



San Francisco Ethics Commission

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Received On: 03-02-2026 | 17:43:51 PST

File #: 251246

Bid/RFP #:

Notification of Contract Approval

SFEC Form 126(f)4
 (S.F. Campaign and Governmental Conduct Code § 1.126(f)4)
 A Public Document

Each City elective officer who approves a contract that has a total anticipated or actual value of \$100,000 or more must file this form with the Ethics Commission within five business days of approval by: (a) the City elective officer, (b) any board on which the City elective officer serves, or (c) the board of any state agency on which an appointee of the City elective officer serves. For more information, see: <https://sfethics.org/compliance/city-officers/contract-approval-city-officers>

1. FILING INFORMATION	
TYPE OF FILING	DATE OF ORIGINAL FILING (for amendment only)
Original	
AMENDMENT DESCRIPTION – Explain reason for amendment	

2. CITY ELECTIVE OFFICE OR BOARD	
OFFICE OR BOARD	NAME OF CITY ELECTIVE OFFICER
Board of Supervisors	Members

3. FILER'S CONTACT	
NAME OF FILER'S CONTACT	TELEPHONE NUMBER
Angela Calvillo	415-554-5184
FULL DEPARTMENT NAME	EMAIL
Office of the Clerk of the Board	Board.of.Supervisors@sfgov.org

4. CONTRACTING DEPARTMENT CONTACT	
NAME OF DEPARTMENTAL CONTACT	DEPARTMENT CONTACT TELEPHONE NUMBER
Maggie Mattson	4152541940
FULL DEPARTMENT NAME	DEPARTMENT CONTACT EMAIL
ECN Economic and Workforce Development	margaret.mattson@sfgov.org

5. CONTRACTOR	
NAME OF CONTRACTOR Bespoke Hospitality, LLC	TELEPHONE NUMBER (415) 728-0781
STREET ADDRESS (including City, State and Zip Code) c/o JMA Ventures, 5 3rd St, San Francisco CA 94103	EMAIL investors@jmaventuresllc.com

6. CONTRACT		
DATE CONTRACT WAS APPROVED BY THE CITY ELECTIVE OFFICER(S) 2/24/2026	ORIGINAL BID/RFP NUMBER	FILE NUMBER (If applicable) 251246
DESCRIPTION OF AMOUNT OF CONTRACT NTE \$40,000,000		
NATURE OF THE CONTRACT (Please describe) A subsidy agreement between Bespoke Hospitality/ JMA Ventures and the City of San Francisco. The City of San Francisco agrees make incentive payments based on the transient occupancy taxes generated by the Hearst Hotel. The City will offer 89.3% of the TOT value for a period of 20 years, or until the subsidy cap of \$40 million is reached.		

7. COMMENTS

8. CONTRACT APPROVAL	
This contract was approved by:	
<input type="checkbox"/>	THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM
<input checked="" type="checkbox"/>	A BOARD ON WHICH THE CITY ELECTIVE OFFICER(S) SERVES Board of Supervisors
<input type="checkbox"/>	THE BOARD OF A STATE AGENCY ON WHICH AN APPOINTEE OF THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM SITS

9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor’s board of directors; (B) the contractor’s principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
1	5 Third Street Mezz, LLC		Board of Directors
2	Third and Market DevCo, LL		Board of Directors
3	JMA HH Investors, LLC		Board of Directors
4	BHSF Manager, LLC		Board of Directors
5	JMA Ventures KEP, LLC		Board of Directors
6	Smidek	Jan	Other Principal Officer
7	Chapman	Todd	Other Principal Officer
8	Mohari HH, LLC		Shareholder
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#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
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#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
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<input type="checkbox"/>	Check this box if you need to include additional names. Please submit a separate form with complete information. Select “Supplemental” for filing type.		

10. VERIFICATION

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information I have provided here is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

<p>SIGNATURE OF CITY ELECTIVE OFFICER OR BOARD SECRETARY OR CLERK</p> <p>Signed by:  <small>988C8F42C3084B5...</small> Angela Calvillo</p>	<p>DATE SIGNED</p> <p>03-02-2026 17:43:51 PST</p>
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