



MEMORANDUM

AGENDA ITEM # IV.A

DATE: SEPTEMBER 22, 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	259,251.58	08/01/25	0	08/01/25	09/01/25	01/08/04	09/01/39	Performing
1023	██████████	301,586.50	301,586.50	120	0.0	350.00	161,715.88	08/01/25	0	08/01/25	09/01/25	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	152	03/11/25	04/01/25	11/24/08	12/31/15	Delinquent
1040	██████████	200,000.00	200,000.00	84	5.0	1,472.32	37,271.52	08/01/25	0	08/01/25	09/01/25	02/02/09	08/01/28	Performing
3024	██████████	189,043.88	189,043.88	144	0.0	500.00	87,000.00	08/25/25	0	08/05/25	09/25/25	07/26/99	12/01/16	Default Final Judgment
4008	██████████	300,000.00	300,000.00	0	5.0	750.00	139,722.16	08/12/25	0	08/15/25	09/12/25	07/31/09	03/31/39	Performing
4018	██████████	119,598.00	150,000.00	120	6.0	1,327.78	115,285.44	08/01/25	0	08/01/25	09/01/25	07/12/13	08/01/20	Performing
4027	██████████	149,500.00	149,500.00	120	5.0	1,590.98	20,893.97	08/01/25	0	08/04/25	09/01/25	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	2314	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	2314	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	08/01/25	0	08/01/25	09/01/25	09/28/17	08/01/28	Performing
4032	██████████	300,000.55	300,000.55	120	7.0	3,577.27	137,099.17	08/01/25	0	08/01/25	09/01/25	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	655	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	1095	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	11,396.57	08/01/25	0	08/01/25	09/01/25	03/05/19	04/01/26	Performing
4036	██████████	549,223.30	549,223.30	84	0.0	375.00	476,094.60	08/01/25	0	08/01/25	09/01/25	03/05/19	04/01/26	Performing
4037	██████████	173,904.64	173,904.64	84	5.0	1,750.00	100,171.61	08/01/25	0	08/01/25	09/01/25	03/28/19	03/28/26	Performing
4038	██████████	99,885.78	99,885.78	60	7.0	1,500.00	25,276.25	08/01/25	0	08/01/25	09/01/25	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	1095	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	655	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	112,641.04	08/01/25	0	08/01/25	09/01/25	04/22/21	04/01/31	Performing
4044	██████████	130,000.00	130,000.00	120	4.5	1,347.30	79,717.37	08/01/25	0	08/01/25	09/01/25	03/22/21	03/01/31	Performing
4046	██████████	100,000.00	100,000.00	60	0.0	300.00	81,727.84	08/01/25	0	08/01/25	09/01/25	10/06/22	10/01/27	Modification
4048	██████████	349,497.00	98,668.75	60	0.0	352.00	86,980.75	08/01/25	0	08/01/25	09/01/25	02/23/23	03/01/28	Performing
4049	██████████	331,700.00	80,271.75	60	0.0	301.00	74,552.75	08/01/25	0	08/01/25	09/01/25	02/23/23	03/01/28	Performing
4050	██████████	331,700.00	85,566.75	60	0.0	321.00	79,467.75	08/01/25	0	08/01/25	09/01/25	02/23/23	03/01/28	Performing
Totals		5,921,802.73	5,203,814.98			26,089.23	3,523,636.01							

LIST OF COMMITTED TRADITIONAL RLF FUNDS
September 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	8/31/2025			\$ 1,643,324.12
Committed Funds				
Unfunded Loan Commitments	\$ 470,000			
Administrative Fees	9,160.52			
Total Committed Funds				\$ 479,160.52
Total Uncommitted Funds				\$ 1,164,163.60



SFRPC

South Florida Regional Planning Council
Proudly serving South Florida since 1974

September 2025

SFRPC'S Brownfields Cleanup Revolving Loan Fund Project Update – 79th Street Corridor Initiative – Miami Dade County

BACKGROUND

The 79th Street Corridor Initiative, a 501(c)3, community-led agency, is leading the effort to transform Miami Dade County's 79th Street Corridor from a fragmented set of residential, commercial, and historically industrial sites with a reputation as dangerous and undesirable into a cohesive neighborhood conscious of its tangible and intangible assets and directing its future. To-date, the SFRPC has assisted the 79th Street Initiative in securing a combined \$800,000 in EPA Brownfields Assessment grant funding to conduct environmental assessments, cleanup plans, and community engagement.

Under the abovementioned grants, the Initiative and Stantec have advanced assessment and cleanup/reuse planning activities for the property located at the northeast corner of NW 22nd Avenue and NW 76th Street in Miami-Dade County (Parcel Folio No. 30-3110-028-1440), which is envisioned as a mixed-use veterans' affordable housing development with ground floor office space.

Final approvals from Miami-Dade County are being secured for environmental site remediation, which the Initiative's current brownfield grant does not cover. Approximately \$100,000 from the SFRPC's Revolving Loan Fund will be issued as a subgrant to the 79th Street Initiative for the needed environmental remediation at this site, which will assist the project in continuing 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.



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

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)**
1050 NW 29th Terrace
1462 NW 27th Avenue
370 NW 27th Terrace
390 NW 27th Terrace

HOUSING FOUNDATION OF AMERICA

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

CITY OF MIRAMAR
Miramar, FL (12)**
6701 SW 25th St.

SUNSET STRIP PROJECT
Sunrise, FL (26)**
1577 Sunset Strip

**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



Board of Directors

Joe Moody, *Chair*
Debbie Batty, *Vice Chair*
Nicolas Wahrer, *Treasurer*
Donna Moore, *Secretary*
Al Altuve
Billy Davis
Jaylin Morawski
Blake Orpeza
Chris Rivette
Devon Ayers
Lynda Woods
Peter Rysman

Office

471 Overseas Highway
Suite 102
Key West, FL 33040

Mailing Address

P.O. Box 5873
Key West, FL 33045

Tel : 305-294-8006

Fax : 815-550-8863
habitatlowerkeys.org



We build
strength,
stability,
self-reliance
and shelter.

September 2, 2025

South Florida Regional Planning Council (SFRPC)
1 Oakwood Boulevard, Suite 250
Hollywood, FL 33020

Dear Isabel Cosio Carballo and the Board of Directors,

On behalf of Habitat for Humanity of Key West and the Lower FL Keys, we want to express our gratitude to the SFRPC for their support in assisting with the assessment needs of the Brownfields site (old Baltuff dump) in our possession on Middle Torch Key.

We have had conversations with Monroe County staff and Commissioners regarding this property and potential future uses in the past. Although no agreements have been reached at this time regarding future use, Habitat for Humanity continues to seek and build affordable housing through a strong partnership with Monroe County.

We are continuing to provide affordable homes for our community with 65 homes completed and an additional 22 in the pipeline. While our mission is to provide affordable housing, we are also concerned about the health of our communities and the environment.

With much gratitude,

Kristina Welburn

Habitat for Humanity of Key West and Lower FL Keys
Executive Director

kwelburn@habitatlowerkeys.org

305-295-0136

County of Monroe

Planning & Environmental Resources Department

Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners:

Mayor James K. Scholl, District 3
Mayor *Pro Tem* Michelle Lincoln, District 2
Craig Cates, District 1
David Rice, District 4
Holly Merrill Raschein, District 5

We strive to be caring, professional, and fair

July 09, 2025

SUBJECT: BALTUFF DUMP SITE, MIDDLE TORCH KEY, FLORIDA

To whom it may concern

Monroe County, Florida is in support of Habitat for Humanity of Key West and Lower FL Key's Baltuff Dump Brownfield grant proposal to the EPA. The Florida Keys are an Area of Critical State Concern and are globally recognized for their unique and fragile environment. The Baltuff Dump site lies within the Florida Keys Wildlife Refuges Complex and is surrounded by natural habitat, including mangrove forests and salt marsh. The cleanup of this site will promote the restoration of Tropical Hardwood Hammock (a globally imperiled habitat) and the removal of a source of contaminants that leach into the waters of the Florida Keys National Marine Sanctuary. The faster the site is cleaned of these toxins and pollutants the better for our nearshore water and local flora and fauna of these critically imperiled resources.

Monroe County has had a long-term partnership with Habitat for Humanity in the Keys and on multiple occasions has purchased property to lease to the nonprofit to build affordable housing. We will continue to work together to identify properties which can be used for our much needed affordable housing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Devin Tolpin'.

Devin Tolpin, AICP, CFM
Senior Director of Planning & Environmental Resources



Southeast Florida Community Development Fund, Inc.
1 Oakwood Blvd Ste 250,
Hollywood, FL 33020

Dear Isabel and Team,

The Urban League of Broward County (ULBC) and its subsidiary, Central County Community Development Corporation (CCCCDC), are proud to recognize our partner, the Southeast Florida Community Development Fund, Inc. (SFCDFI) for having played an essential role in supporting small businesses and sustaining an affordable housing initiative in Southeast Florida.

The SFCDFI's initial capitalization was made possible through the support of ULBC and CCCDC in 2015. This early investment laid the foundation for the Fund's revolving loan structure, a self-replenishing pool of flexible financing that continues to serve small businesses and support affordable housing initiatives throughout Southeast Florida.

In partnership, both organizations have delivered high-impact development services through both the SFCDFI and ULBC/CCCCDC's Entrepreneurship Center. These include one-on-one technical assistance, access to capital, and strategic guidance to help early-stage and disadvantaged businesses thrive. By equipping entrepreneurs with the tools to make sound decisions and scale responsibly, we work together to drive job creation, business growth, and long-term economic stability.

Small businesses are the backbone of our region's economy. Yet for many entrepreneurs—particularly those from under-resourced communities—access to capital and development resources remain a persistent barrier. Our collaboration directly addresses this gap, reaffirming our shared commitment to inclusive, community-centered growth.

"As a Community Development Financial Institution (CDFI), CCCDC has a vital responsibility to expand access to credit and capital for underserved communities," said Courtnee Biscardi, Executive Vice President of the Urban League of Broward County and the Central County Community Development Corporation. "But we know this work can't be done by one organization alone—it requires a network of committed partners. The SFCDFI has risen to that challenge, playing a tremendous role in advancing our shared mission. Through our partnership, they have significantly helped bring critical nonprofit housing developer projects to life, delivering meaningful change for communities across South Florida."

The SFCDFI has been especially effective in helping to address the affordable housing crisis. To date, SFCDFI has financed the construction of seventy-one (71) single-family homes for first-time homebuyers, focusing on minority home ownership. With support from the ULBC and CCCDC, 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.

We greatly value our partnership with the SFCDFI and we look forward to continued collaboration that advances our shared vision for sustaining small businesses and providing affordable housing to first-time homebuyers in Southeast Florida.

Sincerely,

A handwritten signature in blue ink that reads "Courtnee M. Biscardi".

Courtnee M. Biscardi
Executive Vice President

Kerry L. Ezrol
KEzrol@GorenCherof.com



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

September 3, 2025

VIA E-MAIL (isabelc@sfrpc.com)

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

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

Dear Ms. Carballo:

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

1. SFRPC 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

September 3, 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 was scheduled for June 17, 2025. On June 16, 2025, Ms. Dawson filed an Amended Counterclaim and Crossclaim with Additional Party Counterclaims for Damages. On June 25, 2025, Plaintiff filed a Notice of Hearing for its Motion for Summary Final Judgment and it is scheduled for September 15, 2025. On July 1, 2025, Plaintiff filed its Motion to Strike Defendant's Amended Counterclaim and SFRPC filed its Motion to Strike and/or to Dismiss Amended Crossclaim. The Plaintiff scheduled their hearing for July 17, 2025.

On July 14, 2025, Ms. Dawson filed a Notice of Unavailability, Affidavit of Excusable Neglect, and Notice of Filing Investigation Report. On July 15, 2025, Ms. Dawson filed a Motion of Protective Order and Objection to the Hearing Unilaterally scheduled for July 17, 2025. On July 18, 2025, Ms. Dawson filed a Motion of Protective Order and Objection to the Hearing Unilaterally scheduled for July 24, 2025. The hearing scheduled for July 24, 2025 was cancelled. On July 23, 2025, Ms. Dawson filed a Motion for Order to Specially Set Hearing on Plaintiff's Motion to Strike and Cross SFRPC's Motion to Strike Defendant's Counter Claim Unilaterally Scheduled for July 17, 2025 and July 24, 2025. As of the date of this correspondence, no additional hearings have been scheduled.

Isabel Cosio Carballo, Executive Director

Page 3 of 3

September 3, 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)