



MEMORANDUM

AGENDA ITEM # IV.A

DATE: MARCH 17, 2025
TO: COUNCIL MEMBER
FROM: STAFF
SUBJECT: SFRPC REVOLVING LOAN FUNDS STATUS REPORT

The South Florida Regional Planning Council Revolving Loan Program has historically served the needs of businesses that are not entirely served by conventional lenders, with an emphasis on applicants who have been denied credit by a conventional lender. As such, the Council's RLF loans are considered riskier than conventional loans. The Loan Administration Board may charge a higher interest rate to a particular borrower depending on the risk factors of that loan. In addition, most loan payments are due on the first day of each month until maturity.

Attached for your review is the Revolving Loan Fund Status Report. In reviewing the attached status report, please note that the borrowers' loan agreements provide a fifteen (15) day grace period in which they can make their payments without a five percent late charge penalty. This status report is generated fifteen (15) days prior to the end of the month. Council staff routinely makes phone calls and sends past due notices to past due accounts after ten (10) and fifteen (15) days.

The Council policy on loan amounts and the structure of the loans for each loan program is:

"Loan amounts may range from \$25,000 to \$500,000. Borrowers seeking more than one loan may not exceed \$500,000 in aggregate. Loans may be used for funding up to 100 percent of a project, provided that bank or conventional financing is unavailable, and that equity is nonexistent or is otherwise needed for cash flow. In cases where limited financing from a private/traditional source is available, loans can be used as supplemental or "second mortgage" funds. Second positions on collateral may be acceptable so long as the prior lien holder is a lending institution."

Please find attached Legal Counsel's South Florida Regional Planning Council ("SFRPC") / Revolving Loan Fund report on legal action that has been taken to collect on delinquent accounts.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954.924.3653 Phone, 954.924-3654 FAX
www.sfrregionalcouncil.org

Payment Status Report

Traditional RLF Payment Status Report

| Loan | Company /Borrower | Amount | Disbursed | Pmts | Rate | Last Activity | Last Balance | Paid Thru | Days Late | Last Activity | Next Pay Due | Loan Date | Maturity Date | Board Action |
|------|-------------------|------------|------------|------|------|---------------|--------------|-----------|-----------|---------------|--------------|-----------|---------------|-------------------------|
| 1022 | ██████████ | 300,000.00 | 300,000.00 | 240 | 7.0 | 2,709.36 | 266,344.18 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 01/08/04 | 09/01/39 | Performing |
| 1023 | ██████████ | 301,586.50 | 301,586.50 | 120 | 0.0 | 350.00 | 161,715.88 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 07/19/06 | 03/01/29 | Performing |
| 1039 | ██████████ | 125,000.00 | 125,000.00 | 84 | 5.0 | 500.00 | 119,582.53 | 12/01/24 | 58 | 12/20/24 | 01/01/25 | 11/24/08 | 12/31/15 | Delinquent |
| 1040 | ██████████ | 200,000.00 | 200,000.00 | 84 | 5.0 | 1,472.32 | 45,067.11 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 02/02/09 | 08/01/28 | Performing |
| 3024 | ██████████ | 189,043.88 | 189,043.88 | 144 | 0.0 | 500.00 | 90,000.00 | 02/25/25 | 0 | 02/04/25 | 03/25/25 | 07/26/99 | 12/01/16 | Default Final Judgment |
| 4008 | ██████████ | 300,000.00 | 300,000.00 | 0 | 5.0 | 2,250.00 | 145,109.51 | 02/12/25 | 0 | 02/14/25 | 03/12/25 | 07/31/09 | 03/31/39 | Performing |
| 4018 | ██████████ | 119,598.00 | 150,000.00 | 120 | 6.0 | 1,327.78 | 119,598.00 | 02/01/25 | 0 | 01/27/25 | 03/01/25 | 07/12/13 | 08/01/20 | Performing |
| 4024 | ██████████ | 235,000.00 | 235,000.00 | 240 | 5.0 | 500.00 | 148,931.59 | 02/01/25 | 0 | 02/27/25 | 03/01/25 | 04/16/14 | 05/01/26 | Performing |
| 4027 | ██████████ | 149,500.00 | 149,500.00 | 120 | 5.0 | 1,590.98 | 29,784.13 | 02/01/25 | 0 | 02/04/25 | 03/01/25 | 12/15/15 | 12/15/25 | Performing |
| 4028 | ██████████ | 75,000.00 | 75,000.00 | 1 | 0.0 | 765.03 | 74,994.72 | 04/01/19 | 2130 | 04/12/19 | 05/01/19 | 11/17/16 | 09/30/19 | Pending Collateral Sale |
| 4029 | ██████████ | 75,000.00 | 75,000.00 | 1 | 0.0 | 803.02 | 75,000.00 | 04/01/19 | 2130 | 04/12/19 | 05/01/19 | 12/14/16 | 09/30/19 | Pending Collateral Sale |
| 4031 | ██████████ | 332,972.82 | 332,972.82 | 111 | 6.5 | 2,000.00 | 321,849.33 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 09/28/17 | 08/01/28 | Performing |
| 4032 | ██████████ | 300,000.55 | 300,000.55 | 120 | 7.0 | 3,577.27 | 153,463.08 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 10/24/18 | 11/01/28 | Performing |
| 4033 | ██████████ | 254,999.57 | 254,999.57 | 84 | 0.0 | 250.00 | 187,832.65 | 10/15/23 | 471 | 10/12/23 | 11/15/23 | 10/25/18 | 10/25/25 | In Legal |

| Loan | Company /Borrower | Amount | Disbursed | Pmts | Rate | Last Activity | Last Balance | Paid Thru | Days Late | Last Activity | Next Pay Due | Loan Date | Maturity Date | Board Action |
|---------------|-------------------|---------------------|---------------------|------|------|------------------|---------------------|-----------|-----------|---------------|--------------|-----------|---------------|------------------------|
| 4034 | ██████████ | 84,506.66 | 84,506.66 | 84 | 0.0 | 300.00 | 71,412.80 | 08/01/22 | 911 | 08/01/22 | 09/01/22 | 01/03/19 | 01/03/26 | Default Final Judgment |
| 4035 | ██████████ | 248,684.03 | 248,684.03 | 84 | 0.0 | 375.00 | 13,646.57 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 03/05/19 | 04/01/26 | Performing |
| 4036 | ██████████ | 549,223.30 | 549,223.30 | 84 | 0.0 | 375.00 | 478,344.60 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 03/05/19 | 04/01/26 | Performing |
| 4037 | ██████████ | 173,904.64 | 173,904.64 | 84 | 5.0 | 1,750.00 | 108,068.39 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 03/28/19 | 03/28/26 | Performing |
| 4038 | ██████████ | 99,885.78 | 99,885.78 | 60 | 7.0 | 1,500.00 | 33,250.55 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 03/28/19 | 03/28/26 | Performing |
| 4039 | ██████████ | 200,000.00 | 200,000.00 | 84 | 0.0 | 300.00 | 196,815.27 | 08/01/22 | 911 | 08/01/22 | 09/01/22 | 03/12/20 | 04/01/27 | Default Final Judgment |
| 4040 | ██████████ | 400,000.00 | 400,000.00 | 84 | 0.0 | 250.00 | 389,882.46 | 10/15/23 | 471 | 10/12/23 | 11/15/23 | 09/23/19 | 09/23/26 | In Legal |
| 4043 | ██████████ | 200,000.00 | 200,000.00 | 120 | 4.5 | 2,322.17 | 123,908.68 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 04/22/21 | 04/01/31 | Performing |
| 4044 | ██████████ | 130,000.00 | 130,000.00 | 120 | 4.5 | 1,347.30 | 85,937.51 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 03/22/21 | 03/01/31 | Performing |
| 4046 | ██████████ | 100,000.00 | 100,000.00 | 60 | 0.0 | 300.00 | 83,527.84 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 10/06/22 | 10/01/27 | Modification |
| 4048 | ██████████ | 349,497.00 | 98,668.75 | 60 | 0.0 | 352.00 | 89,092.75 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 02/23/23 | 03/01/28 | Performing |
| 4049 | ██████████ | 331,700.00 | 80,271.75 | 60 | 0.0 | 301.00 | 76,358.75 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 02/23/23 | 03/01/28 | Performing |
| 4050 | ██████████ | 331,700.00 | 85,566.75 | 60 | 0.0 | 321.00 | 81,393.75 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 02/23/23 | 03/01/28 | Performing |
| 4053 | ██████████ | 225,000.00 | 225,000.00 | 24 | 6.0 | 1,200.00 | 225,000.00 | 02/01/25 | 0 | 02/03/25 | 03/01/25 | 11/01/24 | 10/01/26 | Performing |
| Totals | | 6,381,802.73 | 5,663,814.98 | | | 29,589.23 | 3,995,912.63 | | | | | | | |

LIST OF COMMITTED TRADITIONAL RLF FUNDS
March 1, 2025

| Loan # | Company Name | Committed | Commitment Date | Disbursed | Disbursement Date | Remaining Commitment |
|--------------|--------------|------------------|-----------------|---------------|-------------------|----------------------|
| 4052 | [REDACTED] | 470,000 | 1/16/2024 | \$0.00 | n/a | \$ 470,000.00 |
| TOTAL | | \$470,000 | | \$0.00 | | \$ 470,000.00 |

| Cash Available to Lend | | | | |
|--------------------------------|------------|--|--|----------------------|
| Bank Balance as of | 3/11/2025 | | | \$ 1,176,761.64 |
| Committed Funds | | | | |
| Unfunded Loan Commitments | \$ 470,000 | | | |
| Administrative Fees | 10,919.00 | | | |
| Total Committed Funds | | | | \$ 480,919.00 |
| Total Uncommitted Funds | | | | \$ 695,842.64 |

Kerry L. Ezrol
KEzrol@GorenCherof.com



**GOREN CHEROF
DOODY & EZROL P.A.**
ATTORNEYS AT LAW

March 3, 2025

VIA E-MAIL (isabelc@sfrpc.com)

Isabel Cosio Carballo, MPA, Executive Director
South Florida Regional Planning Council
Oakwood Business Center
One Oakwood Boulevard, Suite 250
Hollywood, FL 33320

Re: South Florida Regional Planning Council ("SFRPC") / Revolving Loan Fund Status Report

Dear Ms. Carballo:

Below please find the status of the Revolving Loan Fund cases which have been brought on behalf of the SFRPC. This shall confirm that once a judgment is obtained and recorded, our office has been instructed to take no further action, other than to re-record specified judgments, as requested, in a timely fashion. We have therefore removed all of the "Closed Cases" from this list. In the future, once a judgment is obtained and recorded relative to cases appearing on this list, they will be removed from this list.

**1. SFRPC (SFRPC Account #4018 and #1042) v. Angela Dawson, P.A.
(Our File No. 9940547)**

Complaint filed with the Court on May 7, 2018. Case Settled. Documents finalized. Finalizing revised partial release.

**2. SFRPC adv. Equity Partners 102, LLC
(Our File No. 9940633)**

Equity Partners 102 foreclosure complaint was filed with the Court on July 13, 2023. On July 24, 2023, SFRPC filed an Answer and did not assert affirmative defenses. Equity Partners seeks to foreclose its first mortgage against Ms. Dawson's real property located at 2748 NW 8th St. Fort Lauderdale, FL. We will monitor the case in the event that surplus funds become available. On September 5, 2023, a hearing on Plaintiff Equity Partners' Motion for Order to Show Cause was scheduled. The Court deferred ruling on the entry of the foreclosure judgment. On September 20, 2023, SFRPC filed its motion for extension of time and a hearing is scheduled for October 9,

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3099 E. Commercial Blvd, Suite 200, Fort Lauderdale, FL 33308
T 954-771-4500 : F 954-771-4923
www.GorenCherof.com

Isabel Cosio Carballo, Executive Director

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2023. On October 9, 2023, the Court entered an Agreed Order Granting Plaintiff's Motion to Dismiss Defendant's Counterclaim, and gave the defendant until October 30th to file an amended counterclaim as to all counts. SFRPC's Motion for an extension of time was denied as it was moot because there will be an amended counterclaim filed at a later date. On October 23, 2023, the Court entered its Order regarding Plaintiff's Motion to strike Defendant's Affirmative Defenses as follows: Count 5 and Count 11 are not stricken and therefore denied; Count 1, 3, 4, 6, 7, 8, 9 and 10 are stricken without prejudice with leave to amend; and Count 2 is stricken as this matter does not apply to Florida Statute 559.715. There is a UMC scheduled for May 15, 2024. On April 25, 2024, Plaintiff filed its Motion for Summary Final Judgment, Affidavit in Support of MSFJ, Affidavit of Attorney Fees and Costs, and Affidavit of Reasonable Attorney Fees. The Plaintiff's hearing for their Motion for Summary Final Judgment was scheduled for October 10, 2024, but was cancelled due to Hurricane Milton. A new hearing date has not been set as of the date of this letter. On October 2, 2024, the Defendant filed a Motion to Stay Plaintiff's Motion for Final Summary Judgment and Notice of Production from Non-Party. On October 30, 2024, the Court entered a Case Management Order and scheduled a Case Management Conference for February 6, 2025. On November 22, 2024, Plaintiff filed a Notice of Non-Jury Trial giving notice that this cause is ready to be tried and the hearing is scheduled for December 17, 2024. On December 12, 2024, Defendant filed an Amended Motion Requesting Referral to Mediation to include SFRPC and the hearing is scheduled for December 17, 2024. On December 15, 2024, Defendant filed an Objection to Plaintiff's Notice of Non-Jury Trial and Demand for Jury Trial. Defendant filed a Motion in Opposition of Defendant's Motion for Summary Judgment on December 16, 2024. The Court entered a Uniformed Trial Order on December 18, 2024, setting the trial period from June 2, 2025 until June 20, 2025. Mediation is scheduled for April 1, 2025.

Should you have any questions, please feel free to contact me.

Sincerely yours,

/s/ Kerry L. Ezrol

Kerry L. Ezrol

KLE:jc

cc: Samuel S. Goren, General Counsel (via e-mail & hard copy)
Alisha Lopez (via e-mail)
Steve Foreman (via e-mail)
Jeffrey Tart (via e-mail)
Kathe Lerch (via e-mail)

SMALL BUSINESS REVOLVING LOAN PROGRAM

EMPOWERING GROWTH IN SOUTH FLORIDA

The South Florida Regional Planning Council (SFRPC) provides low-interest loans to support small and medium-sized businesses in Broward, Miami-Dade, Monroe, and Palm Beach counties.

Created over 15 years ago, the SFRPC Revolving Loan Fund (RLF) program is designed to meet credit needs for entrepreneurs and small businesses that are not entirely served by conventional lenders.

TESTIMONIAL



"Thanks to the SFRPC team, we secured the funding we needed to grow our business and create jobs. The process was professional and supportive from start to finish."

— Mitch Wein, CEO/President, ComRes

CONTACT

Steve Foreman
CARES Act Revolving Loan Fund Administrator
sforeman@sfrpc.com

Jeff Tart
Senior Loan Officer
jtart@sfrpc.com

LOAN DETAILS

- ✓ **Loan Amounts:** \$25,000–\$500,000
- ✓ **Interest Rates:** Determined by the perceived credit risk.
- ✓ **Loan Term:** Based upon the borrower's needs, repayment ability, and amount financed.
- ✓ **Collateral Required:** Collateral pledged for each loan depends on RLF loan amount and the overall credit risk.
- ✓ **Personal guarantees** by all parties with more than 20% ownership.



ELIGIBILITY

- Small Businesses.
- Sole Proprietors.
- 501(c)(3) Organizations located in Monroe, Miami-Dade, Broward, or Palm Beach counties.

CLICK HERE TO APPLY



1. Complete the application, including:
 - Business and personal financial statements.
 - Tax returns.
 - Appraisals for equipment, land, or other business assets.
2. Provide a completed business plan.

SFRPC'S Brownfields Cleanup Revolving Loan Fund Project Update – 1960 NW 27th Avenue LLC – Miami-Dade County

BACKGROUND

The SFRPC has committed \$1,000,000 from its EPA Brownfields Clean-Up Revolving Loan Fund to help remediate and redevelop a 2.08-acre property located at 1960 and 1970 NW 27th Avenue in Miami, Florida. This regional project is a collaborative effort between the SFRPC, Goldstein Kite Environmental (GKE), the U.S. Environmental Protection Agency (EPA), Miami-Dade County Department of Environmental Resources Management (DERM) and the Florida Department of Environmental Protection (FDEP).

The land parcels are contaminated from previous use as an exterminating company warehouse (Orkin) and subsequent marina storage facility. GKE's intention is to develop the property with affordable housing with amenities such as a business center, wellness center, dog park, river walk, and neighborhood retail services, to benefit the Miami Health District. Providing affordable housing is a key component of the community's plan for growth, which is currently suffering from an acute crisis. Construction is targeted to conclude the first quarter of 2025.

PROPERTY DESCRIPTION

The property is comprised of about 2.08 acres of land, and portions of the property are unpaved and covered with sandy soil backfill. The property is currently a vacant lot with no structures and is surrounded on the north, east, and west by a 6-ft tall, barbed wire-topped chain link fence. The general topography of the property is relatively flat with a land surface elevation of approximately 5.5 to 6 feet. However, the southeast portion of the property has a gradual east-facing slope that levels off at approximately 13 ft. A seawall with a concrete cap is located along the southern property boundary of the property adjacent to the Miami River.

PROJECT PROGRESS

- Geosyntec mobilized the property from November 15 through November 19, 2021, to implement the FDEP and DERM approved remediation strategy, consisting of treatment of pesticide impacted groundwater (direct injection of a micro Zero Valent Iron (mZVI) slurry mixture to facilitate the reductive dechlorination of residual pesticide impacts). Placement of the mZVI was performed via direct push technology through a network of



injections located along the southern portion of the property. Details of these implementation activities were filed with FDEP and DERM in a Remedial Action Plan Modification Report dated December 21, 2002.

- Sitewide groundwater monitoring was conducted by Geosyntec in March 2022, and the results provided to FDEP and to DERM in a Post-Active Remediation Monitoring (“PARM”) Report dated May 3, 2022. DERM provided review comments in a letter dated August 12, 2022. Geosyntec responded with a response to comments (“RTC”) letter dated October 28, 2022; additional groundwater monitoring and surface water monitoring was recommended as part of this RTC letter and conducted in December 2022. The results from these efforts were provided to DERM and FDEP in a Remedial Action Plan Modification Implementation Report dated December 21, 2022, and in a Surface Water and Ground Water Monitoring Report dated March 2, 2023. DERM issued comments to both documents on September 15, 2023. A second Surface Water and Groundwater Monitoring Report for the property was issued by Geosyntec on April 30, 2024. This report documented surface water and groundwater monitoring activities conducted in January 2024 in response to DERM’s comment letter dated September 15, 2023. DERM issued comments on June 26, 2024.
- On May 9, 2023, 1960 NW 27th acquired a 2,722 square foot parcel abutting the property at 1990 NW 27th Avenue (the “1990 Parcel”). While this 1990 Parcel has been incorporated into the project, it was not part of the historical Orkin site and is not subject to the Brownfield Site Rehabilitation Agreement (BSRA).
- On November 8, 2023, 1960 NW 27th entered into a BSRA with DERM for the property for purposes of removing obstacles to redevelopment typically associated with contaminated properties.
- On February 15, 2024, FDEP approved \$201,109.96 as eligible for Voluntary Cleanup Tax Credits (VCTC) as costs integral to site rehabilitation incurred by 1960 NW 27th in 2023.
- On November 15, 2024, Geosyntec filed a third Surface Water and Groundwater Monitoring Report with Miami-Dade-County DERM to summarize the results of the surface water and groundwater sampling conducted from July 31, 2024, through August 2, 2024, in response to the comment letter DERM issued on June 26, 2024. Key conclusions and recommendations in this report include the following:
 - Continue with two additional quarters of Post Active Remediation Monitoring (PARM) sampling and analysis in an effort complete the related one-year (minimum) groundwater monitoring requirement toward achieving a ‘No Further Action with Conditions’ determination.
 - Conduct a minimum of two additional surface water sampling events.
 - Engage with the Florida Department of Transportation (FDOT) to obtain their input toward conditional closure by accepting a deed restriction, or its equivalent, on the eastern FDOT right-of-way.
 - Modify the approved PARM schedule to recognize the three rounds of sampling conducted in December 2024, January 2024, and July/August 2024 so that the first year of PARM can be completed with the next submittal of groundwater and surface water data to DERM.
- On December 12, 2024, the 1990 Parcel was rezoned by the Miami City Commission from DI, “Work Place District Transect Zone,” to T6-12-O, “Urban Core Transect Zone – Open.” This zoning now aligns with the zoning designation for the two parcels comprising the property; i.e., 1960 and 1970 NW 27th Avenue.

To learn more about the SFRPC Brownfields Cleanup Revolving Land Fund, please contact Senior Loan Officer, Jeffrey Tart at 954.924.3653 or jtart@sfrpc.com or Loan Administrator, Steve Foreman at sforeman@sfrpc.com.