



Hospitality

Overview

Few commercial properties are as structurally complex as the hotels, resorts, golf courses, and similar assets occupying the hospitality industry. Tucker Ellis attorneys guide clients through this complexity, drawing from our broad experience in all facets of the hospitality business. Whether it's negotiating a management agreement or franchise agreement with a major national lodging company, advising a senior or mezzanine lender on the safeguards needed to lend against a hotel property, or counseling parties to the various construction and vendor contracts ancillary to a development, we have the knowledge and resources to help your vision become reality. In addition to our core real estate, financing, and development experience, our team includes experts to address the variety of legal issues encountered in the hospitality industry, including tax, employee benefits, IP, commercial litigation, and environmental regulation.

We regularly counsel and represent the following types of organizations active in the hospitality industry:

- Hotel developers and owners
- Investors and funds focused on hospitality properties
- Senior and subordinate lenders
- Specialty contractors

Experience

- Represented the administrative agent on a \$500 million syndicated senior construction loan for the development of a 1,500-room convention center hotel
- Represented a Cleveland-based hotel owner in documenting the sale of a Radisson-flagged hotel and renegotiating the Radisson management agreement
- Represented a national bank in a senior secured loan to finance the development of a Dave & Buster's restaurant and entertainment center
- Represented a national hotel and amusement park operator in substantial labor and employment matters
- Represented a senior lender in refinancing a \$44 million loan for an airport hotel in Pittsburgh, Pennsylvania, on land ground-leased from the county airport authority
- Represented a developer in the engagement of a GMP contractor for the construction of a hotel in Cleveland, Ohio
- Represented multiple contractors in the negotiation of GMP and hard bid contracts with developers for the construction of hotels in North Carolina, Texas, Georgia, Ohio, and Florida

- Successfully represented a contractor in a dispute involving the construction of a hotel in Louisiana operated by an international lodging chain, resulting in a multimillion-dollar recovery
- Represented a major international lodging company in acquisition and regulatory matters
- Successfully procured zoning variances from boards of zoning appeals and city councils on behalf of hotel owners
- Represented the senior secured lender on a \$14.7 million loan for the construction of a 116-room Residence Inn by Marriott
- Advised a well-known regional craft brewery and restaurant operator on a variety of significant corporate, financing, and real estate matters