



Jose Garcia &lt;[REDACTED]&gt;

**681 Florida - Commercial TIs**

17 messages

Colleen Ma <[REDACTED]> Thu, Aug 31, 2023 at 2:18 PM  
To: "Straub, Kevin J" <[REDACTED]>, Jose Garcia <[REDACTED]>, Esther Kim <[REDACTED]>

Hi Kevin,

I hope you're doing well. My colleague, Jose, has received the first pay application from the commercial tenant at 681 Florida Street. Do you have a process in place for us to submit their invoice for reimbursement (up to the \$500K in commercial tenant improvements)?

Please let us know. Thanks!

Thank you,

**Colleen Ma** (she/hers)

Senior Project Manager

pronouns: she/her



Tenderloin Neighborhood Development Corporation

201 Eddy Street | San Francisco, CA, 94102

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----- Forwarded message -----

From: Colleen Ma <[REDACTED]>  
To: "Straub, Kevin J" <[REDACTED]>  
Cc: "Nusser, Sarah (MYR)" <[REDACTED]>  
Bcc:

Date: Mon, 29 Nov 2021 07:00:51 +0000

Subject: Re: 681 Florida - Commercial Tenant Improvement Funds

Hi Kevin,

Thank you for the information.

I'm back on December 1st and can send the request then; I just received final billing from Langan at the end of last week and needed to edit the document, as I had held estimates before that.

Thank you,  
Colleen Ma

Sent from my iPhone

On Nov 28, 2021, at 8:30 PM, Straub, Kevin J <[REDACTED]> wrote:

EXTERNAL: This email message originated outside TNDC. Please use appropriate caution when opening and acting on emails.

I believe you were working with Podell on the reassignment of the funds in escrow account for the remedial soil work. The funds for the commercial TI reimbursement are not in an escrow account. We can disperse them to whatever entity you want. We can discuss further once the remedial soil work is closed out. You said you would have a draw 2 weeks ago. Can you provide it on Monday so the funds can be dispersed by the escrow agent? Thanks.

**Kevin J. Straub**

Executive Director

**Junius Real Estate Partners**

[REDACTED]

[REDACTED]

Office: [REDACTED]

Cell: [REDACTED]

[REDACTED]

<http://www.juniusrep.com>

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**From:** Colleen Ma [mailto:[REDACTED]]

**Sent:** Monday, November 22, 2021 7:19 PM

**To:** Straub, Kevin J (WM, USA) <[REDACTED]>

**Subject:** RE: 681 Florida - Commercial Tenant Improvement Funds

Thanks Kevin. We had been working on this draft with Podell and their legal team for some time – are they out of the picture right now?

Thank you,

**Colleen Ma**

Project Manager, Housing Development

P [REDACTED]

Tenderloin Neighborhood Development Corporation

---

**From:** Straub, Kevin J <[REDACTED]>  
**Sent:** Monday, November 22, 2021 12:45 PM  
**To:** Colleen Ma <[REDACTED]>  
**Subject:** RE: 681 Florida - Commercial Tenant Improvement Funds

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[We responded on Aug. 18 \(it is below on this thread\).](#)

**Kevin J. Straub**

Executive Director

**Junius Real Estate Partners**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

<http://www.juniusrep.com>

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**From:** Colleen Ma [mailto:[REDACTED]]  
**Sent:** Monday, November 22, 2021 3:24 PM  
**To:** Straub, Kevin J (WM, USA) <[REDACTED]>  
**Subject:** RE: 681 Florida - Commercial Tenant Improvement Funds

Hi Kevin – is there a reason why there has been no response to this thread? The City has agreed to reassign the funds to the developer, for which we will route to the tenant, with draws still processed by you and your escrow officer.

Thank you,

**Colleen Ma**

Project Manager, Housing Development

P [REDACTED]



Tenderloin Neighborhood Development Corporation

---

**From:** Colleen Ma  
**Sent:** Wednesday, November 10, 2021 4:31 PM  
**To:** Straub, Kevin J <[REDACTED]>  
**Cc:** Nusser, Sarah (MYR) <[REDACTED]>; Sarah Perez <[REDACTED]>;  
Brendan Cody <[REDACTED]>; Esther Kim <[REDACTED]>; Daniel Jimenez  
<[REDACTED]>; Jose Garcia <[REDACTED]>; Jake Tilly <[REDACTED]>; Mitzner, Alex  
K <[REDACTED]>  
**Subject:** RE: 681 Florida - Commercial Tenant Improvement Funds

Hi Kevin,

Still looking for a response on this reassignment document.

Thank you,

**Colleen Ma**

Project Manager, Housing Development

p [REDACTED]

Tenderloin Neighborhood Development Corporation

---

**From:** Colleen Ma  
**Sent:** Monday, October 18, 2021 5:08 PM  
**To:** Straub, Kevin J <[REDACTED]>  
**Cc:** Nusser, Sarah (MYR) <[REDACTED]>; Sarah Perez <[REDACTED]>;  
Brendan Cody <[REDACTED]>; Esther Kim <[REDACTED]>; Daniel Jimenez  
<[REDACTED]>; Jose Garcia <[REDACTED]>; Jake Tilly <[REDACTED]>; Mitzner, Alex  
K <[REDACTED]>  
**Subject:** RE: 681 Florida - Commercial Tenant Improvement Funds

Hi Kevin,

Resurfacing this topic. Please find the attached draft MOU for the reassignment of funds attached here.

Please let us know if you have any questions or comments.

Thank you,

**Colleen Ma**

Project Manager, Housing Development

p [REDACTED]

Tenderloin Neighborhood Development Corporation

---

**From:** Straub, Kevin J <[REDACTED]>  
**Sent:** Wednesday, August 18, 2021 2:44 PM  
**To:** Colleen Ma <[REDACTED]>  
**Cc:** Nusser, Sarah (MYR) <[REDACTED]>; Sarah Perez <[REDACTED]>;  
Brendan Cody <[REDACTED]>; Esther Kim <[REDACTED]>; Daniel Jimenez  
<[REDACTED]>; Jose Garcia <[REDACTED]>; Jake Tilly <[REDACTED]>; Mitzner, Alex  
K <[REDACTED]>  
**Subject:** RE: 681 Florida - Commercial Tenant Improvement Funds

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[We will be following the terms of the originally executed agreement.](#)

**Kevin J. Straub**

Executive Director

**Junius Real Estate Partners**

277 Park Avenue, 14th Floor

New York, NY 10172

[REDACTED]

[REDACTED]

[REDACTED]

<http://www.juniusrep.com>

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---

**From:** Colleen Ma [mailto:[REDACTED]]  
**Sent:** Wednesday, August 18, 2021 5:17 PM  
**To:** Mitzner, Alex K (WM, USA) <[REDACTED]>; Straub, Kevin J (WM, USA) <[REDACTED]>; Jake Tilly <[REDACTED]>  
**Cc:** Nusser, Sarah (MYR) <[REDACTED]>; Sarah Perez <[REDACTED]>; Brendan Cody <[REDACTED]>; Esther Kim <[REDACTED]>; Daniel Jimenez <[REDACTED]>; Jose Garcia <[REDACTED]>  
**Subject:** RE: 681 Florida - Commercial Tenant Improvement Funds

Resurfacing for your thoughts. Please let us know if this is something you would consider, and we can move forward from there.

Thank you,

**Colleen Ma**

Project Manager, Housing Develop[REDACTED]  
[REDACTED]

Tenderloin Neighborhood Development Corporation

---

**From:** Colleen Ma  
**Sent:** Friday, August 13, 2021 6:43 PM  
**To:** Alex Mitzner (JUNIUS) <[REDACTED]>; Straub, Kevin J <[REDACTED]>; Jake Tilly <[REDACTED]>  
**Cc:** Nusser, Sarah (MYR) <[REDACTED]>; Sarah Perez <[REDACTED]>; Brendan Cody <[REDACTED]>; Esther Kim <[REDACTED]>; Daniel Jimenez <[REDACTED]>; Jose Garcia <[REDACTED]>  
**Subject:** 681 Florida - Commercial Tenant Improvement Funds

Hi everyone,

We wanted to circle back on the Podell Commercial Tenant Improvement funds that are currently assigned to the City. We've attached a draft of an MOU between Bryant Street Holdings LLC and our commercial entity, 681 Florida Street Commercial LLC. One major edit that we are looking for comment on from the Podell team is whether we can also include costs for the tenant's predevelopment design and engineering to be included as an eligible expense. You will see this in Exhibit A.

The commercial tenant improvements will easily cost more than the committed \$500K, but we wanted to see if there could be flexibility for design and engineering uses.

Please let us know your thoughts. Have a good weekend!

Thank you,

**Colleen Ma**

Project Manager, Housing Development

pronouns: she/her



Tenderloin Neighborhood Development Corporation

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 **Re: 681 Florida - Commercial Tenant Improvement Funds.eml**  
68K

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**Colleen Ma** <[REDACTED]> Thu, Aug 31, 2023 at 2:37 PM  
To: "[REDACTED]" <[REDACTED]>, Jose Garcia <[REDACTED]>, Esther Kim <[REDACTED]>

Using the correct email for Kevin here-

---

**From:** Colleen Ma <[REDACTED]>  
**Sent:** Thursday, August 31, 2023 2:18 PM  
**To:** Straub, Kevin J <[REDACTED]>; Jose Garcia <[REDACTED]>; Esther Kim <[REDACTED]>  
**Subject:** 681 Florida - Commercial TIs

[Quoted text hidden]

---

**Kevin Straub** <[REDACTED]> Fri, Sep 1, 2023 at 6:22 AM  
To: Colleen Ma <[REDACTED]>, Jose Garcia <[REDACTED]>, Esther Kim <[REDACTED]>

Colleen,

I assume this is the community arts space, correct? We need a copy of the construction contract, G702/G703 payment application, conditional lien waiver, insurance certificate and photos of the work in place.



**Kevin J. Straub**

Director – Development/Construction





---

**From:** Colleen Ma <[REDACTED]>  
**Sent:** Thursday, August 31, 2023 5:37 PM  
**To:** Kevin Straub <[REDACTED]>; Jose Garcia <[REDACTED]>; Esther Kim <[REDACTED]>  
**Subject:** Re: 681 Florida - Commercial Tls

[EXTERNAL]

[Quoted text hidden]

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**Jose Garcia** <[REDACTED]>  
To: Kevin Straub <[REDACTED]>  
Cc: Colleen Ma <[REDACTED]>, Esther Kim <[REDACTED]>

Fri, Sep 1, 2023 at 11:52 AM

Hi Kevin,

Confirming that it's for the Community Art Space.

I will gather all the items you requested and submit the full package as soon as I receive it.

Thank you,

**Jose Garcia**  
*Associate Director, Preservation*

[Quoted text hidden]

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**14 attachments**





image011.png  
2K



image012.png  
2K



image013.png  
9K



image010.png  
2K



image007.png  
1K



image013.png  
9K



image006.png  
93K



image009.png  
2K



image011.png  
2K



image012.png  
2K

---

**Jose Garcia** <[REDACTED]>  
To: Kevin Straub <[REDACTED]>  
Cc: Colleen Ma <[REDACTED]>, Esther Kim <[REDACTED]>

Mon, Dec 11, 2023 at 11:08 AM

Hi Kevin,

Attached you will find a copy of the construction contract, G702/G703 payment application, conditional lien waiver, insurance certificate, and photos of the work in place.

I have requested Wire/ACH Instructions from CANA. Please let me know if you have any questions or need any additional information.

Thank you,  
**Jose Garcia**  
*Associate Director, Preservation*

[Quoted text hidden]

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**5 attachments**

-  **4 Carnaval Insurance.pdf**  
156K
-  **3 Carnaval Pay App #1 Conditional Lien Release 12-1-23.pdf**  
323K
-  **2 Carnaval Pay App #1 G702-702 12-1-23.pdf**  
699K
-  **1 A104-2017 - Carnaval GC Contract final AmOne-Cana signed.pdf**  
740K
-  **5 683 Florida Progress Photos 12-1-23.pdf**  
5550K

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**Jose Garcia** <[REDACTED]>  
To: Kevin Straub <[REDACTED]>  
Cc: Colleen Ma <[REDACTED]>, Esther Kim <[REDACTED]>

Tue, Jan 2, 2024 at 4:23 PM

Happy New Year Kevin,

Circling back on this to see if you have any questions or need anything else from Carnaval.

Thank you,  
**Jose Garcia**  
*Associate Director, Preservation*

[Quoted text hidden]

---

**Kevin Straub** <[REDACTED]>  
To: Jose Garcia <[REDACTED]>

Thu, Jan 25, 2024 at 12:46 PM

Thanks Jose,

Sorry for the delay. I have finally heard back from those involved with this deal back in 2016 and their recollection is that the space would be completed prior to any funding from Bryant. Keep me updated on progress and we can discuss the next steps.

**Kevin J. Straub**  
Director – Development/Construction



**From:** Jose Garcia <[REDACTED]>  
**Sent:** Tuesday, January 2, 2024 7:24 PM  
**To:** Kevin Straub <[REDACTED]>  
**Cc:** Colleen Ma <[REDACTED]>; Esther Kim <[REDACTED]g>  
**Subject:** Re: 681 Florida - Commercial TIs

[EXTERNAL]

Happy New Year Kevin,

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

---

**From:** Colleen Ma <[REDACTED]>  
**Sent:** Thursday, August 31, 2023 5:37 PM  
**To:** Kevin Straub <[REDACTED]>; Jose Garcia <[REDACTED]>; Esther Kim <[REDACTED]>  
**Subject:** Re: 681 Florida - Commercial TIs

[EXTERNAL]

Using the correct email for Kevin here-

---

**From:** Colleen Ma <[REDACTED]>  
**Sent:** Thursday, August 31, 2023 2:18 PM  
**To:** Straub, Kevin J <[REDACTED]>; Jose Garcia <[REDACTED]>; Esther Kim <[REDACTED]>  
**Subject:** 681 Florida - Commercial TIs

Hi Kevin,

I hope you're doing well. My colleague, Jose, has received the first pay application from the commercial tenant at 681 Florida Street. Do you have a process in place for us to submit their invoice for reimbursement (up to the \$500K in commercial tenant improvements)?

Please let us know. Thanks!

Thank you,

**Colleen Ma** (she/hers)



Senior Project Manager

pronouns: she/her



Tenderloin Neighborhood Development Corporation

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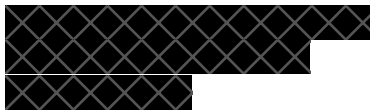
[tndc.org](https://tndc.org)

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**Please Note:** MEDA observes Wellness Fridays by providing staff with a modified schedule ending at 12:30pm.

**Tenga en cuenta:** MEDA practica Viernes de bienestar al proporcionar a su equipo de trabajo un horario modificado que finaliza a las 12:30 p.m.

[Quoted text hidden]

Jose Garcia <[redacted]>  
To: Colleen Ma <[redacted]>  
Cc: Esther Kim <[redacted]>

Wed, Jan 31, 2024 at 10:46 AM

Hi Colleen,

I just wanted to confirm we can't push back on this and Carnaval will have to wait until work is completed.

Per Armando, they're at 30% right now and expect to be completed by late May - early June 2024.

Once you confirm, I will get back to Kevin and Carnaval.

Thank you,  
**Jose Garcia**  
*Associate Director, Preservation*

[Quoted text hidden]



**Colleen Ma** <[REDACTED]>  
To: Jose Garcia <[REDACTED]>  
Cc: Esther Kim <[REDACTED]>

Wed, Jan 31, 2024 at 12:56 PM

Hi Jose – correct, I think given how sensitive it all is... what JRE says, goes.

Thank you,

**Colleen Ma** (she/hers)

Senior Project Manager, Housing Development  
[REDACTED]

Tenderloin Neighborhood Development Corporation

**From:** Jose Garcia <[REDACTED]>  
**Sent:** Wednesday, January 31, 2024 10:47 AM  
**To:** Colleen Ma <[REDACTED]>  
**Cc:** Esther Kim <[REDACTED]>  
**Subject:** Fwd: 681 Florida - Commercial TIs

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[Quoted text hidden]

**Jose Garcia** <[REDACTED]>  
To: Kevin Straub <[REDACTED]>

Wed, Jan 31, 2024 at 2:07 PM

Hi Kevin,

☺ Thanks for your email. I will follow up with you once they have completed construction.

Thank you,  
**Jose Garcia**  
*Associate Director, Preservation*

[Quoted text hidden]

**Jose Garcia** <[REDACTED]>  
To: Kevin Straub <[REDACTED]>  
Cc: Esther Kim <[REDACTED]>

Tue, Oct 22, 2024 at 4:27 PM

Hi Kevin,

I hope you're well.

Carnaval (Community Art Space) is wrapping up construction and kindly asking for reimbursement of \$500K to make the final payment to the General Contractor.

Attached are the documents:

1. Current Paydraw
2. Conditional Lien Waiver
3. Site Photos
4. GC Contract
5. Insurance Certificate

Please let me know if you have any questions or need anything else from them.

Thank you,

**Jose Garcia**

*Associate Director, Preservation*

[Quoted text hidden]

---

#### 5 attachments



**5 Carnaval Insurance.pdf**

152K



**1 Carnaval Paydraw #11.pdf**

200K



**2 Carnaval Conditional Lien Waiver Paydraw #11.pdf**

493K



**4 A104-2017 - Carnaval GC Contract final AmOne-Cana signed.pdf**

740K



**3 Carnaval Progress Photos 10-21-24.pdf**

5703K

---

**Jose Garcia** <[redacted]>  
To: Kevin Straub <[redacted]>  
Cc: Esther Kim <[redacted]>

Mon, Nov 11, 2024 at 2:24 PM

Hi Kevin,

I hope you had a nice weekend.

Following up to see if you have any questions. Let me know if you need anything else from Carnaval (Community Art Space at 683 Florida).

Thank you,

.. **Jose Garcia**

.. *Associate Director, Preservation*

[Quoted text hidden]

---

**Jose Garcia** <[redacted]>  
To: [redacted]  
Cc: Esther Kim <[redacted]>

Mon, Dec 2, 2024 at 12:26 PM

Hi John, Mike, and Spencer,

MEDA, TNDC, and MOHCD are reaching out regarding the Community Art Space at 681 Florida Street, San Francisco CA 94110. We were working with Kevin Straub on the \$500,000 in capital funding for tenant improvements, but he is no longer with JRE- Partners. He asked us to contact you instead.

The tenants have completed construction and just pending final payment. Attached you will find all documents Kevin requested in our last correspondence.

If there is someone else we should be talking to, would you mind sharing their contact information?

Thank you,  
**Jose Garcia**  
*Associate Director, Preservation*

[Quoted text hidden]

---

#### 5 attachments

-  **5 Carnaval Insurance.pdf**  
152K
-  **1 Carnaval Paydraw #11.pdf**  
200K
-  **2 Carnaval Conditional Lien Waiver Paydraw #11.pdf**  
493K
-  **4 A104-2017 - Carnaval GC Contract final AmOne-Cana signed.pdf**  
740K
-  **3 Carnaval Progress Photos 10-21-24.pdf**  
5703K

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Mail Delivery Subsystem <[REDACTED]>  
To: [REDACTED]

Mon, Dec 2, 2024 at 12:26 PM



### Address not found

Your message wasn't delivered to [REDACTED]  
[REDACTED] because the address couldn't be found, or is  
unable to receive mail.

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. [CH3PEPF0000000F.namprd04.prod.outlook.com  
2024-12-02T20:26:42.949Z 08DD112B038E3F59]

Final-Recipient: rfc822; [REDACTED]  
Action: failed  
Status: 5.4.1  
Remote-MTA: dns; [REDACTED] (52.101.194.4,

the server for the domain [REDACTED])

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. [CH3PEPF0000000F.namprd04.prod.outlook.com 2024-12-02T20:26:42.949Z 08DD112B038E3F59]

Last-Attempt-Date: Mon, 02 Dec 2024 12:26:42 -0800 (PST)

----- Forwarded message -----

From: Jose Garcia <[REDACTED]>

To: [REDACTED]

Cc: Esther Kim <[REDACTED]>

Bcc:

Date: Mon, 2 Dec 2024 12:26:27 -0800

Subject: Re: 681 Florida - Commercial TIs

----- Message truncated -----

---

Jose Garcia <[REDACTED]>

Mon, Dec 2, 2024 at 12:33 PM

To: [REDACTED]

Cc: Esther Kim <[REDACTED]>

Adding Mike's correct email.

Thank you,

**Jose Garcia**

*Associate Director, Preservation*

[Quoted text hidden]

---

Jose Garcia <[REDACTED]>

Mon, Dec 9, 2024 at 6:20 PM

To: [REDACTED]

Cc: Esther Kim <[REDACTED]>

Hi All,

Following up on this request. The GC is pending final payment to close out the project.

Thank you,

**Jose Garcia**

*Associate Director, Preservation*

[Quoted text hidden]

---

Jose Garcia <[REDACTED]>

Tue, Dec 10, 2024 at 9:30 AM

To: [REDACTED]

[REDACTED]

Cc: Esther Kim <[REDACTED]>

Adding John, ALEXander, and Brian.

Hi All,

- MEDA, TNDC, and MOHCD are reaching out regarding the Community Art Space at 681 Florida Street, San Francisco
- CA 94110. We were working with Kevin Straub on the \$500,000 in capital funding for tenant improvements, but he communicated that he is no longer with JRE- Partners. He asked us to contact you instead.

The tenants have completed construction and just pending final payment. Attached you will find all documents Kevin requested in our last correspondence.

If there is someone else we should be talking to, would you mind sharing their contact information?

Thank you,

**Jose Garcia**

*Associate Director, Preservation*

[Quoted text hidden]

---

**6 attachments**



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152K



**4 A104-2017 - Carnaval GC Contract final AmOne-Cana signed.pdf**

740K



**2 Carnaval Conditional Lien Waiver Paydraw #11.pdf**

493K



**1 Carnaval Paydraw #11.pdf**

200K



**UPDATED\_HousingConference\_SaveTheDate\_v8.pdf**

2769K



**3 Carnaval Progress Photos 10-21-24.pdf**

5703K

