



DRAFT AGENDA

MONDAY, MAY 19, 2025

**Miami-Dade TPO Offices
150 West Flagler Street, Suite 1900
Miami, FL 33130**

VIRTUAL / PHYSICAL MEETING

Join Zoom Meeting

<https://us06web.zoom.us/j/88109562071?pwd=uHK7OHP9h0nWEIGTzZat7umhE1ZhRy.1>

Meeting ID: 881 0956 2071

Passcode: 103179

Find your local number: <https://us06web.zoom.us/j/88109562071?pwd=uHK7OHP9h0nWEIGTzZat7umhE1ZhRy.1>

- I.** Pledge of Allegiance and Roll Call
- II.** Presentations (Time approximate 11:00 A.M.)
 - A. Jane Gilbert, Chief Heat Officer & Miami-Dade County Director of Urban and Community Forestry, “Addressing the Health and Economic Impacts of Extreme Heat”
 - B. Jennifer L. Jurado, Ph.D., Deputy Director and Chief Resilience Officer, Broward County Resilient Environment Department, “Resilience Readiness – “Preparing for Extreme Heat and Flood” (Time Approximate: 11:15 A.M.)
 - C. Aileen Bouclé, AICP, Director, Miami-Dade Transportation Planning Organization, “Planning for the Future – Miami-Dade TPO Long Range Transportation Plan” (Time Approximate: 11:35 A.M.)
- III.** Action Items
 - A. Minutes
 - 1. March 17, 2025 Council Meeting
 - 2. April 24, 2025 Executive Committee Meeting



- B. Financial Report
- C. Consent: Comprehensive Plan Amendment Reviews

Proposed

- Miami-Dade County 25-02ESR
- Monroe County 25-02ACSC
- Monroe County 25-03ACSC
- City of Hollywood 25-01ESR
- City of Hollywood 25-02ESR
- City of Miramar 25-01ER
- City of North Lauderdale 25-01ER

Public Hearing

Adopted

- Miami-Dade County 24-01ESR
- Miami-Dade County 24-02ESR
- Miami-Dade County 25-01ESR
- Monroe County 25-01ACSC
- Islamorada, Village of Isles 24-04ACSC
- City of Miami Beach 24-01ESR
- City of Miami Beach 25-01ESR
- City of Sweetwater 24-01ESR

Public Hearing

- D. Regional Issues: Comprehensive Plan Amendment Review – None
- E. SFRPC Revolving Loan Fund Plan 2025 – 2030 / Resolution 25-02

Public Comments

IV. Program Reports and Activities

- A. SFRPC Revolving Loan Funds Status Report
- B. SFRPC CARES Act RLF Status Report
- C. SFRPC Regional Conference
- D. Council Newsletter

V. Discussion Items

- A. Executive Director's Report
- B. Legal Counsel Report

- C. Council Members Report
- D. Ex-Officio Report

VI. Announcements and Attachments

- A. Attendance Form
- B. Correspondence
- C. Upcoming Meetings
 - 1) Monday, June 16, 2025, 10:30 a.m. (SFRPC)
 - 2) Monday, July 21, 2025, 10:30 a.m. (SFRPC)
 - 3) August, Summer Recess
 - 4) Thursday, September 11, 2025, SFRPC Regional Conference

VII. Adjournment

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the Agency at least 5 days before the hearing by contacting the South Florida Regional Planning Council at one of the following: (1) One Oakwood Boulevard, Suite 250, Hollywood, Florida 33020; (2) Phone 954-924-3653; (3) Fax 954-924-3654; or (4) sfadmin@sfrpc.com. If you are hearing or speech impaired, please contact the Agency using the Florida Relay Service, 1 (800) 955-8771 (TTY/VCO), 1 (800) 955-8770 (Voice), 1 (800) 955-8773 (Spanish).

Agenda packets for upcoming Council meetings will be available at the Council's website, <https://sfregionalcouncil.org/meeting-materials/> ten days prior to the meeting.

If you would like to be added to the e-mail list to receive the link to the agenda, please e-mail the Council at sfadmin@sfrpc.com.

Monday, May 19, 2025

COUNCIL MEETING GUEST SPEAKERS



Jane Gilbert, MPA

Chief Heat Officer &
Miami-Dade County
Director of Urban and
Community Forestry



Jennifer L. Jurado, Ph.D.

Deputy Director and
Chief Resilience Officer
Broward County Resilient
Environment Department



Aileen Bouclé, AICP

Director
Miami-Dade Transportation
Planning Organization



JANE GILBERT, MPA

Chief Heat Officer & Miami-Dade County
Director of Urban and Community Forestry

Jane Gilbert is the Chief Heat Officer & Miami-Dade County Director of Urban and Community Forestry. Gilbert works across departments and partners to address the increasing risks to human health, lives and livelihoods associated with extreme heat. She has over 30 years experience in public private partnerships, climate mitigation and adaptation, and urban resilience.

Before joining the County, she served as the City of Miami's first Chief Resilience Officer (CRO) for four years. In this role, Gilbert led the climate and urban resilience strategy development and implementation for the City of Miami.

Prior to public service, Gilbert led three nonprofits and managed Environmental Risk and Community Affairs work for large corporations. She holds a Bachelor's in Environmental Science from Barnard College and Master's in Public Administration from the Harvard Kennedy School of Government.





JENNIFER L. JURADO, PH.D.

Deputy Director and Chief Resilience Officer
Broward County Resilient Environment Department

Dr. Jennifer Jurado is responsible for leading climate resilience and environmental planning initiatives for Broward County, Florida. Areas of particular focus include sea level rise adaptation, sustainable water resource management, shoreline protection, coastal resource conservation, and clean energy projects.

She works extensively with internal and regional stakeholders to advance county-wide resilience planning informed by future conditions scenarios and fosters public-private partnerships key to large-scale initiatives. Current efforts involve advancement of a county-wide resilience plan focused on infrastructure improvements, redevelopment strategies, and robust economic analysis. Dr. Jurado has been a participant in the four-county Southeast Florida Regional Climate Change Compact since its formation in 2009.

Dr. Jurado earned her Ph.D. from the University of Miami in Marine Biology and Fisheries.





AILEEN BOUCLÉ, AICP

Director

Miami-Dade Transportation
Planning Organization

Ms. Bouclé is the Executive Director for the Miami-Dade Transportation Planning Organization (TPO). She is a nationally recognized leader promoting innovative, collaborative, and solution-oriented approaches for the largest and most complex metropolitan region in the state of Florida. This includes working with the Miami-Dade TPO Governing Board for the unanimous adoption of the Strategic Miami Area Rapid Transit "SMART" Program, as well as adoption of a \$12 Billion-dollar, five-year transportation improvement program currently advancing in various stages of project development. She holds a Master of Science in Environmental and Urban Systems, with a specialty in transportation planning, as well as a Bachelor of Business Administration from Florida International University. Ms. Bouclé is also a Certified Professional Planner with the American Planning Association Institute of Certified Planners (AICP).



South Florida Regional Planning Council

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**MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
March 17, 2025**

The South Florida Regional Planning Council met virtually and in person on this date at the SFRPC office located at 1 Oakwood Boulevard, Suite 250, Hollywood, FL 33020. Chair Lincoln welcomed everyone, present and virtually, and called the meeting to order at 10:33 a.m. Councilmember Furr was asked to lead in the Pledge of Allegiance. The recording of this meeting can be found here:

<https://www.youtube.com/watch?v=-rjIAAQGmbU>

I. Pledge of Allegiance and Roll Call

Chair Michelle Lincoln
Councilmember Frank Caplan
Councilmember Craig Cates (excused)
Councilmember Joseph Corradino (excused)
Councilmember Beam Furr
Councilmember René García (excused)
Councilmember Steve Geller (excused)
Councilmember Oliver Gilbert, III**
Councilmember Cary Goldberg (excused)
Councilmember Denise Horland (excused)
Councilmember Samuel Kaufman*
Councilmember Kionne McGhee**
Councilmember Maria Rodriguez
Councilmember Michael Udine*

* Virtually Present

** Absent

SFRPC Executive Director Isabel Cosio Carballo and Legal Counsel Sam Goren were present.

The following Ex-Officio Members were virtually present:

Sirena Davila, representing the Florida Department of Environmental Protection
Dat Huynh, representing the Florida Department of Transportation, District VI

The following Ex-Officio Members were absent:

Victoria Peters, representing the Florida Department of Transportation District IV
Armando Vilaboy, representing the South Florida Water Management District

Sam Goren, Legal Counsel, explained the legal requirements for a quorum and stated the meeting would be conducted as an Executive Committee meeting once Councilmember Rodriguez arrived.

While waiting for Councilmember Rodriguez to arrive for quorum, Chair Lincoln moved to Agenda Item IV. Program Reports and Activities.

IV. Program Reports and Activities

- A. SFRPC Revolving Loan Funds Status Report
- B. SFRPC CARES Act RLF Status Report

Jeff Tart, Senior Loan Officer, summarized the following programs.

CARES ACT

Mr. Tart stated that the Loan Administration was finalizing a \$500,000 CARES Act loan to Renaissance Riviera Beach, LLC for affordable housing in Riviera Beach, Palm Beach County. The project, developed and led by Community Partners of South Florida with financing support from the SFRPC and Florida Housing Finance Corporation, will build 5 single-family homes for first-time minority homebuyers. This is a collaboration with the Riviera Beach CRA to develop 15 units over three years. Updates on the project's start and groundbreaking will be provided.

The CARES Act RLF is reviewing a \$250,000 loan for White Glove Linen, a minority-owned business, to acquire new commercial laundry equipment to support growing demand from local hotels and resorts. The CARES Act RLF has approved 36 loans totaling \$7.86 million, resulting in the creation/preservation of over 351 jobs. The program currently has around \$687,000 available for new loans.

Traditional RLF

The traditional RLF is underwriting a \$250,000 loan for Findal Media & Technology, a minority-owned business, to renovate a commercial studio in Sunrise to expand their media services to the Haitian community in South Florida. The traditional RLF program has provided \$5.66 million in loans to 29 businesses and has approximately \$700,000 available for new borrowers.

Brownfields Projects

An environmental assessment and remediation are currently underway as part of a Brownfields project in the Miami Health District. The SFRPC has committed \$1.75 million to clean up property at the intersection of the Miami River and NW 27th Avenue to be redeveloped into affordable housing for the district. The site was previously used by an exterminating company and a marina storage facility.

EPA Coalition Assessment Grant

The SFRPC has applied for a \$1.2 million EPA Coalition Assessment Grant in 2025, aimed at supporting The Allapattah Collaborative, the South Florida Community Land Trust, and the City of Miami, with a focus on Keon Hardemon and Raquel Regalado's districts.

Southeast Florida Community Development Fund/Affordable Housing Initiative

The Southeast Florida Community Development Fund has completed the first of four new single-family affordable homes in West Park, Broward County, for first-time minority homebuyers, in partnership with the Housing Foundation of America and Liberia Economic and Social Development. Each 1,800 sq. ft. home has 3 bedrooms and 2 bathrooms and is priced at \$350,000 for eligible buyers. The remaining homes are 85% complete. This project is funded through a collaboration with the Broward County Housing Finance Authority and the SFCDFI. Mr. Tart thanked the Council for their support, as we are making a considerable impact on our local communities.

Councilmember Rodriguez arrived, Chair Lincoln designated Councilmembers Rodriguez and Furr as Executive Committee members, and they agreed. The meeting continued as an Executive Committee Meeting. Chair Lincoln asked Councilmember Rodriguez to introduce herself and share some background information with the group. Councilmember Rodriguez introduced herself, stating that she represents District 3 in the City of Pembroke Pines and was elected last year. She previously worked for the City of Miami Beach and served as a staff aide to Commissioner Tim Ryan at the Broward County Commission, where she was involved in Commission events and initiatives. She was excited about representing the City of Pembroke Pines on the Broward League of Cities and the SFRPC and mentioned her commitment to bringing the perspective of the younger generation to both Councils. Chair Lincoln thanked Councilmember Rodriguez and warmly welcomed her.

The Meeting continued with the Agenda Items, III. Action Items.

III. Action Items

A. Minutes of the Previous Meeting

Chair Lincoln motioned to approve the Meeting Minutes for the January Council Meeting. Councilmember Caplan moved the motion, and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

B. Financial Report

The Director of Finance and IT, Leo Braslavsky Soldi, presented the Financial Report in detail.

Chair Lincoln motioned to approve the Financial Report. Councilmember Furr moved the motion, and Councilmember Rodriguez seconded the motion, which was carried by a unanimous vote.

C. Consent: Comprehensive Plan Amendment Reviews (*Property Rights)

Legal Counsel, Sam Goren, read the Comprehensive Plan Amendment Reviews, Proposed.

Proposed:

- Miami-Dade County 25-01ESR
- Monroe County 25-01ACSC
- City of Coral Gables 25-01ER
- City of Fort Lauderdale 25-01ESR
- Islamorada, City of Islands 25-01ACSC
- City of Miami Beach 25-01ESR
- Village of Palmetto Bay 25-01ER
- City of Pompano Beach 25-01ESR
- City of South Miami 24-02ESR

Public Hearing

Chair Lincoln opened the Public Hearing and asked if there were any comments or questions.

Public Comments

There were no comments or questions from the public in person or virtually.

Chair Lincoln motioned to approve the proposed Comprehensive Plan Amendments. Councilmember Furr moved the motion, and Councilmember Caplan seconded the motion, which was carried by a unanimous vote.

Legal Counsel, Sam Goren, read the Comprehensive Plan Amendment Reviews Adopted.

Adopted

- Broward County 24-04ESR
- Monroe County 24-04ACSC
- Village of Key Biscayne 24-01ESR
- City of Marathon 24-01ACSC
- City of South Miami 24-01ESR
- City of Sunrise 24-02ESR
- City of Sweetwater 24-02ESR

Public Hearing

Chair Lincoln opened the Public Hearing and asked if there were any comments or questions.

Public Comments

There were no comments or questions from the public in person or virtually.

Chair Lincoln motioned to approve the Adopted Comprehensive Plan Amendments. Councilmember Caplan moved the motion, and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

D. Regional Issues: Comprehensive Plan Amendment Review

None

E. Update – SFRPC Council Meeting Calendar

Mrs. Cosio Carballo presented the Councilmembers the updated meeting schedule.

Chair Lincoln motioned to approve the updated SFRPC Council Meeting Calendar. Councilmember Caplan moved the motion, and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

F. Resolution #25-01 (SB 1264 / HB 1125)

Mrs. Cosio Carballo explained that two proposed bills, Senate Bill 1264 (SB 1264) and House Bill 1125 (HB 1125), aim to eliminate all references to Regional Planning Councils (RPCs) in Florida Statutes. She noted that the Florida Regional Council's Executive Director and lobbyist, Ron Book, have been actively engaging with legislators on this issue. Mrs. Cosio Carballo would like to contact our legislators and share the Council's concerns, along with a summary/fact sheet prepared to support the RPCs' continued role. She mentioned that other RPCs are drafting similar Resolutions to inform legislators and county officials about the legislation and the detrimental impact on local governments. Mr. Goren, Legal Counsel, read SFRPC Resolution 25-01 for the record.

Chair Lincoln motioned to approve Resolution #25-01 (SB 1264 / HB 1125). Councilmember Caplan moved the motion, and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

Councilmember Caplan noted that the Resolution should include the RPCs' role in data gathering, information sharing, and support for counties and municipalities, as it is a key aspect of regionalism. Mrs. Cosio Carballo agreed to update the Resolution and present it later in the meeting.

This Agenda Item was temporarily tabled.

Mr. Goren reminded Chair Lincoln that official approval is needed for the April Council Meeting date change. Chair Lincoln motioned to officially change the April Council Meeting to April 25, 2025. However, due to a scheduling conflict for Councilmember Furr, it was agreed to move the meeting to Thursday, April 24, 2025.

Chair Lincoln motioned to approve the April Council Meeting to Thursday, April 24, 2025. Councilmember Caplan moved the motion, and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

Public Comments

Regarding the SFRPC Resolution 25-01 and the RPC's fact sheet, Dat Huynh from the Florida Department of Transportation, District VI, inquired about the still-active City Park DRI. He recommended clarifying the Resolution to reflect the SFRPC's involvement in strengthening the Council's position, rather than simply stating the Council is working on the DRI despite statutory changes. He recommends including the City Park DRI in the Resolution.

Mrs. Cosio Carballo explained that the 2018 Florida Legislature eliminated the creation of new DRIs. City Park DRI is the only DRI that was grandfathered into Florida Statutes when they eliminated the DRI Program. The SFRPC is the only RPC out of 10 RPCs that has an active DRI. Mrs. Cosio Carballo stated that she will rework the DRI clause to reflect the grandfathered City Park DRI. She is also revising the third clause to state that the RPCs assist local governments with information gathering, data analysis, and partner with local governments and various agencies to secure grant funding, provide staff support for special life projects, and provide technical assistance. She will work on revising the language on both items and bring them back to the Council before the end of the meeting.

Ken Reinhardt, representing AARP, reminded the Council of their participation in the Silver Tsunami Conference and inquired about a follow-up meeting. Mrs. Cosio Carballo stated that she would like to have a conversation with him and the other conference speakers to discuss action items for next steps. Councilmember Furr stated that CareerSource Broward has a program for hiring elderly people in which AARP may be involved. Chair Lincoln thanked Mr. Reinhardt.

Public Comment was closed.

II. Presentations (Approximately 11:15 a.m.)

"What the Hey-Hidey-Ho do they do?"

Randy Deshazo, Deputy Director, Director of Economic Development and Research

Randy Deshazo, SFRPC Deputy Director and Director of Economic Development Research, gave a presentation outlining the SFRPC's many programs. He detailed the recent projects, reports, studies, GIS Analyses, and accomplishments on Economic Development and Planning, Transportation, Resiliency and Infrastructure, Energy, Local Emergency Planning Committee, Development of Regional Impacts (City Park), Revolving Loan Funds, Brownfields, Joint Meetings and Regional Conferences, etc. Mrs. Cosio Carballo and Council staff provided a more in-depth explanation of their programs. Mr. Deshazo commended them for their commitment to these programs and for their assistance in preparing the presentation. Chair Lincoln appreciated the presentation and the valuable information shared, describing it as the SFRPC encyclopedia of all the outstanding programs across the three counties. She also thanked Council staff for their contributions in making the Council strong and impactful. Mrs. Cosio Carballo

thanked the staff for their help. Discussion ensued on the bike paths, bikes on TriRail, ride share, greenway trails, scooter abandonment, connectivity, etc.

The presentation can be located on the SFRPC website: <https://sfregionalcouncil.org/wp-content/uploads/2025/03/SFRPC-Staff-Updates.pdf>.

Public Hearing

F. Resolution #25-01 (SB 1264 / HB 1125)

Revisiting Resolution #25-01, Mrs. Cosio Carballo thanked Councilmember Caplan and Ex-Officio Member Huynh for their valuable input in updating the Resolution. Mr. Goren also reviewed the updated Resolution.

Per Ex-Officio Huynh's suggestion, the following will read:

“WHEREAS, Regional Planning Councils no longer exercise authority in the review of local comprehensive land use plans or, with the exception of the CityPark DRI which was legally grandfathered in Florida Statutes, existing Developments of Regional Impact (DRIs) following the elimination of any new DRIs or state and regional views of existing DRIs in 2018; and”

Per Councilmember Caplan’s suggestion, the following will read:

“WHEREAS, Regional Planning Councils assist local governments and other partners with information gathering and data analysis, work with local governments and various agencies to secure grant funding, provide staff support for specialized projects, and provide technical support and facilitation expertise; and”

Chair Lincoln motioned to approve Resolution #25-01 (SB 1264 / HB 1125). Councilmember Caplan moved the motion, and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

Public Comment

There were no public comments.

IV. Program Reports and Activities

- C. SFRPC Revolving Loan Funds Status Report (reviewed earlier in the Agenda)
- D. SFRPC CARES Act RLF Status Report
- E. FRCA Bill Report Week #2

Mrs. Cosio Carballo noted that the Florida Regional Councils Association (FRCA) is supported by the state’s 10 Regional Planning Councils. FRCA sends a report on the legislative items; it is included in the meeting package.

V. Discussion Items

A. Executive Director's Report

Mrs. Cosio Carballo stated that her Executive Director's report has been addressed throughout today's meeting. She thanked Rebecca Landesman for her quality of work and work ethic. She mentioned the upcoming SFRPC Conference scheduled for this year and mentioned previous topics such as First-Last Mile and Mental Health Housing. She requested the Councilmembers think about what issues they would be interested in discussing. Some of the ideas proposed included incorporating the Comprehensive Economic Development Strategy (CEDS) Transit-Oriented Development (TOD) with affordable housing, including strategies to improve the public's understanding of affordable housing.

B. Legal Counsel Report

Mr. Goren stated that included in the Traditional RLF packet is a letter from his law firm. He stated that the Council is currently involved in minimal litigation. While foreclosures do occasionally occur, Mr. Tart makes every effort to minimize and avoid legal action. Mr. Goren referenced a letter dated March 3, 2025, relating to the Angela Dawson matter, which has been resolved. He provided a brief update on that case. He also mentioned a second letter concerning a cross-collateralized property of Ms. Dawson, which is expected to be resolved soon.

C. Council Members Report

D. Ex-Officio Report

Mr. Huynh announced that FDOT Secretary Stacy Miller is moving to the Miami-Dade County Department of Transportation and Public Works. Former Director Daniel Iglesias will be the District 6 Secretary. Chair Lincoln wished Ms. Miller the best and welcomed Mr. Iglesias back as Secretary.

Chair Lincoln acknowledged and thanked Councilmember Albritton for attending most of the SFRPC meetings.

VI. Announcements and Attachments

A. Attendance Form

B. Upcoming Meetings

- 1) Thursday, April 24, 2025, 10:30 a.m. (SFRPC)
- 2) Monday, May 19, 2025, 10:30 a.m. (Miami-Dade TPO)
- 3) Monday, June 16, 2025, 10:30 a.m. (SFRPC)

VII. Adjournment

Chair Lincoln adjourned the meeting at 12:08 p.m.

This signature is to attest that the undersigned is the Secretary of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL and that the information provided herein is the true and correct minutes for March 17, 2025, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 19th day of May 2025.

Frank Caplan, Secretary
Councilmember, Village of Key Biscayne

Date

**MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
April 24, 2025**

The South Florida Regional Planning Council Executive Committee met virtually and in person on this date at the South Florida Regional Planning Council, located at 1 Oakwood Boulevard, Suite 250, Hollywood, Florida, 33020. Secretary Caplan served as Acting Chair at the request of Chair Lincoln. Acting Chair Caplan welcomed everyone, called the meeting to order at 10:32 a.m., and asked Councilmember Geller to lead in the Pledge of Allegiance. The recording of this meeting can be found here:

https://www.youtube.com/watch?v=oCVr_iQF-lo

I. Pledge of Allegiance and Roll Call

Executive Committee Members

Councilmember Frank Caplan
Councilmember René García
Councilmember Steve Geller
Councilmember Cary Goldberg*
Councilmember Denise Horland (excused)
Chair Michelle Lincoln (excused)

Councilmembers

Councilmember Craig Cates*
Councilmember Joseph Corradino (excused)
Councilmember Beam Furr
Councilmember Oliver Gilbert, III**
Councilmember Samuel Kaufman*
Councilmember Kionne McGhee**
Councilmember Rodriguez
Councilmember Michael Udine*

* Virtually Present

** Absent

Excused

SFRPC Executive Director Isabel Cosio Carballo and Legal Counsel Sean Swartz were present.

The following Ex-Officio Members were virtually present:

Sirena Davila, representing the Florida Department of Environmental Protection
Dat Huynh, representing the Florida Department of Transportation, District VI
Armando Vilaboy, representing the South Florida Water Management District

Acting Chair Caplan requested that Councilmembers Furr and Rodriguez be appointed to the Executive Committee to meet quorum; they accepted the designation.

II. Action Items

A. Consent: Comprehensive Plan Amendment Reviews

Legal Counsel, Sean Swartz, read the Comprehensive Plan Amendment Reviews, Proposed.

Proposed:

- City of Key Colony Beach 25-01ER
- City of Oakland Park 25-01ESR

Public Hearing

Acting Chair Caplan opened the Public Hearing and asked if there were any comments or questions.

Public Comments

There were no comments or questions from the public in person or virtually.

Acting Chair Caplan motioned to approve the proposed Comprehensive Plan Amendments. Councilmember Furr moved the motion, and Councilmember Geller seconded the motion, which was carried by a unanimous vote.

Legal Counsel, Sean Swartz, read the Comprehensive Plan Amendment Reviews Adopted.

Adopted:

- City of Fort Lauderdale 24-02ESR
- City of Fort Lauderdale 24-03ESR
- City of Fort Lauderdale 25-01ESR
- City of Hialeah 24-01ESR

Public Hearing

Acting Chair Caplan opened the Public Hearing and asked if there were any comments or questions.

Public Comments

There were no comments or questions from the public in person or virtually.

Acting Chair Caplan motioned to approve the adopted Comprehensive Plan Amendments. Councilmember Geller moved the motion, and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

B. City Park DRI 380.032 FS Agreement Extension

Executive Director Isabel Cosio Carballo summarized the background and project area for the City Park Development of Regional Impact (DRI) and the Multi-Party Agreement between the South Florida Regional Planning Council; Florida Department of Commerce; and the “Applicant” consisting of Parkland West, LLC; the Krome Groves Land Trust, Edward W. Easton, Trustee; and Guherqui International, S.A. She explained that in 2018, the City Park DRI was grandfathered in Florida Statutes. The extension of the 380.032 Agreement, originally signed on May 4, 2022, is needed to allow the DRI process to move forward. The methodology for the Agreement to Delete is in its final stages of development.

Mr. Bercow, Shareholder of Bercow, Radell, Fernandez, Larkin, and Tapanes, and part of the City Park applicant team, was present to answer any questions from the Council. He explained the reason for the Agreement Extension.

Mrs. Cosio Carballo stated that the Agreement has been reviewed by all parties, including Legal Counsel Sam Goren, and the Florida Department of Commerce.

Acting Chair Caplan motioned to approve the City Park DRI 380.032 FS Agreement Extension. Councilmember Geller moved the motion, and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

Acting Chair Caplan thanked Mr. Bercow for his time.

C. FDOT District 6 and SFRPC Agreement

Mrs. Cosio Carballo stated that the Council has enjoyed a great working relationship with FDOT District 6 over many years. In 2019, with the assistance of Ex-Officio Dat Huynh, the Council was able to expand and formalize its working relationship by entering into a Joint Participation Agreement (JPA) with FDOT District 6. The Agreement before the Council is an extension of the 2019 JPA.

Acting Chair Caplan motioned to approve the SFRPC / FDOT 6 Contractual Agreement. Councilmember Geller moved the motion, and Councilmember Rodriguez seconded the motion, which was carried by a unanimous vote.

Public Hearing

Acting Chair Caplan opened the Public Hearing and asked if there were any comments or questions.

Public Comments

There were no comments or questions from the public in person or virtually.

Councilmember Furr, Broward County Mayor, who is a member of the Executive Committee of the Solid Waste Authority of Broward County and of SEFTC (Southeast Florida Transportation Council), opened a

discussion on the alignment of road-to-rail infrastructure along U.S. 27, extending from Miami-Dade through Broward to Palm Beach counties to Okeechobee. FDOT with SEFTC is looking at rail that will connect with landfills.

Councilmember Geller inquired whether there were plans to establish a new rail line to Okeechobee. Councilmember Furr responded that Waste Management plans to construct a spur rail line running east to west, connecting to the CSX line and another existing rail line that runs from South Dade to Okeechobee. This topic would be discussed by representatives from Miami-Dade, Broward, and Palm Beach counties at the upcoming SEFTC Meeting on May 16, 2025.

The Council discussed a wide range of solid waste and environmental issues, including land availability in Broward County, zero-waste initiatives, composting, odor concerns, the public's lack of education on solid waste and recycling, and the importance of protecting the environment. The conversation included waste-to-energy strategies, inter-county collaboration (including Palm Beach, Broward, Miami-Dade, and Monroe counties), and how such partnerships can succeed. Other topics included managing ash byproducts, examining how other states and Europe handle trash and recycling, and encouraging behavioral change around plastic use.

Mayor Furr mentioned that the Solid Waste Authority of Broward County, Florida, has prepared a draft Waste-to-Energy Health Impacts Public Resources White Paper. This draft White Paper is a consolidated reference guide of published resources, reports, and studies regarding the health impacts of Municipal Solid Waste (MSW) Waste-to-Energy facilities. He asked Councilmember Garcia if he would like to review the proposed plan. Councilmember Garcia expressed his appreciation. Mrs. Cosio Carballo requested a copy as well.

Mrs. Cosio Carballo informed the Councilmembers that the SFRPC had a staff-level solid waste management conversation with representatives from TCRPC, Broward, Miami-Dade, and Palm Beach counties and the Solid Waste Authority of Broward County to share thoughts and discuss potential opportunities for regional collaboration. She announced that Treasure Coast Regional Planning Council and the Palm Beach Solid Waste Authority (SWA) are hosting a tour of the Palm Beach SWA Facilities. Councilmember Maria Rodriguez plans to attend the tour with Council staff.

Councilmember Geller announced that the SFRPC is hosting a conference focused on Transit-Oriented Development and Affordable Housing on September 11, 2025, and noted the significance of this discussion. Mrs. Cosio Carballo mentioned the topics covered in previous Joint Meetings / Conferences with the Treasure Coast Regional Planning Council and welcomed any ideas for future meetings. She explained the difficulty of scheduling meetings during the summer.

One topic for the next Joint Conference could be condominium conditions, insurance, repairs, etc., or battery recycling. Councilmember Geller stated that he had introduced an ordinance to Broward County, originally developed by the SFRPC following a past conference on battery recycling, and that the ordinance had passed. Mrs. Cosio Carballo informed the Council that she recently attended the State Emergency

Response Commission meeting representing the Local Emergency Planning Committee Region 10, which the Council staffs. She shared with the Department of Emergency Management Senator Geller's / Broward County's Lithium Battery Ordinance. She also shared it with the other Regional Planning Councils and the Counties' SWA.

Commissioner Doris Acosta of North Bay Village, attending virtually, highlighted the importance of addressing condominium governance issues, from her 20 years of experience as a resident and Boardmember of a 12-unit building constructed in 1971. She stated that her concern is not financial assessments or construction requirements, but the lack of protections for condo owners against Boardmembers who often act out of fear, personal agendas, or financial limitations. She expressed concern that mismanagement is undermining the building's resilience and maintenance, despite available financing options. Commissioner Acosta advocated for empowering residents with more influence over their buildings and called for clearer, more realistic guidelines, stating, for example, questionable assessments like a 25-year-old roof being deemed to have 28 years of remaining life. Acting Chair Caplan thanked her for her input. Councilmember Geller stated that condominium governance and affordability issues have been under discussion in the Legislature since 2000, during his time as a member. He suggested this would be a good topic for a future joint discussion. He spoke in detail about issues such as waiving assessments for future owners and the importance of proper building maintenance. He referenced a past study commission consisting of city and county officials, condo owners, realtors, and other stakeholders. He emphasized that governance is a complex, multi-faceted issue. He referred to a situation where condo owners voted out Boardmembers who had pushed for necessary maintenance updates, reflecting the tension between long-term needs and short-term owner priorities. He mentioned the issues of condo owners selling their units and the deterioration of them if not sold, and code liens/inspections. Commissioner Acosta mentioned affordable housing could be part of the same discussion. Acting Chair Caplan stated that another topic that was previously brought up by Miami-Dade County DERM was the conversation on water quality in Biscayne Bay and stormwater management technology (engineering solutions), or a water quality conversation, and the challenge of infrastructure.

Public Comment

Councilmember Jim Albritton shared that Southwest Ranches formed a new Advisory Board in 2024. Members completed a six-month training and are working with Waste Management on educational efforts, including a recycling newsletter, bin stickers, and facility tours. A new, more automated plant is in development. While zero waste may not be achievable, the Town is leading by example.

Mrs. Cosio Carballo stated that Palm Beach County's success is partly due to its dual-bin system for separating materials like paper, glass, and aluminum, in addition to having a waste-to-energy plant. Councilmember Albritton explained that Southwest Ranches uses a single blue bin and is focusing on educating residents to avoid contaminating recyclables. There are signs at the farmers market along with high school students informing citizens of the proper disposal. He offered to send the class information to the Councilmembers. Acting Chair Caplan thanked Councilmember Albritton.

Mrs. Cosio Carballo informed the Council that Bills 1264 and 1145, which propose to remove Florida's RPCs from state statutes, are not expected to pass. Discussion ensued with the legislation and Governor DeSantis' proposals, including reducing sales tax, eliminating property taxes, and defunding the police. Other bills in the legislature have not passed. The Councilmembers' concern is protecting the power of local governments. Acting Chair Caplan stated that despite the changes to the RPCs' responsibilities, the RPCs do important work.

III. Announcements and Attachments

A. Attendance Form

B. Upcoming Meetings

- 1) Monday, May 19, 2025, 10:30 a.m. (Miami-Dade TPO)
- 2) Monday, June 16, 2025, 10:30 a.m. (SFRPC)
- 3) Monday, July 21, 2025, 10:30 a.m. (SFRPC)

VIII. Adjournment

Acting Chair Caplan adjourned the meeting at 11:28 p.m.

This signature is to attest that the undersigned is the Secretary of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, and that the information provided herein is the true and correct minutes for the April 24, 2025, Executive Committee Meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 19th day of May 2025.

Frank Caplan, Secretary
Councilmember, Village of Key Biscayne

Date



MEMORANDUM

AGENDA ITEM #III.B

DATE: MAY 17, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: FINANCIAL REPORT

Attached is a Financial Report comparing the months of February 2025 through April 2025 for your review and approval.

Recommendation

Approve the Financial Report.



South Florida Regional Planning Council
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954.924-3653 Phone, 954.924-3654 FAX
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**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
COMPARATIVE BALANCE SHEET**

April 30, 2025

(unaudited)

	February	March	April	Increase (Decrease)
<u>General Fund</u>				
Assets:				
Cash GF	1,690,344	1,561,394	1,494,176	(67,217)
SBA - Investment Account	516,133	518,108	520,018	1,910
Accounts Receivable	12,786	11,027	9,855	(1,173)
Due From Other Funds	39,982	33,540	33,660	119
Prepaid Expenses	15,477	15,477	15,477	-
Total Assets	2,274,722	2,139,546	2,073,185	(66,361)
Liabilities and Fund Balance:				
Liabilities	25,929	28,448	19,575	(8,873)
Fund Balance	2,248,793	2,111,098	2,053,610	(57,488)
Total Liabilities and Fund Balance	2,274,722	2,139,546	2,073,185	(66,361)
<u>Federal, State & Local</u>				
Assets:				
Accounts Receivable	99,303	130,313	92,114	(38,199)
Total Assets	99,303	130,313	92,114	(38,199)
Liabilities and Fund Balance:				
Liabilities	625	(1,196)	(1,799)	(603)
Fund Balance	98,679	131,509	93,913	(37,596)
Total Liabilities and Fund Balance	99,303	130,313	92,114	(38,199)
<u>Revolving Loan Funds</u>				
Assets:				
Cash RLF	2,728,426	2,778,058	3,078,082	300,024
Accounts Receivable	10,272,504	10,220,461	9,926,966	(293,495)
Allowance for Loan Losses	(1,262,624)	(1,262,624)	(1,262,624)	-
Total Assets	11,738,306	11,735,895	11,742,424	6,529
Liabilities and Fund Balance:				
Liabilities	(182)	78	1,988	1,910
Due To Other Funds	39,982	33,540	33,660	120
Fund Balance	11,698,506	11,702,277	11,706,777	4,499
Total Liabilities and Fund Balance	11,738,306	11,735,895	11,742,424	6,529
<u>Southeast Florida Regional Prosperity Institute</u>				
Assets:				
Cash	55,986	56,140	56,232	92
Receivables	-	-	-	-
Total Assets	55,986	56,140	56,232	92
Liabilities and Fund Balance:				
Liabilities	130	64	3	(61)
Fund Balance	55,856	56,076	56,229	153
Total Liabilities and Fund Balance	55,986	56,140	56,232	92

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

April 30, 2025

(unaudited)

<u>Description</u>	February	March	April	Fiscal to Date	% Realized	Annual Budget	% of Budget	Remaining Budget
<u>REVENUE REPORT</u>								
Membership Dues	\$ -	\$ -	\$ -	\$ 1,226,527	100%	\$ 1,226,527	40%	\$ 1,226,527
Interest & Other Income	6,412	6,899	6,547	49,154	76%	\$ 65,000	2%	15,846
Federal Funded Projects	78,053	41,702	90,658	484,961	59%	\$ 827,324	27%	342,363
State Funded Projects	-	18,450	-	80,516	88%	\$ 91,021	3%	10,505
Local Funded Projects	25,583	34,164	11,749	256,188	73%	\$ 353,350	11%	97,162
Trust Funds	85,344	37,876	40,552	395,916	75%	\$ 529,500	17%	133,584
TOTAL Revenues	195,391	139,092	149,506	2,493,262	81%	3,092,722	100%	599,460
<u>EXPENSE REPORT</u>								
<u>Operating Expenses</u>								
Staff Compensation	\$ 145,109	\$ 150,695	\$ 139,292	\$ 1,108,057	56%	\$ 1,975,328	64%	\$ 867,271
Occupancy	9,021	9,021	9,021	66,792	56%	118,450	4%	51,658
Utilities Electric/Sanitation	444	443	483	3,360	54%	6,200	0%	2,840
Janitorial Services	802	802	740	5,552	62%	9,000	0%	3,448
Repairs & Maintenance	-	-	-	-	0%	6,200	0%	6,200
Storage	508	518	518	3,322	44%	7,500	0%	4,178
Office Automation	3,429	6,365	2,672	35,714	53%	68,000	2%	32,286
Advertising, Notices, Supplies, Postage & PR	4,558	6,853	10,398	50,121	86%	58,000	2%	7,879
Travel	2,891	531	158	6,602	66%	10,000	0%	3,398
Professional Development	-	625	-	1,198	7%	16,000	1%	14,802
Insurance	3,500	11,525	1,400	27,950	62%	45,000	1%	17,050
Miscellaneous Expenses	-	-	-	-	0%	1,000	0%	1,000
Legal Services (1)	5,048	6,235	5,283	26,815	60%	45,000	1%	18,185
Financial Services	172	161	177	1,177	2%	62,500	2%	61,323
Professional Consultants	-	361	-	7,281	49%	15,000	0%	7,719
Capital Expenditures	-	-	-	-	0%	25,000	1%	25,000
Subtotal Operating Expenses	175,481	194,136	170,143	1,343,941	54%	2,468,178	80%	1,124,237
Pass Through Expenses:	62,764	46,029	68,248	500,150	83%	599,065	19%	98,915
TOTAL Expenses	238,245	240,166	238,390	1,844,091	60%	3,067,243	99%	1,223,152
<u>OTHER REVENUES (Expenses)</u>								
Bad Debt- RLF Programs	-	-	-	(25,000)				
Excess (deficit) Revenues over Expenditures	\$ (42,854)	\$ (101,074)	\$ (88,885)	\$ 649,171		\$ 25,479	1%	
(1) Additional legal YTD expenses included in "pass-through Expenses"				\$ 61,568				
Note: Percentage of Fiscal Year lapsed				58.33%				



MEMORANDUM

AGENDA ITEM #III.C

DATE: MAY 19, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN (LGCP) PROPOSED AND ADOPTED
AMENDMENT CONSENT AGENDA

Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare, and quality of life of the residents of the Region.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report of the Council’s evaluation pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Recommendation

Find the proposed and adopted plan amendments from the local governments listed as not causing adverse impact to state or regional resources/facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.



PROPOSED AMENDMENTS

- **Miami-Dade County 25-02ESR**

Proposes changes to Comprehensive Development Master Plan (CDMP) to add ±6.17 acres to the application site for a total ±97.65 gross acres (±89.39 net acres), and to redesignate the entire ±97.65 gross acres from “Estate Density Residential” and “Business and Office” to “Low Density Residential with One Density Increase (DI-1)” (6 to 13 dwelling units per gross acre) and “Business and Office”. Miami-Dade placed the following restrictions: a) to cap all townhomes at the workforce housing sales price in addition to keeping 20% at workforce housing income limit; b) a pump station shall be provided by the applicant to accommodate the basin as a whole; and c) use landscaping and trees that can provide benefits and utility for stormwater management and stormwater runoff.

- **Monroe County 25-02ACSC**

Proposes amending the Future Land Use Map (FLUM) land use designation for a 1.19-acre property located at 104001 Overseas Highway, Key Largo, from Residential Medium, more particularly described as Lots 1 through 8, Block 7 Largo Sound Village, as proposed by Gustavo Solis.

- **Monroe County 25-03ACSC**

Proposes amending the County’s Future Land Use Element (FLUE) and the Housing Element to modify the requirements related to the 300 Keys Affordable Housing Initiative Early Evacuation Unit Building Permit Allocations. The proposed amendment removes 1-for-1 takings for the Affordable Workforce Housing Early Evacuation Initiative.

- **City of Hollywood 25-01ESR**

Proposes establishing a new ‘Commercial Recreation’ land use category in the Future Land Use Map, with language that mirrors the BrowardNext Comprehensive Plan.

- **City of Hollywood 25-02ESR**

Proposes creating the Commercial Recreation Land Use category within the City’s Comprehensive Plan. This is a text amendment that is a companion to the map amendment (25-01ESR).

- **City of Miramar 25-01ER**

Proposes Evaluation and Appraisal Report (EAR) based text amendments to the City’s Comprehensive Plan to include two (2) planning periods with 10-year and 20-year horizons, to reflect changes in State requirements and to update the City’s local conditions since the last update of the Comprehensive Plan, in 2010. The proposed amendment would: rewrite the Future Land Use Element, emphasizing protections for residential neighborhoods from incompatible uses, improving resilience, and encouraging transit-oriented development and mixed-use development; and provide density bonuses for developments providing affordable housing units. The amendment would also encourage economic development through periodic updates of the City’s Economic Development Plan, support of the historic area of Miramar, and coordination with local businesses.

- **City of North Lauderdale 25-01ER**

Proposes Evaluation and Appraisal Report (EAR) based text amendments to all the City's Comprehensive Plan Elements, including, but not limited to, Future Land Use, Housing, Transportation, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements. The amendment would also provide density bonuses for the inclusion of workforce affordable housing within the mixed-use residential zoning.

ADOPTED AMENDMENTS

- **Miami-Dade County 24-01ESR**

Adopts an amendment to Miami-Dade County's Comprehensive Development Master Plan (CDMP) rezoning ±239 acres zoned "Agriculture" outside of the Urban Development Boundary (UDB) to "Environmental Protection" to serve as a mitigation bank for properties requiring wetland mitigation credits. Rezoning approved on the conditions that the applicant is limited to one unit for maintenance of the mitigation bank, will provide a one-time \$100,000 donation to UF/IFAS for youth agricultural outreach programming, a 25-foot vegetative buffer to protect the adjacent agricultural lands and mitigation bank from runoff, and protection of the existing Round Hammock Natural Forest Community and other Environmentally Endangered Lands (EEL).

- **Miami-Dade County 24-02ESR**

Adopts an amendment to Miami-Dade County's Comprehensive Development Master Plan (CDMP) to expand the Urban Development Boundary (UDB) to include the entirety of 13 13-acre bifurcated parcel. Specifically, 8 acres outside the UDB designated as "Agriculture" is rezoned as "Special District", the remaining 5 acres within the UDB will retain its zoning of "Industrial and Office". Extending the UDB is supported in this case as the property is within ½ of the Bus Rapid Transit Corridor, bifurcated by the UDB, and dedicates 30% of planned units to workforce housing within 140% of Area Median Income.

- **Miami-Dade County 25-01ESR**

Adopts an amendment to Miami-Dade County's Comprehensive Development Master Plan and Future Land Use Map, increasing the allowable densities within a ½ mile of the Douglas Road Metrorail station in support of Miami-Dade's Transit Oriented Development strategy.

- **Monroe County 25-01ACSC**

Adopts an amendment to the Monroe County Future Land Use Map (FLUM) from Residential Medium (RM) to Commercial (COMM), for a 0.43-acre property located at 24150 Overseas Highway, Summerland Key, more particularly described as a portion of Lot 1, Dobie's subdivision. as requested by Spottswood, Spottswood, Spottswood, and Sterling PLCC, on behalf of Macie J Jarzebowski.

- **Islamorada, Village of Islands 24-04ACSC**

Adopts an amendment to the Future Land Use Map from Residential Medium (RM) to Mixed Use (MU) for the subject property known as Windley Cove, located on Windley Key.

- **City of Miami Beach 24-01ESR**

Adopts an amendment to allow a modest floor area ratio (FAR) increase in specific areas of the City to incentivize property owners to change transient uses, such as hotels and short-term rentals, into permanent residential housing. The amendment generally applies to existing transient uses in the West Avenue Overlay, all RM-2 and RM-3 properties on the Collins Avenue corridor between 47th Street and 63rd Street, and all R-PS4 properties on Ocean Drive between 1st Street and 5th Street.

The amendment does NOT affect the maximum allowable residential density. The proposed amendment does not affect an area located in an area of critical state concern.

- **City of Miami Beach 25-01ESR**

Adopts an amendment to the City's Housing Element to require that the Land Development Regulations be amended to create a definition for a housing impact statement and create a process for the review of statements as part of the development review process.

- **City of Sweetwater 24-01ESR**

Adopts an amendment to the Future Land Use Element updating specific density incentives for projects that address the housing needs of the elderly, active-duty military, and/or veterans, and the workforce population.

**** Staff Note:** Due to the different time requirements for Agencies' responses, some comments may not have been received. Of the Agencies that have submitted comments, those comments do not reflect potential adverse regional or extra-jurisdictional impacts.

No concerns or technical assistance comments reflecting potential adverse regional or extra-jurisdictional impacts were received from local governments or partner agencies.



MEMORANDUM

AGENDA ITEM #III.E

DATE: MAY 19, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC REVOLVING LOAN FUND PLAN 2025 - 2030 / RESOLUTION 25-02

Please find herewith the SFRPC Revolving Loan Fund Plan for 2025 – 2030 (RLF Plan) and Resolution 25-02. The RLF Plan addresses the SFRPC Revolving Loan Fund Strategy and Operational Procedures.

Council staff requests the adoption of Resolution 25-02 approving the RLF Plan for final submittal to the U.S. Economic Development Administration (EDA). The RLF Plan has been reviewed and pre-approved by the EDA.

Recommendation

Adopt Resolution 25-02 confirming adoption of the SFRPC Revolving Loan Fund Plan for 2025 – 2030.





RESOLUTION 25-02

**A RESOLUTION OF THE SOUTH FLORIDA REGIONAL PLANNING COUNCIL
REPRESENTING THE LOCAL GOVERNMENTS OF MONROE, MIAMI-DADE,
AND BROWARD COUNTIES; ADOPTING THE UPDATED ECONOMIC
DEVELOPMENT ADMINISTRATION REVOLVING LOAN FUND 5-YEAR
PLAN FOR 2025 – 2030 DATED MAY 19, 2025; PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the South Florida Regional Planning Council's three-county region is comprised of Monroe, Miami-Dade, and Broward counties, 67 municipalities contained therein, with more than 4.3 million residents; and

WHEREAS, the Council is a multi-purpose regional governmental entity with policy responsibilities including the areas of economic development, affordable housing, emergency preparedness, military installation readiness, data research and analysis, intergovernmental coordination and collaboration, and regional transportation; and

WHEREAS, the U.S. Economic Development Administration requires the Council to adopt a Revolving Loan Fund Plan every five years.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH FLORIDA REGIONAL PLANNING COUNCIL THAT:

Section 1. The South Florida Regional Planning Council has reviewed and adopted the U.S. Economic Development Administration Revolving Loan Fund Plan for 2025 – 2030 (Grant Award # 04-79-07544).

Section 2. This resolution shall take effect immediately upon adoption.

DULY ADOPTED by the South Florida Regional Planning Council this 19th day of May 2025.

The Honorable Michelle Lincoln
Chair

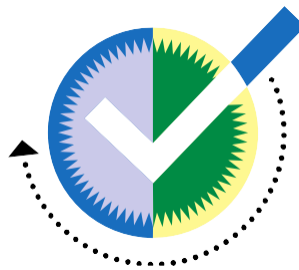
Isabel Cosio Carballo, MPA
Executive Director



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South Florida Regional Planning Council



ECONOMIC DEVELOPMENT

ADMINISTRATION REVOLVING LOAN FUND

Revolving Loan Fund Plan

May 19, 2025

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SECTION 1: REVOLVING LOAN FUND STRATEGY

Name of Organization.

South Florida Regional Planning Council (SFRPC)

website address: www.sfregionalcouncil.org

List of Counties Comprising the Lending Territory:

Palm Beach, Broward, Miami-Dade and Monroe Counties.

Executive Summary of South Florida's Comprehensive Economic Development Strategy 2024 Annual Progress Report - (2022-2027)

The South Florida Regional Planning Council (SFRPC) is the U.S. Department of Commerce Economic Development Administration's designated Economic Development District (EDD) for South Florida. The Economic Development District service area is Monroe, Miami-Dade, and Broward counties where the Council helps lead a locally based, regionally driven economic development process. The Council works with local government, public, private, non-profit, and philanthropic partners to provide information, technical assistance, and support and lead regional economic development efforts.

The 2024 Annual Update Report for the South Florida Comprehensive Economic Development Strategy (CEDS) provides a detailed assessment of the region's economic recovery, emerging challenges, and the ongoing pursuit of long-term goals, particularly in the context of economic resilience and equity. South Florida's economy has made significant progress since the 2022 CEDS adoption, but there remain critical areas requiring attention, including infrastructure, housing affordability, and workforce training.

Key Economic Highlights:

1. **Employment Growth:** South Florida has outperformed both state and national averages in job creation, with major gains in Leisure and Hospitality (adding over 40,000 jobs) and Professional and Business Services (17,000 jobs). Unemployment rates have decreased significantly across the region, with Miami-Dade showing the strongest recovery, dropping by 2.5 percentage points to 5.6%.
2. **Sector-Specific Trends:** The information, Professional Services, and Manufacturing sectors have seen robust growth, reflecting post-pandemic recovery and labor demand. Meanwhile, the Education and Health Services sectors continue to lag behind, with under 1% growth across the region in 2022.
3. **Workforce Challenges:** A tightening labor market has increased pressure on employers to offer better wages and benefits, but labor force participation rates remain below pre-pandemic levels. The region is also facing a skills gap, particularly in high-demand industries such as information technology and healthcare, which presents an ongoing challenge.

4. **Housing and Infrastructure:** Housing affordability is a critical issue, with Monroe County seeing median home prices exceeding \$1.3 million, and similar upward trends in Palm Beach, Miami-Dade, and Broward counties. Additionally, transportation inefficiencies- exemplified by the Miami metropolitan area's high traffic congestion- are costing the region approximately \$3.1 billion annually. These challenges underscore the need for strategic investment in both housing and transit infrastructure.
5. **Population Dynamics:** South Florida's population growth has shown signs of recovery following pandemic-related declines. However, Miami-Dade's reliance on international migration has slowed its population rebound compared to Broward and Palm Beach counties, which have benefited from domestic in-migration. Monroe County's population growth has been stronger, driven by its tourism-dependent economy.

Key Correlations:

- **Employment and Infrastructure:** There is a notable correlation between job growth and the region's infrastructure challenges. As employment increases, so does the strain on the region's transportation networks, amplifying traffic congestion and economic losses.
- **Housing and Economic Inequality:** The rise in housing prices, particularly in Monroe County, correlates with increasing economic inequality in the region. Lower-income and middle-class residents are increasingly priced out of homeownership, particularly in high-demand areas.
- **Sector Growth and Workforce Training:** Strong sector-specific growth in Professional Services, Information, and Manufacturing has revealed a widening skills gap. The labor force has not been able to keep pace with demand in these industries, highlighting the need for improved workforce development programs.

Forecast for South Florida Economic Conditions (2024-2026):

Over the next two years, South Florida is likely to experience continued economic growth, but the pace may slow due to several structural challenges:

1. **Labor Market:** South Florida will likely continue to face workforce shortages, especially in high-skill sectors. Efforts to address the skills gap through training and education will be critical for sustaining job growth.
2. **Housing Market:** Housing affordability will remain a significant issue, particularly in Monroe County and Miami-Dade. Without substantial interventions, rising home prices will contribute to ongoing displacement and exacerbate inequality.
3. **Infrastructure Development:** While employment and business activity will continue to grow, transportation inefficiencies and congestion could act as a brake on economic growth. Investment in transit infrastructure will be essential to support the region's expansion.
4. **Sector Outlook:** The Leisure and Hospitality sector is expected to remain a pillar of job growth, but other sectors like information, Professional Services, and Manufacturing will likely see stronger gains as the economy diversifies. However, lingering supply chain

disruptions and workforce constraints may temper the speed of recovery in industries such as construction and retail.

Evaluation of Progress on Action Plan and Goals:

South Florida's economy and its many economic development stakeholders made progress in meeting the Goals of the South Florida Economic Development District CEDS.

- **Priority Goal 1:** Cultivate a competitive economy and foster economic mobility
- **Priority Goal 2:** Create vibrant and connected places to increase the overall quality of life
- **Priority Goal 3:** Design, Construct and Maintain resilient infrastructure to support sustainable business and population growth

Minority-Owned Small Business Lending Needs Analysis

Small business lending in South Florida topped the \$2.55 billion mark for the fiscal year 2024, according to the Small Business Administration. The office, which serves 24 counties south of Orlando, led the country's 68 SBA districts for the second year in a row in both the volume of loans approved and the dollar amount disbursed. Loans range from \$5,000 to \$5 million under the SBA's flagship programs – the 7(a), 504 and microloan programs. The South Florida office reported a 25% increase in loan approvals from fiscal year 2023, when 3,866 loans were granted. It also posted 26% growth in overall loan amounts.

TD Bank led the South Florida region in SBA 7(a) loan funding approval, with 628 loans totaling \$87 million and a median loan size of \$55,000 this fiscal year. Newtek Bank followed with 400 loans, but with a higher total loan value of \$205.3 million and a median financing of \$225,000. Florida Business Development Corp. funded the most SBA 504 loans in South Florida, with 233 approvals totaling \$224.4 million and a median loan size of \$608,000. It was followed by Florida First Capital Finance Corp. which financed 197 loans totaling \$254.7 million with a median credit size of \$763,000. Ascendus was the SBA's top Microloan lender in South Florida with 46 loans, totaling \$1.6 million.

However, small minority-owned businesses continue to face considerable challenges accessing small business loans in South Florida. Economic headwinds have made it more difficult for small minority-owned businesses to secure credit in 2024. Many small businesses are facing constrained access to capital due to rising interest rates and tightening credit markets. The FDIC's Small Business Lending Survey found that "nearly 70% of traditional banks reported a decline in minority-owned small business loan demand in the first half of 2024," attributing the decrease to higher borrowing costs and concerns about the economic outlook. Inflation and economic uncertainty have also impacted lending activity with broadly tightening credit conditions leading traditional banks to implement more caution lending strategies. As a result, small businesses are seeking alternative sources of financing or delaying capital investments altogether, creating a ripple effect throughout the broader economy. According to Forbes, six in ten small minority-owned businesses found it difficult to find affordable financing and overall 77% were concerned about access to capital. The challenge is not simply access to credit, it's access to affordable

credit. One of the many long-standing frustrations for minorities is that their vital role in the U.S. economy hasn't made it much easier for them to obtain the means for success. Between 2007 and 2018, minority-owned small businesses grew by 79 percent, about 10 times faster than the overall growth rate for U.S. small businesses during the same time frame. This equates the number of minority-owned businesses at approximately \$11.1 million, reflecting a trend for the U.S. to become a minority-majority country between 2040 and 2050.

But, despite leading a significant portion of the nation's businesses, minority-owned firms are still having a harder time accessing small business loans. Minority-owned firms are less likely to be approved for small business loans than non-minority owned firms. And, even if they do get approved, minority-owned firms are more likely to receive lower amounts and higher interest rates. According to findings from the U.S. Department of Commerce Minority Business Development Agency, these discrepancies have made minority business owners more likely to not apply for small business loans, usually out of fear of rejection. A few reasons why it's particularly difficult for minority business owners to obtain small business funding is due to lower net worth, business location, and poor or little credit history.

It seems that the most common reason minority-owned firms are rejected for small business loans is a lower net worth and/or lack of assets. Wealth levels for Latinos, African Americans and Native Americans are reportedly 11 to 16 times lower than for non-minorities. Data recorded in 2023 found that non-minority business owners start their businesses with an average of \$107,000 in working capital compared to average minority-owned businesses, which are started with an average of \$35,000. Banks are traditionally biased against applicants with less money to spare, partially because such applicants probably cannot offer collateral. The lower net worth of minority business owners suggests that they are less likely to own homes or other expensive assets the bank can sell if the applicant cannot pay off the debt. A lack of collateral or higher net worth often makes the bank worried about being paid back. The banks are only willing to distribute small business loans that must be paid back as quickly and are therefore insufficient for fostering significant growth.

Another major factor in the approval rating of small business loans for minorities is the location of the business. A great deal of minority-owned businesses are in poorer, urbanized communities. Research from the Small Business Administration suggests that the location of a business plays a bigger role in the approval of a loan than the ethnicity of the business owner. Poorer communities need small businesses to bolster their economies, but big banks do not typically craft their business funding programs with long-term goals in mind.

The average small minority business owner has a credit score of about 700 which is approximately 15 points lower than the average small business owner in the U.S. A nearly perfect credit score is basically mandatory for the most advantageous bank loans, even though there are numerous plausible explanations as to why an otherwise responsible and dedicated business owner would have poor or very little credit history. Still, credit score is arguably just as important as the business' performance record when it comes to securing a bank loan.

Thankfully, alternative programs such as the South Florida Regional Planning Council's Revolving Loan Fund are available. They not only look at credit but also look at the time in business, industry, location, cash flow, daily and monthly ending bank balances in the business accounts, number of staff, leases and receivables in order to maximize the opportunities for all small business owners to access capital.

Business Development Objectives

The goal of the SFRPC ("The Recipient") EDA Revolving Loan Fund ("The RLF") Program is to support economic activities which result in the creation or retention of jobs, additional wealth, higher wages, and a better quality of life in the region. Presented in no particular order, these business development objectives include, but are not limited to:

1. Small business development, including the start-up or expansion of locally owned businesses to encourage entrepreneurship and innovation;
2. Development of businesses owned and operated by minorities, women, and members of other disadvantaged groups;
3. Assist in the completion and/or successful operation of qualified projects; and
4. Provide financing to businesses for which credit or favorable loan terms are not otherwise available.

Some project examples that support these objectives are as follows:

- a. Retention of existing commercial, manufacturing, agriculture and service industry jobs;
- b. Re-development of blighted land and vacant facilities for productive use;
- c. Modernization and rehabilitation of existing industrial or manufacturing facilities;
- d. Support for the use of new technologies and growth industries;
- e. Support for public and private projects that promote economic development and job creation/retention;
- f. Projects that enhance local and regional economic development;
- g. Rehabilitation of older structures;
- h. Construction of new facilities that accommodate industry;
- i. Projects that encourage and support satellite industries necessary for major industry location or expansion; and
- j. Projects that provide quality employment in order to increase per capita income.

RLF Financing Strategy

Any business owner, regardless of ethnic or racial background, can apply for a small/medium size business loan commercially operating in the SFRPC lending region. Additionally, the RLF financing strategy also seeks to provide capital assistance support to qualified operating businesses that target underserved markets in the region.

The SFRPC actively promotes and markets its program through a collaboration of existing

coalition partners that serves the region. These partners are the Treasure Coast Regional Planning Council (TCRPC), Greater For Lauderdale Alliance, Miami-Dade Beacon Council, the Business Development Board of Palm Beach County, the Greater Marathon Chamber of Commerce, and the Florida Small Business Development Center (SBDC). The coalition assists with outreach to identify small/medium size businesses that support the comprehensive economic development strategy. A highlight of such industries and activities include local businesses in the medical field, home health care, food suppliers, manufacturers, contractors, laundry facilities, education, professional services, housing services, and transportation operators. Initial small business assessments will be able to be completed by any coalition partner assisted by the SFRPC to determine and access financial, resiliency and target market needs. As RLF funding is focused on helping sustain integral small businesses long-term in the region. The SFRPC's administrative team help assess and incorporate a long-term financial strategy for small businesses to help achieve long term operational sustainability to support the region. The SFRPC's administrative team adheres to existing RLF plan underwriting guidelines to determine applicable loan amounts and parameters for long-term operational success of small businesses that serve our markets.

The RLF financing strategy also includes financial assessments of vital and essential South Florida small businesses to evaluate financial and resiliency capacity with the focus on maintaining ongoing operations. Once assessed, the SFRPC along with its applicable coalition partners will determine an applicable loan program to meet the financial needs of the small business in order to maintain its vital operations. This RLF strategy is to help support critical small business operations for the long-term within industries that are in line with the comprehensive economic development strategy.

As a result of this innovative and collaborative approach, the SFRPC seeks to implement a model program that can serve as inspiration and guidance for other entities or collaborations seeking positive regional impacts. This initiative has three goals: 1. Identify industries in South Florida that are essential for growth and are inline with the CEDS. 2. Identify and assess small businesses in the South Florida region for financial support and resiliency planning and 3. Construct a financial package through the RLF program to support the ongoing and long-term operational needs of the business. Through a combined initiative, the greater coalition focuses on identifying small businesses seeking financial assistance with the goals of initially helping identify sources of funding and thereafter helping guide small businesses toward a long-term resiliency and financial plan to ensure long-term operational success. This approach allows the greater coalition serving our region the ability to identify and engage a larger pool of potential small businesses that are essential in their respective markets in South Florida.

The RLF will provide financing for the following business purposes:

1. Machinery and equipment purchases;
2. Inventory purchases;
3. Working capital needs;
4. Land and building purchases/renovations; and
5. Leasehold improvements.

The RLF will offer loans that range from \$25,000 to \$500,000. The maximum amount to be loaned to one borrowing entity is \$500,000.

SFRPC RLF Program Lending Criteria – Interest Rates

The RLF program determines interest rates for all small business loans, inclusive of working capital and real property loans, through consideration of several factors, primarily including the borrower's creditworthiness, business financial health, loan amount, loan term and the current market conditions, with the base rate often being tied to the 5, 7, 10 or 20 year US Treasury which can fluctuate depending on economic factors plus a risk premium of 250 bps to arrive at the final interest rate. The RLF program utilizes solely a fixed rate lending structure inclusive of working capital and real property loans for all loan amounts within the lending guidelines. The RLF board reviews current program interest rates on a semi-annual basis through comparisons to traditional and non-traditional lending sources in the marketplace.

Interest Rates. (13 CFR § 307.15(b))

- a) Recipient may make loans to eligible borrowers at interest rates and under conditions determined by Recipient to be appropriate in achieving the goals of the RLF, subject to the minimum interest rate requirement in Subsection b), below.*
- b) The minimum interest rate that Recipient may charge is four (4) percentage points below the lesser of the current money center prime rate quoted in the Wall Street Journal or the maximum interest rate allowed under State law. In no event shall an interest rate be less than the lower of four (4) percent or 75 percent of the prime interest rate listed in the Wall Street Journal, or the maximum interest rate allowed under State law. However, should the prime interest rate listed in the Wall Street Journal exceed fourteen (14) percent, the minimum RLF interest rate is not required to be raised above ten (10) percent if doing so compromises the ability of Recipient to implement its financing strategy.*

SFRPC RLF Program Lending Criteria - Underwriting

A loan origination fee of up to 2 percent of the loan amount will be charged at closing for RLF loans. This fee will be included in total program income. No pre-payment penalty will be charged on RLF loans that are paid in full prior to the maturity date.

A minimum equity contribution by the business owner in the amount of 10 percent of the total project cost must be provided by the borrower. The preferable contribution is in the form of cash; however, other assets such as equipment/machinery or accounts receivables of the business may be acceptable. All equity contributions into a business shall be made within 12 months of loan closing.

Sufficient collateral will be required and determined on a loan-by-loan basis. The RLF will subordinate to a senior lien holder, if necessary. No unsecured loans will be made.

The business owners will be required to personally guarantee each loan and sole proprietorships may need to provide a life insurance policy assignment in an amount no less than the loan amount.

Minimum credit score of 550; scores below are to be accompanied with mitigating factors and detailed explanations.

The business has not declared bankruptcy nor foreclosure proceedings in the past 24 months.

The business and/or the principals must generate sufficient cash flow to repay the loan; mitigating factors related to seasonality will be considered.

Business startups must have less than \$3,000 in past due debt, present two most recent paystubs, have a business plan with a 12-month cash flow projection and have a partner referral such as SCORE or SBDC.

All borrowers are required to complete and submit a loan application along with applicable supporting along with a minimum of three years business tax returns and/or personal tax returns as well as a personal financial statement of the principal(s)/guarantor(s).

The RLF loan parameters/guidelines are as follows:

1. Maximum 7-year amortization on working capital loans;
2. Maximum 10-year amortization on non-real estate fixed asset loans (i.e., machinery, equipment, furniture, fixtures);
3. Maximum 20-year amortization on real estate loans with a case-by-case consideration given to increasing to a 30-year amortization;
4. Up to 12-month interest only on loans with a construction draw period that automatically convert to permanent payments. Consideration as to an interest-only period prior to automatic conversion to permanent payments may be given in other cases not involving a construction period. Recipient must adhere to Davis-Bacon wage regulations and are encouraged to purchase American-made equipment and products.

Purpose of Loans and Use of RLF Cash Available for Lending. (13 CFR § 307.17(c))

- a) Recipient shall not use RLF Award funds to:*
- (i) Acquire an equity position in a private business.*
 - (ii) Subsidize interest payments on an existing RLF loan.*
 - (iii) Provide a loan to a borrower for the purpose of meeting the requirements of equity contributions under another Federal agency's loan program.*

- (iv) *Enable a borrower to acquire an interest in a business either through the purchase of stock or through the acquisition of assets, unless sufficient justification is provided in the loan documentation. Sufficient justification may include acquiring a business to save it from imminent closure or to acquire a business to facilitate a significant expansion or increase in investment with a significant increase in jobs. The potential economic benefits must be clearly consistent with the strategic objectives of the RLF. The RLF board will require a business plan detailing operational restructuring along with economic and financial impacts in the local community for assessment. Additionally, the RLF program will only focus on small businesses in essential industries and activities as defined by the State of Florida, Office of the Governor, whom are seeking financial and resiliency support that are impacted by health, climate or disaster occurrences. A highlight of such essential industries and activities include local businesses in the medical field, home health care, food suppliers, fuel suppliers, safety contractors, laundry facilities, logistics, affordable housing managers and local transportation companies.*
 - (v) *Provide funds to a borrower for the purpose of investing in interest-bearing accounts, certificates of deposit, or any investment unrelated to the RLF.*
 - (vi) *Refinance existing debt, unless recipient sufficiently demonstrates in the loan documentation a “sound economic justification” for the refinancing (e.g., the refinancing will support additional capital investment intended to increase business activities). For this purpose, reducing the risk of loss to an existing lender(s) or lowering the cost of financing to a borrower shall not, without other indicia, constitute a sound economic justification. Sufficient justification may include an improved business credit score leading to better terms or changing loan structure to better align with cash flow needs such as seasonality or taking advantage of new market opportunities to secure more favorable conditions to expand and increase business opportunities that result in saving and/or increasing jobs. The RLF board will require a financial plan detailing economic and financial impacts of the business in the local community for assessment.*
 - (vii) *Serve as collateral to obtain credit or any other type of financing without EDA’s prior written approval (e.g., loan guarantees).*
 - (viii) *Support operations or administration of the RLF Recipient.*
 - (ix) *Undertake any activity that would violate EDA Property regulations found at 13 CFR part 314.*
 - (x) *Violates Davis-Bacon or Contract Work Hours and Safety Standards Act.*
- b) (i) *Non-relocation. Recipient must not use RLF Award funds to induce the relocation of existing jobs within the U.S. that are located outside of Recipient’s jurisdiction to within its jurisdiction in competition with other U.S. jurisdictions for those same jobs. In the event that EDA determines that RLF Award funds were used for such purposes, EDA may pursue appropriate enforcement action, including suspension of disbursements and termination of the RLF Award, which may include the establishment of a debt requiring the Recipient to reimburse EDA.*

- (ii) *RLF funds will finance the purchase of the rights of a prior lien holder during a foreclosure action which is necessary to preclude a significant loss on an RLF loan. RLF funds may be used for this purpose only if there is a high probability of receiving compensation from the sale of assets sufficient to cover an RLF's costs plus a reasonable portion of the outstanding RLF loan within a reasonable time frame approved by EDA following the date of refinancing.*
 - (iii) *Finance gambling activity, pyramid schemes, performances or products of a prurient sexual nature, or any illegal activity, including the cultivation, distribution, or sale of marijuana that is illegal under Federal law.*
- c) *Each loan agreement must clearly and in detail state the purpose of each loan.*

Credit Not Otherwise Available.

Recipient must explicitly determine and demonstrate in the loan underwriting for each RLF loan that credit is not otherwise available on terms and conditions that permit the completion or successful operation of the activity to be financed. Such documentation justifying credit is not otherwise available on terms and conditions that permit completion or successful operation of the activity being financed could be substantiated in the form of a declination letter from a conventional lending source or counter terms from the conventional lender proposing terms and conditions that prohibit successful satisfaction and repayment of the proposed terms and conditions. Such prohibited terms and conditions could be in the form of loan amount, maturity, amortization, interest rate, collateral and principal guarantors.

EDA Evaluation and Oversight of the RLF Award.

Allowable Cash Percentage. (13 CFR § 307.17(b))

- a) *In General. EDA will notify Recipient on an annual basis of the Allowable Cash Percentage that is applicable to lending during Recipient's ensuing fiscal year. During the Revolving Phase, Recipient must manage its loan repayment and lending schedule in order to avoid exceeding the Allowable Cash Percentage. The RLF administration team monitors the fund's cash percentage on a monthly basis to determine if the marketing plan is effectively meeting its goals. Additionally, loan administration compares the loan fund's cash position to the allowable cash position to ensure compliance to the RLF financial report. The loan administration team presents the status of the loan fund's cash percentage to the board at a minimum of annually.*
- b) *Noncompliance. Recipient must not hold RLF Cash Available for Lending so that it is 50 percent or more of the RLF Capital Base for 24 months without an EDA-approved extension request based on other EDA risk analysis factors or extenuating circumstances.*

Accounting Principles. (13 CFR § 307.15(a))

- a) *Recipient must operate the RLF in accordance with generally accepted accounting principles (GAAP) as in effect in the United States and the provisions outlined in the*

audit requirements set out as subpart F to 2 CFR part 200 and the Compliance Supplement, which is appendix XI to 2 CFR part 200, as applicable.

- b) In accordance with GAAP, a loan loss reserve may be recorded in Recipient's financial statements to show the fair market value of the RLF's loan portfolio, provided this loan loss reserve is non-funded and represented by a non-cash entry. However, a loan loss reserve may not be used to reduce the value of the RLF in the Schedule of Expenditures of Federal Awards (SEFA) required as part of Recipient's audit requirements under 2 CFR part 200 or in reporting to EDA in the RLF Financial Report. The RLF loan program does have a non-funded/non-cash entry loan loss reserve recorded on its financial statements.*

RLF FINANCING POLICIES

Environmental Impact. (13 CFR § 307.10(a))

Recipient must adopt and the RLF Plan must include procedures for compliance with applicable environmental laws and regulations, including to review the impacts of prospective loan proposals on the physical environment. Recipient must also comply with, and ensure that potential borrowers comply with, applicable environmental laws and regulations. See the DOC Standard Terms and Conditions, Section G., National Policy Requirements, Subsection .04, Environmental Requirements (incorporated into these RLF Standard Terms and Conditions in Part III), for additional information related to environmental requirements. The RLF program requires all loans secured by commercial real property to have completed an environmental questionnaire and disclosure statement which is reviewed by the loan officer. Outstanding environmental concerns or conditions are addressed prior to closing through a third party environmental consultant. Additionally a Hazardous Substance Certificate and Indemnification Agreement is executed by borrower at closing. All loan closing documents are prepared by lender's legal counsel and reviewed by borrower prior to closing.

Protection of RLF Assets. (13 CFR § 307.10(b))

Recipient must ensure that prospective borrowers, consultants, and contractors are aware of and comply with the Federal, State, and local statutory and regulatory requirements that apply to activities carried out with RLF loans. RLF loan agreements must include applicable Federal, State, and local requirements to ensure compliance, and Recipient must adopt procedures to diligently correct instances of non-compliance, including loan call stipulations. The RLF program requires a security agreement and loan agreement to be reviewed and executed by the borrower that ensures the borrower complies with all Federal, State and local statutory and regulatory requirements that apply to borrower's use of loan proceeds. All loan closing documents are prepared by lender's counsel and reviewed by borrower prior to closing.

Hold Harmless Provision. (13 CFR § 307.10(c))

All RLF loan documents and procedures must protect and hold the Federal Government harmless from and against all liabilities that the Federal Government may incur as a result

of providing an award to assist (directly or indirectly) in site preparation or construction, as well as the direct or indirect renovation or repair of any facility or site. These protections apply to the extent that the Federal Government may become potentially liable as a result of ground water, surface, soil or other natural or man-made conditions on the property caused by operations of Recipient or any of its borrowers, predecessors or successors. As part of the RLF loan program, a Hazardous Substance Certificate and Indemnification Agreement is executed by borrower at closing. All loan closing documents are prepared by lender's legal counsel and reviewed by borrower prior to closing.

Requirements Relating to RLF Loans Funding Construction.

- a) Davis-Bacon. In accordance with section 602 of PWEDA (42 U.S.C. § 3212), all laborers and mechanics employed by contractors or subcontractors on construction-related projects receiving investment assistance under PWEDA shall be paid wages not less than those prevailing on similar construction in the locality, as determined by the U.S. Secretary of Labor in accordance with subchapter IV of chapter 31 of title 40, United States Code. See 13 CFR § 302.13. Therefore, Recipient must comply with, and must further ensure that any borrower, contractor, or subcontractor complies with Davis-Bacon prevailing wage rates where construction work is financed in whole or in part with RLF Award funds. Where the land facilitating construction is purchased in part or in whole with RLF Award funds, this requirement extends to construction work, including that which is not directly paid for with RLF Award funds.*
- b) The Contract Work Hours and Safety Standards Act. Recipient must ensure that any borrower, contractor, or subcontractor complies with the Contract Work Hours and Safety Standards Act (40 U.S.C. § 3701, et seq.), which provides work hour standards for every laborer and mechanic employed by a contractor or subcontractor in the performance of certain work financed at least in part with Federal funds.*

As part of the RLF loan program, all loans funding construction require a Loan Agreement to be executed by borrower at closing. Davis-Bacon along with The Contract Work Hours and Safety Standards Act and are discussed with the borrower. The loan officer performs annual onsite visits and reviews financial statements including payrolls to ensure compliance. All loan closing documents are prepared by lender's legal counsel and reviewed by borrower prior to closing.

Pre-Disbursement Requirements.

Accounting Certification. (13 CFR § 307.11(a)(1)(i))

Within 60 days before the initial disbursement of EDA funds, Recipient must provide in a form acceptable to EDA a certification signed by an authorized representative of Recipient certifying that Recipient's accounting system is adequate to identify, safeguard, and account for the entire RLF Capital Base, outstanding RLF loans, and other RLF operations. Recipient is required to maintain the adequacy of the RLF's accounting system,

appropriate standard loan documents and adequate fidelity bond coverage for the entire duration of the RLF's operation. As part of the RLF loan program, the finance department is required to have an independent third-party audit of the loan program and systems along with an in-place fidelity bond coverage that is reviewed annually.

Loan Document Certifications. (13 CFR § 307.11(a)(1)(ii))

Within 60 days before the initial disbursement of EDA funds, Recipient must provide in a form acceptable to EDA a certification signed by an authorized representative of Recipient that standard RLF loan documents reasonably necessary or advisable for lending are in place, and a certification from Recipient's legal counsel that the standard RLF loan documents are adequate and comply with the terms and conditions of the RLF Award, RLF Plan, and applicable State and local law. Recipient is required to maintain and appropriately update standard RLF loan documents at all times for the duration of the RLF's operation. The standard loan documents must include, at a minimum, the following:

- (i) Loan application;*
- (ii) Loan agreement;*
- (iii) Board of directors' meeting minutes approving the RLF loan;*
- (iv) Promissory note;*
- (v) Security agreement(s);*
- (vi) Deed of trust or mortgage (as applicable);*
- (vii) Agreement of prior lien holder (as applicable); and*
- (viii) Evidence demonstrating that credit is not otherwise available on terms and conditions that permit the completion or successful operation of the activity to be financed.*

As part of the RLF loan program, all loan documents are stored in both a password protected electronic format and hard paper version within a secured fireproof safe on premises.

Fidelity Bond Coverage. (13 CFR § 307.11(a)(1)(iii))

Within 60 days before the initial disbursement of EDA funds, Recipient must provide in a form acceptable to EDA evidence of fidelity bond coverage for persons authorized to handle funds under the RLF Award in an amount sufficient to protect the interests of EDA and the RLF. At a minimum, the amount of coverage must be the maximum loan amount allowed for in the EDA-approved RLF Plan. Recipient must maintain sufficient fidelity bond coverage as described in this Subsection for the duration of the RLF's operation. As part of the RLF loan program, an in-place fidelity bond coverage is reviewed annually by loan administration to ensure effective dates are accurate and includes such coverages as a fidelity bond (\$1,000,000 limit) employee dishonesty (\$1,000,000 limit), Errors and Omissions (\$1,500,000 limit).

RLF PORTFOLIO STANDARDS

RLF Leveraging. (13 CFR § 307.15(c))

- a) *Unless otherwise specified in the terms of the RLF Award, Recipient must leverage additional investment of at least two (2) dollars for every one (1) dollar of RLF loans. This leveraging requirement applies to the RLF portfolio as a whole rather than to individual loans and is effective for the duration of the RLF's operation. To be classified as leveraged, additional investment must be made within twelve months of approval of an RLF loan closing, as part of the same business development project, and may include:*
 - (i) *Capital invested by the borrower or others;*
 - (ii) *Financing from private entities;*
 - (iii) *The non-guaranteed portions and ninety (90) percent of the guaranteed portions of any Federal loan; or*
 - (iv) *Loans from other State and local lending programs.*
- b) *Accrued equity in a borrower's assets may not be included in the calculation of leveraged additional investment.*

The RLF lending program utilizes the combined funding sources of capital invested by the borrower plus additional funding sources derived from private funding and public funding options to determine the RLF leveraging for the borrower and overall portfolio. Sources of funding are reviewed and discussed with the borrower during loan underwriting to ensure contributions are received twelve months preceding or post loan closing. Sources of public funding can include local community grants, subsidies, contracts and loans. Additionally private funding sources can include investors, foundations, corporations and private equity. On an annual basis, loan administration reviews the RLF loan portfolio to ensure leverage accuracy through the efforts of annual borrower site visits and portfolio reviews.

Through the use of the EDA Semi-Annual and/or Annual Report, the RLF staff will measure the standards of the Program by reviewing the following:

1. Number of jobs created/retained against amount loaned (Must be at least 1 job for every \$30,000 loaned for the total RLF portfolio). The RLF loan administration obtains initial jobs and wage data along with minority positions during loan application and underwriting process. Thereafter on an annual basis, loan administration reviews and updates the loan portfolio data through borrower site visits and outreach.
2. Private and public leveraging requirements;
3. Adherence to the revised RLF regulations and risk analysis system (RAS) guidance; and
4. Diversification of the types of businesses assisted by measuring industrial/commercial vs. service businesses and business expansion/retention vs. business start-up.

Economic and social circumstances that can significantly affect a business and industry include inflation, interest rates, unemployment, economic growth, consumer spending, taxes, raw material costs, consumer confidence, health education and housing, all of which can impact factors like demand, production costs and overall profitability. The RLF program loan administration team along with its board, monitor economic and social circumstances annually that impact the region to help determine a fluid lending strategy to support the comprehensive economic development strategy of the region.

SECTION II: OPERATIONAL PROCEDURES

Organizational Structure and Administrative Procedures

The administrative support for the RLF will be provided by the SFRPC's Loan Program staff. These administrative duties include:

1. Assembling information on applicants for presentation to approving committee/board;
2. Administering individual loans and RLF portfolio;
3. Servicing individual loans and RLF portfolio;
4. Recording individual loan payments;
5. Requesting and receiving loan file maintenance information such as insurance documents, tax statements and financial information;
6. Conducting annual site visits;
7. Working with the SFRPC's legal counsel on loan closings and collection activity;
8. Maintaining legal and correspondence loan files;
9. Marketing of the RLF Program; and
10. Preparing (along with assistance from Finance staff) and submitting the EDA Semi-Annual Reports.
11. All payments received from loans made from this grant award deposited into a separate, interest bearing account held by the South Florida Regional Planning Council.

The RLF will be governed by a 5 to 7-member Revolving Loan Fund Board (RLF Board) which is appointed by the SFRPC's Board of Directors. The RLF Board is empowered by the SFRPC Board of Directors to authorize and approve RLF loans via a Board resolution. Approved loans are not subject to additional ratification by the SFRPC Board of Directors.

Criteria and make-up of the RLF Board consists of the following:

1. A voting member of the SFRPC Board of Directors;
2. The SFRPC Executive Director;

The remaining members of the RLF Board, appointed by the SFRPC Board of Directors, will include at least one representative from each of the following categories until 5 or 7 members are attained:

3. An individual currently employed in banking or finance;
4. A business owner;
5. A community-based representative;
6. An economic development professional; and
7. An at-large member. This member may be chosen from the previously enumerated

categories or from a category not previously mentioned.

All members of the RLF Board must either conduct commerce or be a resident within the SFRPC region of Broward, Miami- Dade, Monroe or Palm Beach counties.

Loan servicing responsibilities as approved by the SFRPC's Board of Directors are as follows:

1. Loan servicing includes the granting of partial releases of collateral, subordinations of lien positions, releases of personal liability may be approved by the Executive Director with input provided by the Loan Program Manager;
2. Loan treatment, including the placement of loans on non-accrual status, restructuring loans, re-amortization of loans and granting of deferrals or extensions of time for payment of installments, may be approved by the Executive Director with input provided by the Loan Program Manager;
3. Any loan servicing or loan treatment action resulting in new funds being disbursed or a significant increase in the SFRPC's exposure must be approved through the RLF Board;
4. Loan collection actions including initiating foreclosure activity, repossession activity, initiating suit, whether for deficiency or to recover directly on the note may be approved by the Loan Program Manager along with the direct involvement of the SFRPC's legal counsel;
5. Borrowers are considered delinquent after 30 days of non-payment and in default after 90 days of non-payment and
6. Charge-offs of defaulted loans must be authorized and approved by the RLF Board and the SFRPC's Board of Directors regardless of amount.
7. Loan collateral is properly documented, secured and recorded by legal counsel at closing. All real estate utilized as collateral is secured by a mortgage and all business assets and equipment and inventory are secured by a UCC. All UCC filings are reviewed annually by loan administration and legal counsel to ensure all applicable UCC's are in place. Furthermore, all real estate collateral to have effective in place insurance coverage reviewed annually by loan administration.

Standard Loan Application Procedures

1. RLF staff holds a pre-application conference with potential applicants to discuss economic benefits of a project, determine any unknown problem or conflicts, informs the applicants of the general application and project requirements, and makes a preliminary determination of project feasibility and eligibility. If the project is determined not eligible for RLF Funds, the potential applicant is so informed. If eligible, the RLF staff reviews the RLF guidelines with the potential borrower as they pertain to the potential loan request and presents an application package for completion by the potential borrower.
2. The following is a list of items required to be attached to the completed RLF application:
 - a. Three years of personal and business tax returns;
 - b. Business plan including three years financial projections;

- c. Most recent appraisal for land/real estate, if applicable;
 - d. Invoices or detailed list of business asset valuation, if applicable;
 - e. Personal Financial Statement;
 - f. Proof of equity injection;
 - g. Commitment letter from participating lender, if applicable;
 - h. Signed environmental questionnaire; and
 - i. Executed credit consent form by borrower.
3. Credit reports are required of all loan applicants. A credit consent form is requested of the applicant granting permission for the SFRPC to obtain the credit report. These executed forms are to be maintained for approved and denied loans. Credit will be only one factor weighed by the loan committee in making decisions regarding loan applications. Borrowers must show a positive and established credit history. While the minimum credit score is 550, scores below require mitigating factors and detailed explanations.
 4. Market valuations must be obtained in order to properly value collateral. Appraisals are the preferred method for valuing real estate collateral. On a case-by-case basis, tax valuations may be used if approved by the RLF Board. Invoices may be used for machinery, equipment, furniture and fixtures valuation.
 5. An environmental questionnaire is included in the loan application package and must be properly completed, for loans secured by commercial real estate, prior to the loan being considered for funding. All collateral properties must adhere to national policy environmental requirements and may be subject to additional environmental due diligence based upon current and previous utilization.
 6. Loan write-up – The RLF loan write-up consists of the following information:
 - a. Credit memorandum providing details of loan request including borrowing entity, business location, business/borrower history, owners/guarantors, loan terms, collateral description, funding source, personal credit/financial history of business owners/guarantors;
 - b. Credit review providing more detail as to the financial details of the loan request sources and uses, Debt Service Coverage calculations, collateral valuation;
 - c. Business plan including business owner resumes and income/expense and cash flow projections;
 - d. Historical income/expenses for existing businesses;
 - e. Verification of collateral – invoices, appraisal, etc.;
 - f. Credit report of owners/guarantors; and
 - g. Personal Financial Statement of owners/guarantors.
 7. Procedures for Loan Approvals – The potential borrower’s loan package is summarized through the use of the RLF Loan Write-up and presented to the RLF Board for approval. Upon approval, the borrower is notified of the approval through the issuance of a Commitment Letter executed by the SFRPC and the borrower. Through this letter and

through other communication, the borrower is asked to present all necessary documentation for the loan closing. Minutes of all approving bodies are maintained in the Legal loan files of the corresponding loans.

If a loan is denied, the borrower is notified verbally and is also provided a letter of denial with a full explanation of the reasons for denial.

SFRPC RLF Loan Closing and Disbursement Procedures

1. All loans are closed through the SFRPC's legal counsel. Upon approval and execution of the Commitment Letter, RLF staff submits an attorney instruction letter to legal counsel along with a copy of the executed commitment letter and any necessary documentation required for closing (i.e., warranty deed, insurance documentation, etc.). The closing is coordinated among the RLF staff, legal counsel and the borrower.
2. Loan closing documentation – the following is a checklist of items necessary for the loan closing:
 - a. Promissory note;
 - b. Personal guarantees of owners/guarantors;
 - c. Deed of trust;
 - d. Title insurance;
 - e. Life insurance assignment;
 - f. UCC Financing Statements on machinery, equipment, furniture, fixtures, inventory;
 - g. Commitment letter;
 - h. Loan agreement;
 - i. Security agreement; and
 - j. Any other documentation deemed pertinent by legal counsel.
3. All funds are disbursed through the SFRPC's legal counsel. The exception would be where the loan proceeds are disbursed in draws. In such cases, the initial draw will be disbursed through the SFRPC's legal counsel. Subsequent draws will be made directly by SFRPC.
4. RLF staff is responsible for entering and booking new loan information into the RLF loan tracking system and maintaining the legal and correspondence loan files.
5. The required documentation for a Loan Legal File after closing includes:
 - a. Loan agreement;
 - b. Commitment letter;
 - c. Promissory note;
 - d. Personal guaranty;
 - e. Security agreement;
 - f. Deed of trust;
 - g. RLF application (inclusive business plan documents and environmental questionnaire)
 - h. Copies of private lender loan documents;
 - i. Copies of property and liability insurance;
 - j. Copies of life insurance and assignment applicable to sole practitioners;
 - k. Amortization schedule;

- l. UCC Financing Statements;
 - m. Credit report;
 - n. Full RLF Board loan write-up used in approval presentation;
 - o. Copy of minutes from approving bodies; and
 - p. Any other closing documents from the SFRPC's legal counsel from loan closing.
6. RLF loan correspondence files will also be kept separate from the Loan Legal Files and will contain ongoing loan documents such as site visit forms, annual insurance declaration pages, annual financial statements and any other correspondence that is not required in the Loan Legal File.

Loan Servicing Procedures

1. Loan payments are submitted via mail, hand delivered, or Automatic Clearing House (ACH) via bank notification, to the SFRPC receptionist at which time the payments are logged denoting delivery.
2. SFRPC Finance staff receives the payments from the receptionist for entry into the RLF payment log and deposit processing.
3. RLF staff receives the payment log and enters payment into the RLF loan tracking system for each individual loan.
4. The RLF staff will make annual site visits to each borrower to verify that the borrower is in compliance with all terms of the loan.

Loan Write Off Policy

1. Borrowers whose loans become 60 days late will be contacted by the RLF staff to determine a plan of action to bring the loan payments current.
2. Once a loan reaches a status of being 90 days late, SFRPC's legal counsel will be notified by the RLF staff in order to write a collection letter.
3. Every effort will be made, within reason and while making sound credit decisions, to assist the borrower in bringing their loan current. These may include re-structuring or deferring loan payments which may be considered for borrowers encountering financial hardship as a result of social or economic challenges affecting the region. Any approved deferment may temporarily pause loan payments while keeping the borrower current. Interest may continue to accrue and can result in higher payments when deferment ends.
4. Loans that are deemed as unrecoverable by RLF staff and by the SFRPC's legal counsel will proceed through all of the necessary legal channels in an attempt to recover the outstanding debt. These include, but are not limited to foreclosure, judgment filing, and suing the personal guarantor/owner. The SFRPC does have the ability to garnish wages for non-payment by guarantors upon judgments being levied. The RLF loan program utilizes legal counsel to ensure compliance with all applicable laws and procedures when seizing and selling secured collateral. Key steps observed in seizing and selling secured collateral involve default determination, notice of intent to seize, repossession and safeguarding the collateral.

5. Once the RLF staff along with input from the SFRPC's legal counsel deem a loan unrecoverable, the loan is presented to the RLF Board for charge-off approval then submitted to the SFRPC's Board of Directors for final approval (as previously stated in this plan, the SFRPC's Board of Directors must approve all charge-offs regardless of the amount).
6. For loans on borrowers that have filed bankruptcy, the SFRPC's legal counsel is notified immediately upon receipt of bankruptcy notification and all matters are handled through legal counsel. The RLF program administration assists legal counsel by providing all relevant documentation regarding the debt owed, complete a proof of claim form detailing the debt amount and terms, and submitting to the bankruptcy court within the designated timeframe after the debtor files for bankruptcy; this usually involves providing details like the loan agreement, outstanding balance and any collateral involved.
7. For loans that have been charged-off and deemed uncollectable, an IRS form 1099C is prepared and sent to the borrower and filed with the IRS, with the exception of those loans for borrowers that have filed bankruptcy. Loans that are delinquent, defaulted and written off are reported to the credit bureau.

Conflicts of Interest.

1) Definitions. (13 CFR § 300.3)

An "Interested Party" is any officer, employee or member of the board of directors or other governing board of Recipient, including any other parties that advise, approve, recommend or otherwise participate in the business decisions of Recipient, such as agents, advisors, consultants, attorneys, accountants or shareholders. An Interested Party also includes such a person's "Immediate Family" (defined as a person's spouse, significant other or partner in a domestic relationship, parents, grandparents, siblings, children and grandchildren, but not distant relatives, such as cousins, unless the distant relative lives in the same household as the person) and other persons directly connected to that person by law or through a business arrangement.

2) Conflicts of Interest Generally. (13 CFR § 302.17(a))

- a) A conflict of interest generally exists when an Interested Party participates in a matter that has a direct and predictable effect on the Interested Party's personal or financial interests or there is an appearance that an Interested Party's objectivity in performing his or her responsibilities under the Project is impaired.*
- b) An appearance of impairment of objectivity could result from an organizational conflict where, because of other activities or relationships with other persons or entities, an Interested Party is unable or potentially unable to render impartial assistance, services, or advice to the Recipient. It also could result from non-financial gain to an Interested Party, such as benefit to reputation or prestige in a professional field.*

All South Florida Regional Planning Council staff and members adhere to a personnel policy and procedures that includes conflict of interest policy requiring personnel to disclose such conflicts and often abstaining from decisions where a conflict exists, aiming

to maintain ethical decision making and prevent any appearance of impropriety.

3) Conflicts of Interest Rules Specific to RLFs. (13 CFR § 302.17(c))

Recipient must adhere to EDA conflicts of interest rules set forth at 13 CFR § 302.17, including the following rules specific to RLFs:

- a) An Interested Party of Recipient shall not receive, directly or indirectly, any personal or financial interest or benefit resulting from the disbursement of RLF loans. A financial interest or benefit may include employment, stock ownership, a creditor or debtor relationship, or prospective employment with the organization selected or to be selected for a subaward.*
- b) Recipient shall not lend RLF funds to an Interested Party.*
- c) Former board members of Recipient and members of their Immediate Family may not receive a loan from the RLF for a period of two years from the date that the board member last served on the board of directors.*

The South Florida Regional Planning Council has instituted a process that requires all Board Members and administrative staff, on an annual basis, to certify and attest via the related party's questionnaire that no conflicts of interest have occurred nor receipt of any prohibited direct or indirect financial or personal benefits.

Conflicts of Interest. It is the Revolving Loan Fund (RLF) policy to maintain the highest standards of conduct to prevent conflicts of interest in connection with the award of loan funds, investment assistance, or the use of funds for reimbursement or the procurement of goods and services. A conflict of interest generally exists when an Interested Party participates in a matter that has a direct and predictable effect on the Interested Party's personal or financial interests. A conflict may also exist where there is an appearance that an Interested Party's objectivity in performing his or her responsibilities to the RLF is impaired. Additionally, a conflict of interest may result from non-financial gain to an Interested Party, if it benefits their reputation or prestige in a professional field.

Prohibition on direct or indirect financial or personal benefits.

- 1) An Interested Party shall not receive any direct or indirect financial or personal benefits in connection with the award, the approval of loans, its use for payment or reimbursement of costs by or to the Recipient.
- 2) An Interested Party shall also not, directly or indirectly, solicit or accept any gift, gratuity, favor, entertainment or other benefit having monetary value, for himself or herself or for another person or entity, from any person or organization which has obtained or seeks to obtain loans or funding from the RLF.
- 3) Costs incurred in violation of any conflicts of interest rules contained in this chapter or in violation of any assurances by the RLF may be denied reimbursement.
- 4) An Interested Party of RLF shall not receive, directly or indirectly, any personal or financial benefits resulting from the disbursement of RLF loans. The RLF shall not lend to an Interested Party. Additionally, former Board Members of the RLF and/or members of his

or her Immediate Family shall not receive a loan from the RLF for a period of two (2) years from the date that the Board Member last served on the RLF's Board of Directors.

RLF INCOME

Financial Administration of the RLF.

1) General Requirements.

Recipient is responsible for the administrative costs associated with operating the RLF. Any future funding to recapitalize the RLF Award is dependent upon the successful management of the RLF Award from both a programmatic and financial perspective, future Congressional appropriations to support the program, and Recipient securing a competitive award of EDA funds.

2) RLF Cash Available for Lending. (13 CFR § 307.17(a))

- a) Defined. RLF Cash Available for Lending means the portion of the RLF Capital Base that is held as cash and available to make loans. RLF Cash Available for Lending does not include cash committed to loans that have been approved but have not yet been funded.*
- b) General Requirements. Recipient must deposit and hold all RLF Cash Available for Lending in an interest-bearing account. (RLF funds that have been disbursed by EDA to Recipient but that have not yet been disbursed to a borrower by Recipient must also be held in an interest-bearing account, as discussed further in Section C, Disbursement of RLF Funds). RLF Cash Available for Lending must be used only for the purpose of making RLF loans, or such other purpose as approved in writing by EDA.*

3) RLF Income. (13 CFR § 307.12(a))

- a) Defined. RLF Income means interest earned on outstanding loan principal and accounts holding RLF funds, all fees and charges received by the RLF, and other income generated from RLF operations.*
- b) Use of RLF Income. Recipient may use RLF Income to pay for RLF administrative costs, provided the RLF Income is earned and the administrative costs are accrued in the same fiscal year of Recipient. Recipient must add to the RLF Capital Base any RLF Income that is not used for administrative costs during the same fiscal year of Recipient that it was earned.*
- c) Administrative Costs Exceeding RLF Income. Recipient shall not use funds from the RLF Capital Base to pay for or reimburse administrative costs unless EDA has approved such use in writing. The RLF Program will not charge administrative or indirect costs that exceed RLF Income. Administrative costs include program personnel compensation, program legal services, program financial services, program loan software and program allocated indirect costs acknowledged and approved by the EDA annually.*

4) Cost Principles. (13 CFR § 307.12(b))

When charging costs against RLF Income, Recipient must comply with the cost principles of the OMB Uniform Guidance set forth at 2 CFR part 200 subpart E – Cost Principles.

5) Priority of Payments on Defaulted RLF Loans. (13 CFR § 307.12(c))

- a) When Recipient receives proceeds on a defaulted or written off RLF loan, Recipient must apply such proceeds in the following order of priority:*
- (i) First, towards any costs of collection;*
 - (ii) Second, towards outstanding penalties and fees;*
 - (iii) Third, towards any accrued interest to the extent due and payable; and*
 - (iv) Fourth, towards any outstanding principal balance.*

6) Voluntarily Contributed Capital. (13 CFR § 307.12(d))

If Recipient wishes to inject additional capital into the RLF Capital Base to augment the amount of resources available to lend, Recipient must submit a written request to EDA which specifies the source of the funds to be added. Once approved by EDA, any additional capital injected into the RLF becomes an irrevocable part of the RLF Capital Base and may not be subsequently withdrawn or separated from the RLF. Upon termination, the Federal Share will be calculated by applying the Investment Rate to the entire RLF Capital Base, including any such additional capital, unless otherwise approved by the EDA Grants Officer.

7) Accounting Principles. (13 CFR § 307.15(a))

- a) Recipient must operate the RLF in accordance with generally accepted accounting principles (GAAP) as in effect in the United States and the provisions outlined in the audit requirements set out as subpart F to 2 CFR part 200 and the Compliance Supplement, which is appendix XI to 2 CFR part 200, as applicable.*
- b) In accordance with GAAP, a loan loss reserve may be recorded in Recipient's financial statements to show the fair market value of the RLF's loan portfolio, provided this loan loss reserve is non-funded and represented by a non-cash entry. However, a loan loss reserve may not be used to reduce the value of the RLF in the Schedule of Expenditures of Federal Awards (SEFA) required as part of Recipient's audit requirements under 2 CFR part 200 or in reporting to EDA in the RLF Financial Report.*

8) Audits. (13 CFR § 307.12(b)(3))

- a) In General. Recipient must comply with the audit requirements set out as subpart F to 2 CFR part 200, which applies to audits of Recipient's fiscal years beginning on or after December 26, 2014. In addition, the Compliance Supplement, which is appendix XI to 2 CFR part 200, applies as appropriate. Generally, if Recipient expends \$750,000 or more in Federal awards during Recipient's fiscal year, Recipient must have a single or program-specific audit conducted for that fiscal year.*
- b) Audit Requirement if Recipient is under the \$750,000 Threshold.*
- (i) If Recipient was not otherwise required to arrange for a single or program-specific audit for the fiscal year preceding the effective date of these RLF Standard Terms and Conditions, either because Recipient expends less than*

\$750,000 in Federal awards annually or for any other reason, Recipient is hereby required to submit to EDA a program-specific independent audit that fulfills the requirements of 2 CFR 200.507 and adheres to the Compliance Supplement in appendix XI to 2 CFR part 200 for the fiscal year preceding the effective date of these RLF Standard Terms and Conditions, unless such requirement is waived by EDA. 200.507 and adheres to the Compliance Supplement in appendix XI to 2 CFR part 200 for the fiscal year preceding the effective date of these RLF Standard Terms and Conditions, unless such requirement is waived by EDA.

- (ii) In lieu of the program-specific audit required under Subsection (i) of this Section, Recipient may submit an organization-wide independent audit to EDA. EDA will inform Recipient whether such audit fulfills Recipient's obligations under this Section. If EDA determines that Recipient's organization-wide audit is not an adequate substitute for the program-specific audit, Recipient must submit a program-specific audit that meets the requirements of Subsection (i) of this Section.*
- (iii) EDA may require a program-specific audit that meets the requirements of Subsection (i) of this Section as frequently as once per Recipient fiscal year, or less frequently as EDA determines appropriate.*
- (iv) Such program-specific audit or organization-wide audit must be submitted to EDA within the earlier of 30 days after receipt of the auditor's report, or nine months after the end of the audit period (i.e., Recipient's fiscal year).*
- (v) RLF Income may be used to pay for a program-specific audit required under Subsection (i) of this Section. If Recipient has insufficient RLF income to pay for such an audit, Recipient may seek EDA approval to use RLF Capital Base funds to cover such audit costs, and EDA approval will not be unreasonably withheld. DOC Standard Terms and Conditions. See the DOC Standard Terms and Conditions, Section D., Audits (incorporated into these RLF Standard Terms and Conditions in Part III), for additional information related to audit requirements.*

As part of the RLF program, loan administration performs a semi-annual analysis comparing federal expenditure calculations to the RLF financial reports. Analytical techniques like variance analysis and financial ratios analyze the notes to the financial statements helping identify variances and potential areas of concern per the Schedule of Findings. As part of the organization's required annual audit, loan administration ensures the EDA grant is included in the Schedule of Federal Awards as part of the audit review process. As part of the audit review process, all RLF loan files and financial data along with an Audit Compliance Supplement are provided to the engaged accounting firm completing the audit. Upon any discrepancies or findings, the auditor as well as the EDA are notified for revisions and acceptance.

ENVIRONMENTAL CONSIDERATIONS

As part of the RLF program, prudent lending practices require loan administration to consider environmental risks and comply with regulations, including due diligence on commercial properties,

requiring borrower indemnification and ensuring compliance with environmental laws as highlighted below.

NATIONAL POLICY ENVIRONMENTAL REQUIREMENTS

Environmental impacts must be considered by Federal decision makers in their decisions whether or not to approve: (1) a proposal for Federal assistance; (2) the proposal with mitigation; or (3) a different proposal having less adverse environmental impacts. Federal environmental laws require that the funding agency initiate an early planning process that considers potential impacts that projects funded with Federal assistance may have on the environment. Each non-Federal entity must comply with all environmental standards, to include those prescribed under the following statutes and E.O.s and must identify to the awarding agency any impact the award may have on the environment. In some cases, award funds can be withheld by the Grants Officer under a specific award condition requiring the non-Federal entity to submit additional environmental compliance information sufficient to enable the DOC to make an assessment on any impacts that a project may have on the environment.

The South Florida Regional Planning Council has instituted a process that requires loan applicants to complete an environmental review questionnaire as part of the loan application conveying site description, project narrative and uses, plans for redevelopment of the site and any known causes or sources of contamination of the subject property.

a. The National Environmental Policy Act (42 U.S.C. §§ 4321 et seq.)

The National Environmental Policy Act (NEPA) and the Council on Environmental Quality (CEQ) implementing regulations (40 C.F.R. Parts 1500 through 1508) require that an environmental analysis be completed for all major Federal actions to determine whether they have significant impacts on the environment. NEPA applies to the actions of Federal agencies and may include a Federal agency's decision to fund non-Federal projects under grants and cooperative agreements when the award activities remain subject to Federal authority and control. Non-Federal entities are required to identify to the awarding agency any direct, indirect or cumulative impact an award will have on the quality of the human environment and assist the agency in complying with NEPA. Non-Federal entities may also be requested to assist DOC in drafting an environmental assessment or environmental impact statement if DOC determines such documentation is required, but DOC remains responsible for the sufficiency and approval of the final documentation. Until the appropriate NEPA documentation is complete and in the event that any additional information is required during the period of performance to assess project environmental impacts, funds can be withheld by the Grants Officer under a specific award condition requiring the non-Federal entity to submit the appropriate environmental information and NEPA documentation sufficient to enable DOC to make an assessment on any impacts that a project may have on the environment.

b. The National Historic Preservation Act (16 U.S.C. §§ 470 et seq.)

Section 106 of the National Historic Preservation Act (NHPA) (16 U.S.C. § 470f) and the Advisory

Council on Historic Preservation (ACHP) implementing regulations (36 C.F.R. Part 800) require that Federal agencies take into account the effects of their undertakings on historic properties and, when appropriate, provide the ACHP with a reasonable opportunity to comment. Historic properties include but are not necessarily limited to districts, buildings, structures, sites and objects. In this connection, archeological resources and sites that may be of traditional religious and cultural importance to Federally recognized Indian Tribes, Alaskan Native Villages and Native Hawaiian Organizations may be considered historic properties. Non-Federal entities are required to identify to the awarding agency any effects the award may have on properties included on or eligible for inclusion on the National Register of Historic Places. Non-Federal entities may also be requested to assist DOC in consulting with State or Tribal Historic Preservation Officers, ACHPs or other applicable interested parties necessary to identify, assess, and resolve adverse effects to historic properties. Until such time as the appropriate NHPA consultations and documentation are complete and in the event that any additional information is required during the period of performance in order to assess project impacts on historic properties, funds can be withheld by the Grants Officer under a specific award condition requiring the non-Federal entity to submit any information sufficient to enable DOC to make the requisite assessment under the NHPA.

Additionally, non-Federal entities are required to assist the DOC in assuring compliance with the Archeological and Historic Preservation Act of 1974 (54 U.S.C. § 312502 et seq., formerly 16 U.S.C. § 469a-1 et seq.); Executive Order 11593 (Protection and Enhancement of the Cultural Environment, May 13, 1971); Executive Order 13006 (Locating Federal Facilities on Historic Properties in Our Nation's Central Cities, May 21, 1996); and Executive Order 13007 (Indian Sacred Sites, May 24, 1996).

c. Executive Order 11988 (Floodplain Management) and Executive Order 11990 (Protection of Wetlands)

Non-Federal entities must identify proposed actions in Federally defined floodplains and wetlands to enable DOC to decide whether there is an alternative to minimize any potential harm.

d. Clean Air Act (42 U.S.C. §§ 7401 et seq.), Federal Water Pollution Control Act (33 U.S.C. §§ 1251 et seq.) (Clean Water Act), and Executive Order 11738 ("Providing for administration of the Clean Air Act and the Federal Water Pollution Control Act with respect to Federal contracts, grants or loans")

Non-Federal entities must comply with the provisions of the Clean Air Act (42 U.S.C. § 7401 et seq.), Clean Water Act (33 U.S.C. §§ 1251 et seq.), and E.O. 11738 (38 FR 25161), and must not use a facility on the Environmental Protection Agency's (EPA) List of Violating Facilities (this list is incorporated into the Excluded Parties List System found at the System for Award Management (SAM) website located SAM.gov) in performing any award that is nonexempt under 2 C.F.R. § 1532, and must notify the Program Officer in writing if it intends to use a facility that is on the EPA List of Violating Facilities or knows that the facility has been recommended to be placed on the List.

e. The Flood Disaster Protection Act (42 U.S.C. §§ 4002 et seq.)

Flood insurance, when available, is required for Federally assisted construction or acquisition in flood-prone areas. Per 2 C.F.R. § 200.447(a), the cost of required flood insurance is an allowable expense, if it is reflected in the approved project budget.

f. The Endangered Species Act (16 U.S.C. §§ 1531 et seq.)

Non-Federal entities must identify any impact or activities that may involve a threatened or endangered species. Federal agencies have the responsibility to ensure that no adverse effects to a protected species or habitat occur from actions under Federal assistance awards and conduct the reviews required under the Endangered Species Act, as applicable.

g. The Coastal Zone Management Act (16 U.S.C. §§ 1451 et seq.)

Funded projects must be consistent with a coastal State's approved management program for the coastal zone.

h. The Coastal Barriers Resources Act (16 U.S.C. §§ 3501 et seq.)

Only in certain circumstances can Federal funding be provided for actions within a Coastal Barrier System.

i. The Wild and Scenic Rivers Act (16 U.S.C. §§ 1271 et seq.)

This Act applies to awards that may affect existing or proposed components of the National Wild and Scenic Rivers system.

j. The Safe Drinking Water Act of 1974, as amended, (42 U.S.C. §§ 300f et seq.)

This Act precludes Federal assistance for any project that the EPA determines may contaminate a sole source aquifer so as to threaten public health.

k. The Resource Conservation and Recovery Act (42 U.S.C. §§ 6901 et seq.)

This Act regulates the generation, transportation, treatment, and disposal of hazardous wastes, and provides that non-Federal entities give preference in their procurement programs to the purchase of recycled products pursuant to EPA guidelines.

l. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, commonly known as Superfund) (42 U.S.C. §§ 9601 et seq.) and the Community Environmental Response Facilitation Act (42 U.S.C. § 9601 note et seq.)

These requirements address responsibilities related to hazardous substance releases, threatened releases and environmental cleanup. There are also reporting, and community involvement requirements designed to ensure disclosure of the release or disposal of regulated substances and cleanup of hazards to state and local emergency responders.

m. Executive Order 12898 ("Environmental Justice in Minority Populations and Low-Income Populations")

Federal agencies are required to identify and address the disproportionately high and adverse human health or environmental effects of Federal programs, policies, and activities on low income and minority populations.

n. The Magnuson-Stevens Fishery Conservation and Management Act (16 U.S.C. § 1801 et seq.)

Non-Federal entities must identify to DOC any effects the award may have on essential fish habitat (EFH). Federal agencies which fund, permit, or carry out activities that may adversely impact EFH are required to consult with the National Marine Fisheries Service (NMFS) regarding the potential effects of their actions and respond in writing to NMFS recommendations. These recommendations may include measures to avoid, minimize, mitigate, or otherwise offset adverse effects on EFH. In addition, NMFS is required to comment on any state agency activities that would impact EFH. Provided the specifications outlined in the regulations are met, EFH consultations will be incorporated into interagency procedures previously established under NEPA, the ESA, Clean Water Act, Fish and Wildlife Coordination Act, or other applicable statutes.

o. Clean Water Act (CWA) Section 404 (33 U.S.C. § 1344)

CWA Section 404 regulates the discharge of dredged or fill material into waters of the United States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as levees and some coastal restoration activities), and infrastructure development (such as highways and airports). CWA Section 404 requires a permit from the U.S. Army Corps of Engineers before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities).

p. Rivers and Harbors Act (33 U.S.C. § 407)

A permit may be required from the U.S. Army Corps of Engineers if the proposed activity involves any work in, over or under navigable waters of the United States. Recipients must identify any work (including structures) that will occur in, over or under navigable waters of the United States and obtain the appropriate permit, if applicable.

q. The Migratory Bird Treaty Act (16 U.S.C. §§ 703-712), Bald and Golden Eagle Protection Act (16 U.S.C. § 668 et seq.), and Executive Order 13186 (Responsibilities of Federal Agencies to Protect Migratory Birds, January 10, 2001)

Many prohibitions and limitations apply to projects that adversely impact migratory birds and bald and golden eagles. Executive Order 13186 directs Federal agencies to enter a Memorandum of Understanding with the U.S. Fish and Wildlife Service to promote conservation of migratory bird populations when a Federal action will have a measurable negative impact on migratory birds.

r. Executive Order 13112 (Invasive Species, February 3, 1999)

Federal agencies must identify actions that may affect the status of invasive species and use relevant programs and authorities to: (i) prevent the introduction of invasive species; (ii) detect and respond rapidly to and control populations of such species in a cost-effective and environmentally sound manner; (iii) monitor invasive species populations accurately and reliably; (iv) provide for restoration of native species and habitat conditions in ecosystems that have been invaded; (v) conduct research on invasive species and develop technologies to prevent

introduction and provide for environmentally sound control of invasive species; and (vi) promote public education on invasive species and the means to address them. In addition, an agency may not authorize, fund, or carry out actions that it believes are likely to cause or promote the introduction or spread of invasive species in the United States or elsewhere.

s. Fish and Wildlife Coordination Act (16 U.S.C. § 661 et seq.)

During the planning of water resource development projects, agencies are required to give fish and wildlife resources equal consideration with other values. Additionally, the U.S. Fish and Wildlife Service and fish and wildlife agencies of states must be consulted whenever waters of any stream or other body of water are “proposed or authorized, permitted or licensed to be impounded, diverted or otherwise controlled or modified” by any agency under a Federal permit or license.

RLF SEMI-ANNUAL REPORTING

RLF Reports. (13 CFR § 307.14)

1) Frequency of Reports.

Recipient must complete and submit an RLF report, using Form ED-209, at a frequency as required by EDA. EDA may allow high-performing RLFs, as evaluated through the Risk Analysis System outlined in Section G, to report on an annual basis, with Form ED-209 generally due within 90 days of Recipient’s fiscal year end. Other RLFs will generally report on a semiannual basis, with Form ED-209 generally due within 30 days of Recipient’s fiscal year end and again six months later. As part of the RLF program, the semi-annual/annual financial report is compiled by loan administration and reviewed by the finance manager and authorized representative prior to submission. Upon any discrepancies or findings, the report is returned to loan administration to be revised accordingly prior to submission to the EDA.

2) Report Certification.

Recipient must certify to EDA as part of the RLF report that the information provided is complete and accurate, and that the RLF is operating in accordance with the applicable EDA-approved RLF Plan. This certification is included in the financial report.

3) Government Performance and Results Act Reporting.

Recipient must report to EDA on RLF performance for Government Performance and Results Act (GPRA) purposes as required by EDA. Recipient shall provide required data on a standardized form provided by EDA. Data used by Recipient in preparing such reports must be accurate and from independent sources whenever possible.

4) DOC Standard Terms and Conditions.

See the DOC Standard Terms and Conditions, Section A., Programmatic Requirements, Subsection .01, Reporting Requirements (incorporated into these RLF Standard Terms and Conditions in Part III), for additional information related to reporting requirements. In particular, note that the Federal Financial Report (Form SF-425) must be submitted

regularly during the Disbursement Phase of the RLF Award.

RECORDS AND RETENTION

Records and Retention. (13 CFR § 307.13)

1) Closed Loan Files and Related Documents. (13 CFR § 307.13(a))

Recipient must maintain closed loan files and all related documents, books of account, computer data files and other records over the term of the closed loan and for a three-year period from the date of final disposition of the closed loan. The date of final disposition of a closed loan is the date:

- a) Principal, interest, fees, penalties, and all other costs associated with the closed loan have been paid in full; or*
- b) Final settlement or discharge and cessation of collection efforts of any unpaid amounts associated with the closed loan have occurred.*

2) Administrative Records. (13 CFR § 307.13(b))

- a) Recipient must maintain adequate accounting records and source documentation to substantiate the amount and percent of RLF income expended for eligible RLF administrative costs.*
- b) Recipient must retain records of administrative costs incurred for activities and equipment relating to the operation of the RLF for three years from the actual submission date of the report that covers the fiscal year in which such costs were claimed.*
- c) For the duration of RLF operations, Recipient must maintain records to demonstrate:*
 - (i) The adequacy of the RLF's accounting system to identify, safeguard, and account for the entire RLF Capital Base, outstanding RLF loans, and other RLF operations;*
 - (ii) That standard RLF loan documents reasonably necessary or advisable for lending are in place; and*
 - (iii) Evidence of fidelity bond coverage for persons authorized to handle funds under the RLF Award in an amount sufficient to protect the interests of EDA and the RLF. At a minimum, the amount of coverage shall be the maximum loan amount allowed for in the EDA-approved RLF Plan*
- d) Recipient must make retained records available for inspection to the parties set forth at 13 CFR § 302.14(b), including those retained for longer than the required period. Records must be made available in a timely and reasonable manner. See 2 CFR § 200.336. The record retention periods described in this Section are minimum periods and such prescription does not limit any other record retention obligation required by law or agreement. EDA will not question any claimed administrative costs that are more than three years old, unless fraud is at issue.*

The RLF program adheres to the records retention policies to ensure legal compliance, protection of data privacy, enhanced operational efficiency and safeguards against potential legal and financial repercussions by systematically managing and safely

disposing of records according to the established schedules. The RLF program maintains both electronic records and paper records in secured fireproof locations. Loan documents and administrative records on paper that have been reviewed by loan administration and are no longer meet the records retention policies are disposed in a systematic and controlled process. Both electronic documents and legal binders of closed loans and written off loans are maintained in a secured and fireproof location in perpetuity. Additionally, all closed loans that have been satisfied in full, the borrower receives a letter of satisfaction and/or UCC lien termination.

*Italicized sections are EDA regulations



MEMORANDUM

AGENDA ITEM # IV.A

DATE: MAY 19, 2025

TO: COUNCIL MEMBERS

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.sfregionalcouncil.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	263,870.34	04/01/25	0	04/01/25	05/01/25	01/08/04	09/01/39	Performing
1023	██████████	301,586.50	301,586.50	120	0.0	350.00	161,715.88	04/01/25	0	04/01/25	05/01/25	07/19/06	03/01/29	Performing
1039	██████████	125,000.00	125,000.00	84	5.0	200.00	119,582.53	03/01/25	29	03/11/25	04/01/25	11/24/08	12/31/15	Performing
1040	██████████	200,000.00	200,000.00	84	5.0	1,472.32	42,474.03	04/01/25	0	04/01/25	05/01/25	02/02/09	08/01/28	Performing
3024	██████████	189,043.88	189,043.88	144	0.0	500.00	89,000.00	04/25/25	0	04/08/25	05/25/25	07/26/99	12/01/16	Default Final Judgment
4008	██████████	300,000.00	300,000.00	0	5.0	750.00	144,778.40	04/12/25	0	04/11/25	05/12/25	07/31/09	03/31/39	Performing
4018	██████████	119,598.00	150,000.00	120	6.0	1,327.78	118,215.11	04/01/25	0	04/01/25	05/01/25	07/12/13	08/01/20	Performing
4024	██████████	235,000.00	235,000.00	240	5.0	250.00	148,931.59	04/01/25	0	04/11/25	05/01/25	04/16/14	05/01/26	Performing
4027	██████████	149,500.00	149,500.00	120	5.0	1,590.98	26,839.89	04/01/25	0	04/04/25	05/01/25	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	2191	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	2191	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	04/01/25	0	04/01/25	05/01/25	09/28/17	08/01/28	Performing
4032	██████████	300,000.55	300,000.55	120	7.0	3,577.27	147,993.96	04/01/25	0	04/01/25	05/01/25	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	532	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	972	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	12,896.57	04/01/25	0	04/01/25	05/01/25	03/05/19	04/01/26	Performing
4036	██████████	549,223.30	549,223.30	84	0.0	375.00	477,594.60	04/01/25	0	04/01/25	05/01/25	03/05/19	04/01/26	Performing
4037	██████████	173,904.64	173,904.64	84	5.0	1,750.00	105,418.58	04/01/25	0	04/01/25	05/01/25	03/28/19	03/28/26	Performing
4038	██████████	99,885.78	99,885.78	60	7.0	1,500.00	30,606.68	04/01/25	0	04/01/25	05/01/25	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	972	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	532	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	120,140.34	04/01/25	0	04/01/25	05/01/25	04/22/21	04/01/31	Performing
4044	██████████	130,000.00	130,000.00	120	4.5	1,347.30	83,851.42	04/01/25	0	04/01/25	05/01/25	03/22/21	03/01/31	Performing
4046	██████████	100,000.00	100,000.00	60	0.0	300.00	82,927.84	04/01/25	0	04/01/25	05/01/25	10/06/22	10/01/27	Modification
4048	██████████	349,497.00	98,668.75	60	0.0	352.00	88,388.75	04/01/25	0	04/01/25	05/01/25	02/23/23	03/01/28	Performing
4049	██████████	331,700.00	80,271.75	60	0.0	301.00	75,756.75	04/01/25	0	04/01/25	05/01/25	02/23/23	03/01/28	Performing
4050	██████████	331,700.00	85,566.75	60	0.0	321.00	80,751.75	04/01/25	0	04/01/25	05/01/25	02/23/23	03/01/28	Performing
4053	██████████	225,000.00	225,000.00	24	6.0	1,087.50	225,000.00	04/01/25	0	04/01/25	05/01/25	11/01/24	10/01/26	Performing
Totals		6,381,802.73	5,663,814.98			27,426.73	3,964,522.24							

LIST OF COMMITTED TRADITIONAL RLF FUNDS
May 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	4/30/2025			\$ 1,201,843.14
Committed Funds				
Unfunded Loan Commitments	\$ 470,000			
Administrative Fees	10,919.00			
Total Committed Funds				\$ 480,919.00
Total Uncommitted Funds				\$ 720,924.14

Kerry L. Ezrol
KEzrol@GorenCherof.com



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

May 2, 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. On March 5, 2025, a Corrective Satisfaction of Mortgage was recorded. On April 8, 2025, the Court entered the Final Order of Dismissal.

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, 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 occurred on April 1, 2025. The case did not settle.

On March 31, 2025, SFRPC filed a Notice of Filing Satisfaction of Mortgage and Notice of Disclaimer, disclaiming any interest in the subject property. Also on March 31st, Defendant filed a Satisfaction of Mortgage, Notice of Taking Depositions of Alfred Andreu, Isabel Cosio Carballo, and Kerry Ezrol. On April 1, 2025, the Mediation Report was filed and reported that the proceedings were adjourned and no settlement was reached. On April 10, 2025, Plaintiff filed a Notice of Voluntary Dismissal without prejudice as to SFRPC. Ms. Dawson continues to attempt to bring SFRPC into this case. On April 21, 2025, SFRPC filed its Stipulation for Substitution of Counsel. Chris Stearns of Johnson Anselmo has been substituted as counsel. Ms. Dawson has sought to take the depositions of Kerry Ezrol and Sean Swartz. The depositions were cancelled by Ms. Dawson. Ms. Dawson has also filed a motion to disqualify Goren Cherof.

Isabel Cosio Carballo, Executive Director

Page 3 of 3

May 2, 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

South Florida Regional Planning Council
Proudly serving South Florida since 1974

May 2025

SFRPC'S Brownfields Cleanup Revolving Loan Fund Claude Pepper Park North Miami, FL

The South Florida Regional Planning Council (SFRPC), in collaboration with Redwood CP Dev LLC (Redwood), the U.S. Environmental Protection Agency (EPA), and Stantec, has been working to remediate and enhance the area surrounding and including Claude Pepper Park in North Miami, Florida. Funded in part by the SFRPC's Brownfields Cleanup Revolving Loan Fund (BCRLF), this exciting project will provide much-needed affordable housing and commercial opportunities for residents in the South Florida area.

BACKGROUND

Claude Pepper Park is located at 1255 NW 145th Street in the City of North Miami. The site includes 15 acres of existing park facilities and 13.6 acres of new residential development. Plans include the renovation of the park and fields, upgrades to all courts, the addition of a new water park to the project, a new concession building, and a trail for walking and jogging along with new, and native landscaping. A new outdoor amphitheater for cultural programs and the expansion of the Joe Celestin Community Center are proposed to include additional programs and classrooms for learning and recreation and a banquet hall that will create access of the community center into a communal engagement.



The mixed-use development will be adjacent and fully integrated into the park and will include six residential buildings containing 1,583 living units and 179,784 square feet of commercial space. This comprises a total of 3,841,637 gross square feet. This development will include an Independent Living Facility (ILF) with a bowling alley and entertainment center; workforce housing; large-scale retail on visually desirable corner lots; small shops and dining in the interior corridors; and an outdoor park for events connecting the Joe Celestin Center to the development and surrounding community.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfregionalcouncil.org

The 212-unit independent living facility will be built in the first phase of the residential development. Redwood's workforce commitment is to provide 25% of the project at 140% area median income (AMI) and 20% at 120% AMI. Additionally, 5% of the project will be available to families earning 80% AMI. The remaining 50% will be at market rate which will be spread across the six new mixed-use buildings.

PROPOSED DEVELOPMENT IMPACT

According to a September 2022 Economic Impact Study prepared by Miami Economic Associates, Inc., the construction of the project is expected to create more than 8,600 full-time and part-time jobs, including 5,000+ on-site construction jobs. The remaining jobs will either be in businesses that support the construction industry such as building supply and trucking companies or in establishments in which the direct and indirect workers spend their earnings. More than \$460 million in salaries will be created during the construction period. After the project is completed, approximately 700 people are expected to be employed full-time on-site earning \$25.8 million in salaries annually. The project is also expected to generate more than \$21 million in off-site economic benefits for the City of North Miami and surrounding areas.



The City of North Miami is expected to collect approximately \$7.37 million in building permit fees and development impact fees. Once completed, the project will generate \$4.6 million annually in ad valorem taxes for the City of North Miami; new revenue for the City since the land is currently vacant. It should be noted as well, as the mixed-use portion of the commercial project appreciates over time, additional ad valorem revenue will be generated for the City of North Miami.

\$3.5 MILLION AWARD FROM THE EPA

In June 2024, the EPA announced the recipients of more than \$300 million in Brownfield Grants through the Biden Administration's Investing in America Agenda to rehabilitate and revitalize communities. In addition to the \$3,200,000 in EPA funds already awarded, the SFRPC was selected to receive an additional \$3,500,000 through the Bipartisan Infrastructure Law (BIL) because of our high-performing Revolving Loan Fund Programs. These funds will replenish the program's significantly depleted funds and allow new projects to move forward.

To learn more about the SFRPC Brownfields Cleanup Revolving Loan Fund or how to get involved, please contact Senior Loan Officer, Jeffrey Tart at 954.924.3653 or jtart@sfrpc.com.

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



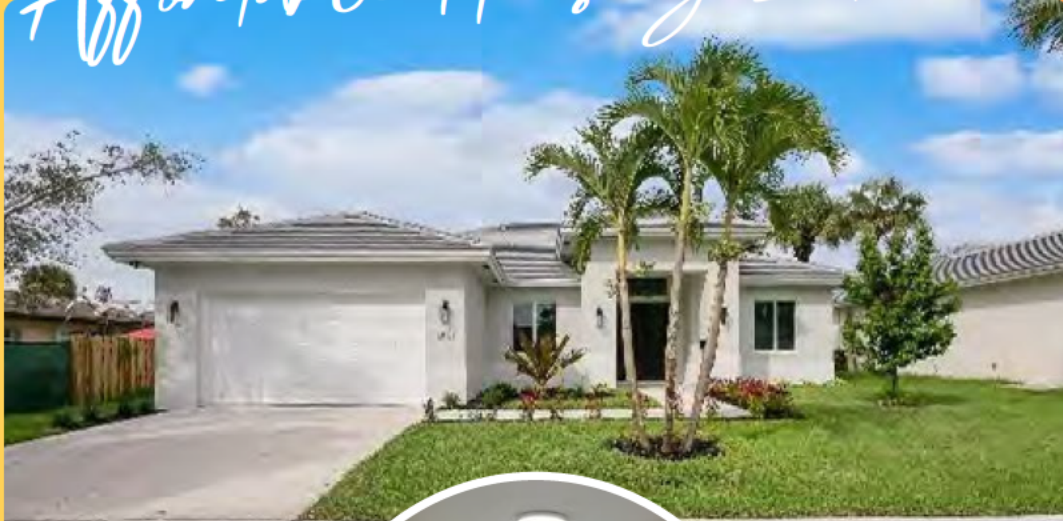
injections located along the southern portion of the property. Details of these implementation activities were filed with FDEP and DERM in a Remedial Action Plan Modification Report dated December 21, 2002.

- 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.

SOUTHEAST FLORIDA COMMUNITY DEVELOPMENT FUND, INC.

Affordable Housing Initiative



BROWARD COUNTY MINORITY BUILDERS COALITION

Lauderhill, FL (8)
5801 NW 27th Court
5811 NW 27th Court
5821 NW 27th Court
5831 NW 27th Court
5731 NW 28th Court
5741 NW 28th Court
5801 NW 28th Court
5821 NW 28th Court

Fort Lauderdale, FL (4)**
NW 27th Ave.
NW 27th Terr., Lots 3 & 4
1050 NW 29th Terr., Lot 2

HOUSING FOUNDATION OF AMERICA

West Park, FL (3)
5217 SW 22nd Street
5609 SW 21st Street
5607 SW 21st Street

LIBERIA ECONOMIC & SOCIAL DEVELOPMENT

Fort Lauderdale, FL (3)
2861 NW 10th Court
2791 NW 11th Place
375 NW 28th Avenue

LIBERIA ECONOMIC & SOCIAL DEVELOPMENT

Hollywood, FL (2)
2351 Raleigh Street
2361 Raleigh Street

LIBERIA ECONOMIC & SOCIAL DEVELOPMENT

West Park, FL (1)
4425 SW 23rd Street

TURN TWO CONSTRUCTION

Dania Beach, FL (2)
509 NW 3rd Terrace
511 NW 3rd Terrace

MIAMI-DADE COUNTY MINORITY BUILDERS COALITION

Homestead, FL (4)
704 SW 7th Street
705 SW 6th Street
813 SW 6th Street
829 SW 6th Street

PALM BEACH COUNTY COMMUNITY PARTNERS OF SOUTH FLORIDA

West Palm Beach, FL (1)
905 39th Street

Riviera Beach, FL (5)**
West 16th Street
173 W. 13th St.
1201 Avenue F
2923 Avenue J
West 1st Street



May 6, 2025

Ms. Katrina Wright
SVP, CRA/Community Development Officer
BankUnited, NA
7825 NW 148th Street
Miami Lakes, FL 33016

Re: 2025 SFCDFI Grant Appreciation Acknowledgement

Dear Ms. Wright:

I would like to personally thank you and BankUnited for the generous \$10,000.00 Grant to the Southeast Florida Community Development Fund, Inc. (SFCDFI). As you know, the SFCDFI serves the South Florida region, comprised of Broward, Miami-Dade, Monroe, and Palm Beach counties. Its purpose is to promote community and economic development, particularly in low- to moderate-income communities. SFCDFI has been especially effective in helping to address the affordable housing crisis. To date, the Southeast Florida Community Development Fund, Inc. has financed the construction of thirty-three (33) single-family homes for first-time homebuyers, focusing on minority home ownership. With BankUnited's support, the Southeast Florida Community Development Fund Inc. will continue to grow its partnership and improve the lives of families seeking affordable housing in our region.

On behalf of the South Florida Regional Planning Council and Board of Directors at the Southeast Florida Community Development Fund, Inc., please accept our sincere gratitude for this funding. We look forward to sending you updated reports on our progress.

Thank you for your generosity and your steady support of the Council over many years.

Sincerely,

Isabel Cosio Carballo, MPA
Executive Director

ICC/jt

cc: Clara Diaz-Leal, EVP Retail Executive
BankUnited



Southeast Florida Community Development Fund, Inc.
c/o South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX



MEMORANDUM

AGENDA ITEM # IV.B

DATE: MAY 19, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC CARES ACT RLF STATUS REPORT

The U.S. Department of Commerce's Economic Development Administration is partnering with the South Florida Regional Planning Council (SFRPC) to oversee and administer a new \$5.90 million CARES ACT Business Revolving Loan Fund program that will alleviate sudden and severe economic dislocation caused by the coronavirus in Monroe, Miami-Dade, Broward and Palm Beach counties. Designated a U.S. Department of Commerce Economic Development District in 1994, the SFRPC welcomes this new program into its lending portfolio as it continues to expand its economic development activities.

The initiative/focus is to initially conduct financial assessments of vital and essential South Florida small businesses to evaluate financial and resiliency capacity with the focus on maintaining ongoing operations. Once assessed, the SFRPC along with its coalition partners will determine an applicable loan program to meet the financial needs of the small business in order to maintain its vital operations. This supplemental financial assistance award will help support critical small business operations for the long-term within industries that are essential in South Florida.

Since the program was launched on August 5, 2020, the SFRPC has received in excess of 400 prospects inquiring into the loan program from Palm Beach, Broward, Miami-Dade and Monroe counties. The Initial loan program funding was available for up to 2 years or until all loan funds were disbursed. Currently, the program is revolving in nature, as all initial funds have been deployed and new businesses have an opportunity to seek financial support as loan proceeds are repaid from former borrowers.

In December 2024, the EDA completed their RLF Risk Analysis and conveyed the South Florida Regional Planning Council earned a current annual risk rating of an "B+" for the fiscal year ending 9/30/2024.

To date, loan administration has approved thirty-six (36) new CARES ACT RLF loans totaling \$7,860,077 and saved and/or created 347 related jobs.



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

CARES ACT REVOLVING LOAN FUND

PAYMENT STATUS REPORT - MAY 2025

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Pay/Yr	Normal Pay	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
5100		25,000.00	25,000.00	60	3.5000	12	454.79	454.79	2,237.21	05/01/25	0	05/01/25	06/01/25	10/20/20	11/01/25	Performing
5107		300,000.00	300,000.00	120	3.5000	12	2,966.58	2,966.58	177,822.93	05/01/25	0	05/01/25	06/01/25	11/20/20	11/01/30	Performing
5110		500,000.00	515,000.00	120	3.5000	12	4,934.78	4,934.78	366,437.91	05/01/25	0	05/01/25	06/01/25	01/13/21	01/01/31	Performing
5111		210,000.00	210,000.00	120	3.5000	12	2,076.60	2,076.60	128,348.24	05/01/25	0	05/01/25	06/01/25	12/31/20	01/01/31	Performing
5112		500,000.00	500,000.00	120	3.5000	12	4,944.29	4,944.29	305,703.84	05/01/25	0	05/01/25	06/01/25	12/28/20	01/01/31	Performing
5114		150,000.00	150,000.00	120	3.5000	12	1,483.29	1,483.29	94,189.08	05/01/25	0	05/01/25	06/01/25	02/24/21	02/01/31	Performing
5115		100,000.00	100,000.00	60	0.0000	12	1,594.07	200.00	75,475.61	04/01/25	0	04/24/25	05/01/25	02/02/21	02/01/26	Performing
5117		394,000.00	394,000.00	240	3.5000	12	4,000.00	4,000.00	309,596.37	05/01/25	0	05/01/25	06/01/25	05/13/21	05/01/31	Performing
5118		500,000.00	500,000.00	180	3.5000	12	3,493.33	3,493.33	408,960.71	05/01/25	0	05/01/25	06/01/25	06/15/21	07/01/36	Performing
5119		150,000.00	150,000.00	120	3.5000	12	1,441.59	1,441.59	106,068.45	05/01/25	0	05/01/25	06/01/25	08/12/21	08/01/31	Performing
5120		295,000.00	295,000.00	120	4.1490	12	3,258.10	3,258.10	235,852.32	05/01/25	0	05/01/25	06/01/25	08/09/21	08/01/31	Performing
5121		175,000.00	175,000.00	120	3.5000	12	1,730.50	1,730.50	116,276.65	05/01/25	0	05/01/25	06/01/25	08/24/21	08/01/31	Performing
5122		500,000.00	500,000.00	120	3.5000	12	2,899.80	2,899.80	430,397.65	05/01/25	0	05/01/25	06/01/25	08/25/21	08/01/31	Performing
5123		250,000.00	250,000.00	120	3.5000	12	2,390.96	2,390.96	181,095.49	05/01/25	0	05/01/25	06/01/25	10/15/21	10/01/31	Performing
5125		500,000.00	500,000.00	180	4.5000	12	3,824.97	3,824.97	416,149.24	05/01/25	0	05/01/25	06/01/25	01/13/21	10/01/31	Performing
5126		128,000.00	128,000.00	60	4.0000	12	2,357.31	2,357.31	50,236.41	05/01/25	0	05/01/25	06/01/25	02/15/22	02/01/27	Performing
5127		200,000.00	200,000.00	120	4.5000	12	2,072.77	2,072.77	150,820.14	05/01/25	0	05/01/25	06/01/25	06/09/22	06/01/32	Performing
5128		462,036.20	462,036.20	36	5.0000	12	1,925.15	1,925.15	462,036.19	05/01/25	0	05/01/25	06/01/25	10/20/22	11/01/25	Performing
5129		250,000.00	250,000.00	180	6.0000	12	2,109.64	2,109.64	230,682.36	05/01/25	0	05/01/25	06/01/25	06/22/23	07/01/38	Performing
Totals		5,589,036.20	5,604,036.20				49,958.52	48,564.45	4,248,386.80							

Portfolio Analysis

Funds: (37000)
Status: All
City: All
County: All
Loan Officer: All
Loan# From 2 to 53005

Cutoff Date: 5/1/2025
Run Date: 05/01/2025
Run Time: 11:41:09 am
Page 1 of 1

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	19	4,248,386.80	100.00%
Past due 1-30 days	0	0.00	0.00%
Past due 31-60 days	0	0.00	0.00%
Past due 61-90 days	0	0.00	0.00%
Past due 91-120 days	0	0.00	0.00%
Past due 121-150 days	0	0.00	0.00%
Past due 151-180 days	0	0.00	0.00%
Greater than 180 days	0	0.00	0.00%
Total Portfolio	19	4,248,386.80	100.00%

Contaminated Portfolio	0	0.00	0.00%
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Loans identified as being delinquent by 30 or more days and having a balance greater than zero as of the cutoff date.

Delinquent Loans	0	0.00	0.00%
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Loans identified by delinquent status in Loan Master, and having a balance greater than zero as of the cutoff date.

Default Loans	0	0.00	0.00%
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Loans identified by default status in Loan Master, and having a balance greater than zero as of the cutoff date.

Write-off Loans	0	0.00	0.00%
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Loans identified by write-off status in Loan Master, and having a balance greater than zero as of the cutoff date.

CARES ACT RLF FUNDING UPDATE

AS OF: 05/01/2025

Loan #	LOAN AMOUNT	COUNTY	CITY
1	\$25,000.00	Monroe	Key Largo
2	\$30,000.00	Monroe	Islamorada
3	\$500,000.00	Broward	Pompano Beach
4	\$85,000.00	Palm Beach	Palm Springs
5	\$300,000.00	Miami- Dade	Miami
6	\$35,000.00	Broward	Hollywood
7	\$210,000.00	Broward	Miramar
8	\$150,000.00	Monroe	Key West
9	\$500,000.00	Monroe	Key West
10	\$500,000.00	Miami- Dade	Miami Beach
11	\$50,000.00	Broward	Hollywood
12	\$150,000.00	Broward	Davie
13	\$50,000.00	Broward	Lauderhill
14	\$243,000.00	Broward	Sunrise
15	\$394,000.00	Palm Beach	Boca Raton
16	\$300,000.00	Broward	Plantation
17	\$75,000.00	Broward	Fort Lauderdale
18	\$80,000.00	Miami- Dade	Miami
19	\$175,000.00	Palm Beach	West Palm Beach
20	\$500,000.00	Miami- Dade	Miami
21	\$150,000.00	Broward	Plantation
22	\$250,000.00	Miami- Dade	Miami Beach
23	\$500,000.00	Broward	Coconut Creek
24	\$128,000.00	Broward	Hollywood
25	\$365,000.00	Monroe	Key West
26	\$200,000.00	Broward	Plantation
27	\$75,000.00	Broward	Fort Lauderdale
28	\$200,000.00	Broward	Fort Lauderdale
29	\$100,000.00	Broward	Plantation
30	\$50,000.00	Broward	Lauderhill
31	\$462,036.20	Palm Beach	Riviera Beach
32	\$100,000.00	Miami- Dade	Miami
33	\$63,041.60	Broward	Sunrise
34	\$250,000.00	Broward	Sunrise
35	\$500,000.00	Palm Beach	Riviera Beach
36	\$115,000.00	Miami- Dade	Miami

TOTAL FUNDED: \$7,860,077.80



MEMORANDUM

AGENDA ITEM #IV.C

DATE: MAY 19, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC REGIONAL CONFERENCE

Council staff is working on a Draft Agenda for the SFRPC's upcoming Regional Conference, currently scheduled for Thursday, September 11th from 8:30 AM – 3:30 PM at a location to be decided. The working title of the Conference is "The Business Case for Transit-Oriented Development (TOD) and Affordable Housing in South Florida." The geographical focus for this Conference is Monroe, Miami-Dade, Broward, and Palm Beach counties.

This Conference flows out of the work spearheaded by the SFRPC Comprehensive Economic Development Strategy (CEDS) Committee, chaired by Senator Steve Geller, and the work of Council staff in related program areas. The Staff Working Draft Agenda contemplates a presentation of the CEDS Committee Study "The Business Case for TOD and Affordable Housing in South Florida" followed by a series of panel discussions.

Panel Ideas:

- # 1 – A developer panel discussing how TODs have successfully created economic growth in the region, and the challenges developers have faced.
- # 2 - A local government practitioners panel focused on how zoning and land use can support TOD in the region, and on successful public policy initiatives. Potential topics include the Live Local Act and other policy reforms aimed at streamlining approvals and incentives for TOD and affordable housing near transit corridors. Additional topics include the economic rationale of TOD policy and the public return on investment.
- # 3 – A high-level elected Leadership Roundtable discussing TOD and Affordable Housing.
- # 4 – A public / private panel discussing Innovative Partnerships and Financing Strategies for TOD Projects
- # 5 - A panel of major employers and business leaders discussing the economic benefits of integrating



affordable housing with transit, including enhanced access to employment opportunities, growth in vital economic sectors, and job creation.

Council staff will continue to work with the Chair, Senator Geller, and Council Members as the agenda and conference development process moves forward. Thank you in advance for your input and suggestions.

Recommendation

Information Only.



South Florida Regional Planning Council

Proudly serving South Florida since 1974

SOUTH FLORIDA REGIONAL
PLANNING COUNCIL

MAY 19, 2025



LATEST NEWS FROM THE SFRPC

WHAT WE'VE BEEN WORKING ON

As we move through the second quarter of 2025, the South Florida Regional Planning Council continues to advance key regional priorities. This year is marked by meaningful progress from welcoming our new Executive Committee and hosting recurring Council meetings to co-hosting a successful Joint Meeting with the Treasure Coast Regional Planning Council. At the February Joint Council Meeting the Council Members discussed issues of importance to the seven-county Southeast Florida region including Florida's Coral Reef, SFRTA / Tri-Rail Update and Future Plans; and Southeast Florida Restoration & Flooding Studies underway by the South Florida Water Management District and Army Corps of Engineers.

We are also preparing for a major regional conference this fall which will explore "The Business Case for Transit-Oriented Development and Affordable Housing in South Florida." We hope that you will join us and the region's policymakers, developers, urban planners, business leaders, investors, and community advocates as we explore strategies to enhance and increase regional mobility and affordable housing in Southeast Florida.

SFRPC staff remains focused on core initiatives across a wide range of program areas including economic development, transportation planning, affordable housing, emergency preparedness, and waste management. The Council continues to support economic development and job creation with small business revolving loan programs and brownfields cleanup and redevelopment. Taken together the Council's programs and initiatives help strengthen and safeguard communities, the environment, enhance regional mobility, promote a vibrant economy, and enhance the quality of life in South Florida.

Thank you for staying engaged!

“SAVE THE DATE” SEPTEMBER 11, 2025

THE BUSINESS CASE FOR TRANSIT-ORIENTED DEVELOPMENT AND AFFORDABLE HOUSING IN SOUTH FLORIDA



Mark your calendar for Thursday, September 11, 2025 for “The Business Case for Transit-Oriented Development and Affordable Housing in South Florida” Conference. At this event participants will explore and discuss collaborative solutions, funding strategies, and the economic benefits of transit-connected development and affordable housing. Location to be announced soon.

WEST PARK WELCOMES THREE NEW AFFORDABLE HOMES



We are delighted to announce the completion of three new single family homes in the City of West Park through the "West Park In-Fill Lot Affordable Housing Development Program."

This project reflects the SFRPC's ongoing commitment to housing access and neighborhood revitalization. In partnership with the Southeast Florida Community Development Fund, Inc. (SFCDFI), the City of West Park, and the Housing Foundation of America, these energy-efficient homes expand home ownership opportunities for low- to moderate-income families in Broward County.



RESILIENT SOUTH FLORIDA WEBINARS



In partnership with the Florida Department of Environmental Protection, we are proud to host the Resilient South Florida Webinar Series throughout June 2025. This three-part series will highlight innovative resilience strategies implemented by South Florida communities to protect residents, enhance infrastructure, and adapt to extreme weather events.

Upcoming Webinars:

- Parks, Trails, and Urban Resilience – June 12, 2–3:30 PM
 - Dune Systems and Living Shorelines – June 17, 12–1:30 PM
 - Innovative Stormwater Fees for Resilience Projects – June 26, 2–3 PM
-

LEPC TEAM JOINS REGIONAL HAZMAT DRILL

Members of the South Florida Regional Planning Council's Local Emergency Planning Committee (LEPC) recently participated in a multi-agency HAZMAT drill hosted by Fort Lauderdale Fire Rescue at the Publix Distribution Center in Deerfield Beach.

MORE FROM LEPC



The regional training focused on anhydrous ammonia leak response and brought together teams from across Southeast Florida to strengthen coordination and sharpen emergency response strategies.

Thank you to Publix for hosting, along with Airgas, The Response Group Inc., and all the individuals who contributed to making this training a success. The Council's Local Emergency Planning Committee (LEPC) plays a key role in fostering regional coordination and preparedness through training, planning, and community outreach.



BANKUNITED COMMUNITY PARTNERS ROUNDTABLE OF BROWARD COUNTY



We recently hosted the BankUnited Community Partners Roundtable of Broward County to bring together community organizations and service providers working throughout Broward County. Katrina Wright, SVP, CRA/Community Development Officer, along with Isabel Cosio Carballo, Executive Director of the South Florida Regional Planning Council, welcomed more than 30 local community partners representing non-profit organizations that provide housing solutions, elder care, family services, community lending, food for families and individuals who cannot afford it, disability services, and small business consulting. The discussion focused on identifying key needs and challenges facing these organizations and the clients they serve.

"BIKENOMICS" IN ACTION



Supported by the Miami-Dade Transportation Planning Organization, the South Florida Regional Planning Council, is conducting a comprehensive study exploring the economic and public health benefits of bike and pedestrian infrastructure.

VIEW TOD INITIATIVES

The Study includes a literature review of national and local research, a cost-benefit analysis measuring the return on investment of non-motorized infrastructure (or "bikeconomics"), and a Health Impact Assessment to quantify benefits such as improved air quality, reduced mortality, and accident prevention.

Initial findings show that investments in walkability and cycling infrastructure promote safer, healthier communities and support long-term economic growth. The study will be completed in the coming months.

**PROGRESS ON OUR REGIONAL TRANSIT -ORIENTED
AND AFFORDABLE HOUSING BUSINESS CASE**

We are advancing a major initiative to address South Florida's housing shortage through Transit-Oriented Development (TOD). This report, developed with input from more than 50 regional stakeholders, explores how TOD can improve affordability, reduce congestion, and support economic growth as part of our Comprehensive Economic Development Strategy (CEDS). Stay tuned for findings from the study at our upcoming September 11, 2025 Conference.



LEARN MORE ABOUT CEDS

For assistance, news and information, please contact us at:
1 Oakwood Boulevard, Suite 250 | Hollywood, FL 33020
954.924.3653 | sfadmin@sfrpc.com | sfregionalcouncil.org





MEMORANDUM

AGENDA ITEM #VI.A

DATE: MAY 19, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: ATTENDANCE FORM

Information only.



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

2024-2025 ATTENDANCE RECORD

COUNCILMEMBERS	7/15/24	9/30/24	10/21/24	11/18/24	MC 01/27/25	*BMPO 02/28/25	3/17/25	** 4/24/25
CAPLAN, Franklin Councilmember, Key Biscayne Secretary	P	P	P	P	VP	P	P	P
CATES, Craig Monroe County Commission	A	P	VP	VP	P	VP	*	VP
CORRADINO, Joseph Mayor, Village of Pinecrest	*	A	VP	VP	*	*	*	*
FURR, Beam Broward County Mayor	P	P	P	P	*	P	P	P
GARCIA, René, 1st Vice-Chair Miami-Dade Co. Commission	*	VP	*	VP	*	D/VP	D/VP	P
GELLER, Steve, Past Chair Broward County Commission	P	P	P	P	P	P	*	P
GILBERT, III, Oliver G. Miami-Dade Co. Commission	*	A	A	A	A	A	A	A
GOLDBERG, Cary <i>2nd Vice Chair</i> Governor's Appointee, Broward	*	VP	VP	VP	VP	*	*	VP
HORLAND, Denise, Treasurer Commissioner, Plantation	VP	P	P	P	P	*	*	*
KAUFMAN, Samuel Commissioner, Key West	VP	VP	VP	VP	VP	*	VP	VP
LINCOLN, Michelle <i>Chair</i> Monroe County Commission	VP	P	P	*	P	P	P	*
McGHEE, Kionne L. Miami-Dade Co. Commission	A	VP	*	A	A	A	A	A
RODRIGUEZ, Maria Commissioner Pembroke Pines	—	—	—	—	—	P	P	P
UDINE, Michael Broward County Commission	VP	VP	VP	VP	VP	P	VP	VP

2024-2025 ATTENDANCE RECORD

EX-OFFICIO MEMBERS	7/15/24	9/30/24	10/21/24	11/18/24	MC 1/27/25	*BMPO 02/28/25	3/17/25	** 4/24/25
DAVILA, Sirena Florida Dept. of Environmental Protection	D/VP	VP	VP	VP	D	D	VP	VP
HUYNH, Dat Florida Dept. of Transportation, Dist. 6	D/VP	VP	A	VP	VP	VP	VP	VP
PETERS, Victoria Florida Dept. of Transportation, Dist. 4	VP	*	VP	VP	D	D	*	—
VILABOY, Armando L. South Florida Water Management District	VP	A	VP	VP	VP	D	*	VP

A majority of the meetings were physical/virtual meetings

P = Present

VP = Virtually Present

A = Absent

D = Designee Present

* = Excused Absence

- = Not Yet Appointed

MDC = MIAMI-DADE COUNTY

MC = MONROE COUNTY

MDTPO =Miami-Dade Transportation Planning Organization

BMPO = Broward Metropolitan Planning Organization

* Joint Meeting

** Exec. Committee/Workshop only



MEMORANDUM

AGENDA ITEM #VI.B

DATE: MAY 19, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CORRESPONDENCE



1 Oakwood Boulevard, Suite 250
Hollywood, Florida 33020
(954) 924-3653

421 SW Camden Avenue
Stuart, Florida 34994
(772) 221-4060

March 17, 2025

Mr. Jared W. Perdue, P.E.
Secretary, Florida Department of Transportation
605 Suwannee Street
Tallahassee, Florida 32399-0450

Subject: Thank you for FDOT's Support of the South Florida Regional Transportation Authority / Next Steps Moving Forward

Dear Secretary Perdue:

On behalf of the South Florida and Treasure Coast Regional Planning Councils (SFRPC / TCRPC) governing boards and South Florida's County Administrators, thank you for your leadership and support of the South Florida Regional Transportation Authority / Tri-Rail and counties over these many years. We would like to recognize the great leadership of immediate-past District Secretary Stacy Miller (FDOT VI), District Secretary Steve Braun (FDOT IV), and their respective staff for their collaborative work with South Florida's stakeholders and partner agencies.

The Florida Department of Transportation's financial support is critical to the continued operation and enhancement of the Tri-Rail regional commuter rail system. As conversations begin later this month to explore the funding framework of the SFRTA / Tri-Rail in the future, the SFRPC / TCRPC as well as the "Tri-Counties"¹ request that the FDOT continue to work closely in collaborative conversations with its South Florida partners. We respectfully request that you please engage with Miami-Dade, Broward, and Palm Beach counties on any budgeting exercises held on the state level that may impact the three counties and their respective budgets.

The SFRPC / TCRPC met in Joint Session on Friday, February 28th to discuss issues of regional importance to Southeast Florida. Few issues are of more importance to Southeast Florida's residents, economy, and future

¹ Miami-Dade, Broward, and Palm Beach

mobility than the continued operation and enhancement of the SFRTA's Tri-Rail system. The importance of the SFRTA / Tri-Rail to Southeast Florida was underscored by attendance at the meeting by Broward County Administrator Monica Cepero, Palm Beach County Administrator Verdenia Baker, as well as Sean Adgerson, Deputy Director and COO of Miami-Dade County Transportation & Public Works, who attended on behalf of Miami-Dade County Mayor Daniela Levine Cava. Everyone present at the meeting expressed their great support and appreciation of FDOT and its partnership with the counties and the SFRTA. Council Members acknowledged Executive Director David Dech's great leadership at the SFRTA and, along with the County Administrators, emphasized the value of the SFRTA and the critical role that Tri-Rail plays in enhancing mobility, reducing congestion, supporting economic growth, and improving the quality of life for residents and businesses across South Florida.

SFRTA Executive Director Dech updated the SFRPC / TCRPC on the work of the SFRTA and ongoing improvements that are underway or planned to enhance and potentially expand the Tri-Rail System. Following the presentation, there was additional discussion regarding an upcoming meeting in March between FDOT Districts IV and VI, SFRTA, and Miami-Dade, Broward, and Palm Beach counties, where participants will discuss potential alternative dedicated local funding sources and development of a possible funding framework plan that will, over time, reduce the state from its current levels of shared state / counties / SFRTA responsibility for operation, maintenance, and dispatch of the South Florida Rail Corridor pursuant to Florida Statutes 343.58.

The SFRPC / TCRPC Council Members and County Administrators expressed their great concern at the prospect of FDOT ceasing its financial support in the foreseeable future given the resulting significant and escalating SFRTA related expense to the Tri-Counties in upcoming fiscal years, particularly without a viable funding plan. At the same time, escalating expenses, increasing obligations, and reduced funding across all categories have created a growing financial crisis for the region's counties, all while counties are also experiencing economic uncertainty.

In closing, projected regional growth in South Florida and the state cannot be accommodated without the SFRTA / Tri-Rail. South Florida relies on Tri-Rail for maintaining mobility and growing economic vitality as part of a robust multi-modal transportation system. Tri-Rail is the primary, if not sole, means of transportation for many students, elderly, workforce, and domestic and international tourists who use Tri-Rail to travel to and from South Florida's airports and local transit systems to destinations across the region. South Florida is fortunate to have the SFRTA and important Tri-Rail infrastructure which would be impossible to replicate today. Shutting down Tri-Rail for lack of funding is not a prudent or cost-effective option, particularly given the high cost of expanding and maintaining highway and road infrastructure that would soon become further congested.

South Florida's elected leaders and policymakers recognize that South Florida needs Tri-Rail and increased transit-oriented development that can support the system over time, however it will take collaborative partnerships and time to develop a feasible funding plan and funding sources, including continued FDOT funding. The Tri-Counties, SFRTA, and the SFRPC / TCRPC look forward to continued collaboration with the FDOT to find a mutually beneficial solution that will support the SFRTA / Tri-Rail into the future and

contribute to the economic well-being of the State of Florida, the Tri-Counties, all of Southeast Florida and its residents. We thank you again for your long-time support and in advance for your continued support and assistance. Please do not hesitate to contact us or Executive Directors Isabel Cosio Carballo (SFRPC) and / or Thomas Lanahan (TCRPC) if we can provide you with additional information or otherwise be of assistance.

Sincerely yours,



Michelle Lincoln
Chair, SFRPC
Mayor Pro Tem, Monroe County



Anthony Bonna
Chair, TCRPC
Councilman, Port St. Lucie

cc The Honorable Daniella Levine Cava, Mayor, Miami-Dade County
The Honorable Anthony Rodriguez, Chair, Miami-Dade County Board of County Commissioners
The Honorable Quentin "Beam" Furr, Mayor, Broward County
The Honorable Maria Marino, Mayor, Palm Beach County
The Honorable Ana Maria Rodriguez, Chair, Miami-Dade County Legislative Delegation
The Honorable Marie Woodson, Chair, Broward County Legislative Delegation
The Honorable Joseph "Joe" Casello, Chair, Palm Beach County Legislative Delegation
Jimmy Morales, Chief Operating Officer, Miami-Dade County
Monica Cepero, County Administrator, Broward County
Verdenia Baker, County Administrator, Palm Beach County
David Dech, Executive Director, South Florida Regional Transportation Authority
Steven C. Braun, P.E., District Secretary, FDOT District IV
Daniel Iglesias, P.E., District Secretary, FDOT District VI
Stacy Miller, P.E., Immediate-Past District Secretary, FDOT District VI
Aileen Bouclé, AICP, Executive Director, Miami-Dade TPO
Greg Stuart, Executive Director, Broward MPO
Valerie Neilson, AICP, Executive Director, Palm Beach County TPA
Isabel Cosio Carballo, MPA, Executive Director, SFRPC
Thomas J. Lanahan, Executive Director, TCRPC