLC, and replace it with the new legal name, Ramesta Hospitality, LP. This amendment ensures that all legal documents are consistent for the tenant's financial purposes.

The amendment has been reviewed by both the developer's lender and the City Attorney's Office; both concur with and agree to the revisions.

SUSTAINABILITY FEATURES

There are no sustainability features related to this action.

PUBLIC CONTACT

No public contact has been made related to this agenda item.

NEXT STEPS

If approved, the existing ground leases will be amended.

Prepared by: Doug McNeeley, Airport Manager

Recommended by: Alex Ameri, Director of Public Works

Approved by:

A handwritten signature in blue ink, appearing to read "Jennifer Ott". The signature is written in a cursive style with a large initial "J" and a distinct "Ott" at the end.

Jennifer Ott, City Manager