



MEMORANDUM

AGENDA ITEM # IV.A

DATE: JUNE 16, 2025

TO: COUNCIL MEMBER

FROM: STAFF

SUBJECT: SFRPC REVOLVING LOAN FUNDS STATUS REPORT

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

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

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

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

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



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954.924.3653 Phone, 954.924-3654 FAX
www.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	XXXXX	300,000.00	300,000.00	240	7.0	2,709.36	262,700.22	05/01/25	0	05/01/25	06/01/25	01/08/04	09/01/39	Performing
1023	XXXXX	301,586.50	301,586.50	120	0.0	350.00	161,715.88	05/01/25	0	05/01/25	06/01/25	07/19/06	03/01/29	Performing
1039	XXXXX	125,000.00	125,000.00	84	5.0	200.00	119,582.53	03/01/25	30	03/11/25	05/01/25	11/24/08	12/31/15	Performing
1040	XXXXX	200,000.00	200,000.00	84	5.0	1,472.32	41,178.69	05/01/25	0	05/01/25	06/01/25	02/02/09	08/01/28	Performing
3024	XXXXX	189,043.88	189,043.88	144	0.0	500.00	88,500.00	05/25/25	0	05/27/25	06/25/25	07/26/99	12/01/16	Default Final Judgment
4008	XXXXX	300,000.00	300,000.00	0	5.0	750.00	142,401.75	05/12/25	0	05/19/25	06/12/25	07/31/09	03/31/39	Performing
4018	XXXXX	119,598.00	150,000.00	120	6.0	1,327.78	117,478.41	05/01/25	0	05/01/25	06/01/25	07/12/13	08/01/20	Performing
4024	XXXXX	235,000.00	235,000.00	240	5.0	250.00	148,931.59	04/01/25	30	04/11/25	05/01/25	04/16/14	05/01/26	Performing
4027	XXXXX	149,500.00	149,500.00	120	5.0	1,590.98	25,368.20	05/01/25	0	05/06/25	06/01/25	12/15/15	12/15//25	Performing
4028	XXXXX	75,000.00	75,000.00	1	0.0	765.03	74,994.72	04/01/19	2222	04/12/19	05/01/19	11/17/16	09/30/19	Pending Collateral Sale
4029	XXXXX	75,000.00	75,000.00	1	0.0	803.02	75,000.00	04/01/19	2222	04/12/19	05/01/19	12/14/16	09/30/19	Pending Collateral Sale
4031	XXXXX	332,972.82	332,972.82	111	6.5	2,000.00	321,849.33	05/01/25	0	05/01/25	06/01/25	09/28/17	08/01/28	Performing
4032	XXXXX	300,000.55	300,000.55	120	7.0	3,577.27	145,279.99	05/01/25	0	05/01/25	06/01/25	10/24/18	11/01/28	Performing
4033	XXXXX	254,999.57	254,999.57	84	0.0	250.00	187,832.65	10/15/23	563	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	XXXXX	84,506.66	84,506.66	84	0.0	300.00	71,412.80	08/01/22	1003	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035	XXXXX	248,684.03	248,684.03	84	0.0	375.00	12,521.57	05/01/25	0	05/01/25	06/01/25	03/05/19	04/01/26	Performing
4036	XXXXX	549,223.30	549,223.30	84	0.0	375.00	477,219.60	05/01/25	0	05/01/25	06/01/25	03/05/19	04/01/26	Performing
4037	XXXXX	173,904.64	173,904.64	84	5.0	1,750.00	104,107.82	05/01/25	0	05/01/25	06/01/25	03/28/19	03/28/26	Performing
4038	XXXXX	99,885.78	99,885.78	60	7.0	1,500.00	29,282.77	05/01/25	0	05/01/25	06/01/25	03/28/19	03/28/26	Performing
4039	XXXXX	200,000.00	200,000.00	84	0.0	300.00	196,815.27	08/01/22	1003	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040	XXXXX	400,000.00	400,000.00	84	0.0	250.00	389,882.46	10/15/23	563	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
4043	XXXXX	200,000.00	200,000.00	120	4.5	2,322.17	118,268.70	05/01/25	0	05/01/25	06/01/25	04/22/21	04/01/31	Performing
4044	XXXXX	130,000.00	130,000.00	120	4.5	1,347.30	82,818.56	05/01/25	0	05/01/25	06/01/25	03/22/21	03/01/31	Performing
4046	XXXXX	100,000.00	100,000.00	60	0.0	300.00	82,627.84	05/01/25	0	05/01/25	06/01/25	10/06/22	10/01/27	Modification
4048	XXXXX	349,497.00	98,668.75	60	0.0	352.00	88,036.75	05/01/25	0	05/01/25	06/01/25	02/23/23	03/01/28	Performing
4049	XXXXX	331,700.00	80,271.75	60	0.0	301.00	75,455.75	05/01/25	0	05/01/25	06/01/25	02/23/23	03/01/28	Performing
4050	XXXXX	331,700.00	85,566.75	60	0.0	321.00	80,430.75	05/01/25	0	05/01/25	06/01/25	02/23/23	03/01/28	Performing
4053	XXXXX	225,000.00	225,000.00	24	6.0	1,125.00	225,000.00	05/01/25	0	05/01/25	06/01/25	11/01/24	10/01/26	Performing
Totals		6,381,802.73	5,663,814.98			27,464.23	3,946,694.60							

LIST OF COMMITTED TRADITIONAL RLF FUNDS
June 1, 2025

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Remaining Commitment
4052	XXXXXX	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	5/31/2025				\$ 1,217,996.88
Committed Funds					
Unfunded Loan Commitments	\$ 470,000				
Administrative Fees	14,817.00				
Total Committed Funds					\$ 484,817.00
Total Uncommitted Funds					\$ 733,179.88

Kerry L. Ezrol
KEzrol@GorenCherof.com



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

June 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 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. 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 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 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. On December 12, 2024, Defendant filed an Amended Motion Requesting Referral to Mediation to include SFRPC and the hearing was scheduled for December 17, 2024. The Court entered a Uniform Trial Order on

Isabel Cosio Carballo, Executive Director
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June 2, 2025

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, Ms. Dawson 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.

On May 2, 2025, the Court entered an Order Granting Plaintiff's Motion to Strike Demand for Jury Trial. On May 5, 2025, Defendant filed a Motion for Continuance and/or Stay of Calendar Call and the hearing was scheduled for May 21, 2025. On May 16, 2025, Defendant filed a Motion for Reconsideration and/or Rehearing Upon Order Entered on May 2, 2025. At the May 21, 2025 hearing, the Court entered an Order Resetting the Trial commencing October 20, 2025 to November 7, 2025 and scheduled a Calendar Call for October 16, 2025. On May 27, 2025, Plaintiff filed a Motion for Order to Specially Set Hearing Date on Plaintiff's Motion for Summary Final Judgment and the hearing is scheduled for June 17, 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)

FOR IMMEDIATE RELEASE

June 9, 2025

\$3.2 Million in New EPA Funding Awarded to the South Florida Regional Planning Council for Brownfields Redevelopment

Hollywood, FL. — The South Florida Regional Planning Council (SFRPC) has been awarded two new competitive grants from the **U.S. Environmental Protection Agency (EPA)** totaling **\$3.2 million** to advance regional efforts in environmental cleanup, economic revitalization, and community resilience in Southeast Florida.

The awards include a **\$1.2 million Brownfields Assessment Coalition Grant** to assist the **City of Miami Department of Real Estate & Asset Management, The Allapattah Collaborative, and the South Florida Community Land Trust** with identifying and assessing properties that may be contaminated with hazardous substances. The grant will support the completion of 18 Phase I and nine Phase II environmental site assessments, the development of eight cleanup plans and 10 reuse plans, and community engagement activities. These funds will help address environmental barriers to redevelopment and support the creation of multi-family housing in Liberty City; a Multi-Purpose Community Center / Community Resilience Hub in Allapattah which will provide extensive community benefits including entrepreneurship training, community kitchen, and emergency services in extreme heat; and potential contamination in West Coconut Grove.

In addition, SFRPC received a **\$2 million Revolving Loan Fund (RLF) Supplemental Award** through the Bipartisan Infrastructure Law (BIL) to continue advancing brownfield cleanup and redevelopment efforts throughout the region. These funds will support the ongoing **Park Road rehabilitation project** at the former Hollywood Incinerator Ash Dump (HIAD) site in Hollywood, FL, a transformative public-private partnership that will convert the site into a vibrant, mixed-use community anchored by affordable housing, civic space, and neighborhood-serving retail.

“We’ve been waiting thirty years for this site to be funded. When I was a Hollywood City Commissioner, we were already applying and pushing to get it cleaned up. To see it finally move forward is incredible. I understand there are plans for a significant amount of housing to follow, which makes this an even bigger win for the community,” said the **Honorable Quentin “Beam” Furr, Broward County Mayor** and **Board Member of the South Florida Regional Planning Council**.

The SFRPC has administered an EPA-funded Brownfields Cleanup Revolving Loan Fund (BCRLF) since 2001. Through this program the SFRPC funds environmental site assessment, remediation, and subsequent redevelopment across Broward, Miami-Dade, and Monroe counties. SFRPC staff and technical consultants help borrowers achieve compliance with EPA requirements and provide them with information about financial incentives, such as tax credits, to support loan repayment.

Through the BCRLF, the SFRPC works in partnership with local and state agencies to leverage additional economic development tools—supporting projects that foster job creation, workforce housing, neighborhood-scale commercial redevelopment, and public health improvements. The program helps reduce investment risk and encourage redevelopment in communities historically overlooked for capital investment. Brownfields redevelopment projects funded through the SFRPC generate lasting regional impacts by stimulating the economy, enhancing community resilience, and expanding access to opportunity.

To learn more about the Council's Brownfields Cleanup Revolving Loan Fund or to inquire about available funding, please contact Senior Loan Officer, Jeffrey Tart at 954-924-3653 or jtart@sfrpc.com.

About the South Florida Regional Planning Council

The South Florida Regional Planning Council is the largest of Florida's ten regional planning councils. The Council serves three counties—Monroe, Miami-Dade, and Broward—70 municipalities and an estimated 4.8 million residents. The membership of the South Florida Regional Planning Council consists of county and municipal elected officials, gubernatorial appointees, and ex-officio members from the Florida Department of Environmental Protection, the Florida Department of Transportation, and the South Florida Water Management District. The Council supports the region's elected leaders and public, private, and nonprofit stakeholders through regional, collaborative planning and the development and implementation of programs and strategies which create a better future for Southeast Florida.

###

MEDIA CONTACT:

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SFRPC'S BROWNFIELDS CLEANUP REVOLVING LOAN FUND PROJECT UPDATE – FORMER HOLLYWOOD INCINERATOR ASH DUMP – BROWARD COUNTY, FL



On May 16, 2025, the South Florida Regional Planning Council (SFRPC) was awarded a \$2,000,000 Supplemental Brownfields Revolving Loan Fund (RLF) grant from the U.S. Environmental Protection Agency (EPA) to support the Park Road Development project in Hollywood, Florida. This transformative public-private partnership will

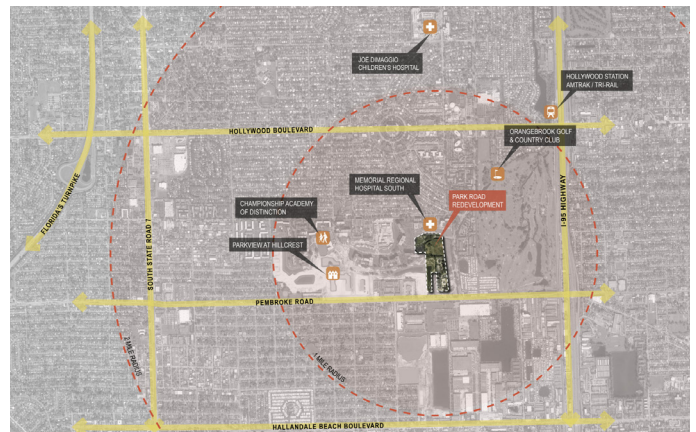


convert the former Hollywood Incinerator Ash Dump (HIAD) into a vibrant, mixed-use community anchored by affordable housing, civic space, and neighborhood-serving retail.

The Park Road redevelopment will bring 315 multifamily rental units, 40,000 square feet of grocery-anchored commercial space, and 31,000 square feet of general retail, including a gas station. The project is expected to leverage approximately \$71 million in private investment.

The redevelopment of the Hollywood Incinerator Ash Dump is a public-private partnership between the City of Hollywood (City) and Park Road Development, LLC (PRD). After an extensive solicitation process, the City selected PRD and its principals, Louis Birdman and Eric Metz, to lead the redevelopment effort. PRD has completed substantial environmental and geotechnical investigations to confirm HIAD's varying site conditions and is pursuing the regulatory approvals required to redevelop the site. Broward County has consulted with both the City and PRD to confirm the regulatory pathway to remediate the site, and the technical process to confirm the mitigation requirements are targeted to be completed in the next 9–12 months (subject to typical approval schedules, hearings, etc.).

The redevelopment is comprised of approximately $\pm 100,000$ SF of City facilities, $\pm 40,000$ SF medical office, $\pm 4,500$ SF retail with a gas station, and ± 630 multifamily units. All of the final uses are subject to definitive approvals with Broward County and the City. This project supports regional goals around affordable housing, economic development, and environmental remediation.



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.