



MEMORANDUM

AGENDA ITEM # IV.A

DATE: OCTOBER 20, 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
xxxx	xxxxxx	300,000.00	300,000.00	240	7.0	2,709.36	258,155.34	09/01/25	0	09/02/25	10/01/25	01/08/04	09/01/39	Performing
xxxx	xxxxxx	301,586.50	301,586.50	120	0.0	350.00	161,715.88	08/01/25	0	08/01/25	10/01/25	07/19/06	03/01/29	Performing
xxxx	xxxxxx	125,000.00	125,000.00	84	5.0	200.00	119,582.53	03/01/25	182	03/11/25	04/01/25	11/24/08	12/31/15	Delinquent
xxxx	xxxxxx	200,000.00	200,000.00	84	5.0	1,472.32	35,964.85	09/01/25	0	09/02/25	10/01/25	02/02/09	08/01/28	Performing
xxxx	xxxxxx	189,043.88	189,043.88	144	0.0	500.00	86,500.00	09/25/25	0	09/04/25	10/25/25	07/26/99	12/01/16	Default Final Judgment
xxxx	xxxxxx	300,000.00	300,000.00	0	5.0	750.00	139,632.90	09/12/25	0	09/15/25	10/12/25	07/31/09	03/31/39	Performing
xxxx	xxxxxx	119,598.00	150,000.00	120	6.0	1,327.78	114,572.52	09/01/25	0	09/02/25	10/01/25	07/12/13	08/01/20	Performing
xxxx	xxxxxx	149,500.00	149,500.00	120	5.0	1,590.98	19,392.95	09/01/25	0	09/04/25	10/01/25	12/15/15	12/15/25	Performing
xxxx	xxxxxx	75,000.00	75,000.00	1	0.0	765.03	74,994.72	04/01/19	2344	04/12/19	05/01/19	11/17/16	09/30/19	Pending Collateral Sale
xxxx	xxxxxx	75,000.00	75,000.00	1	0.0	803.02	75,000.00	04/01/19	2344	04/12/19	05/01/19	12/14/16	09/30/19	Pending Collateral Sale
xxxx	xxxxxx	332,972.82	332,972.82	111	6.5	2,000.00	321,849.33	09/01/25	0	09/02/25	10/01/25	09/28/17	08/01/28	Performing
xxxx	xxxxxx	300,000.55	300,000.55	120	7.0	3,577.27	134,374.96	09/01/25	0	09/02/25	10/01/25	10/24/18	11/01/28	Performing
xxxx	xxxxxx	254,999.57	254,999.57	84	0.0	250.00	187,832.65	10/15/23	685	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
xxxx	xxxxxx	84,506.66	84,506.66	84	0.0	300.00	71,412.80	08/01/22	1125	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
xxxx	xxxxxx	248,684.03	248,684.03	84	0.0	375.00	11,021.57	09/01/25	0	09/02/25	10/01/25	03/05/19	04/01/26	Performing
xxxx	xxxxxx	549,223.30	549,223.30	84	0.0	375.00	475,719.60	09/01/25	0	09/02/25	10/01/25	03/05/19	04/01/26	Performing
xxxx	xxxxxx	173,904.64	173,904.64	84	5.0	1,750.00	98,866.82	09/01/25	0	09/02/25	10/01/25	03/28/19	03/28/26	Performing
xxxx	xxxxxx	99,885.78	99,885.78	60	7.0	1,500.00	23,931.37	09/01/25	0	09/02/25	10/01/25	03/28/19	03/28/26	Performing
xxxx	xxxxxx	200,000.00	200,000.00	84	0.0	300.00	196,815.27	08/01/22	1125	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
xxxx	xxxxxx	400,000.00	400,000.00	84	0.0	250.00	389,882.46	10/15/23	685	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
xxxx	xxxxxx	200,000.00	200,000.00	120	4.5	2,322.17	110,769.43	09/01/25	0	09/02/25	10/01/25	04/22/21	04/01/31	Performing
xxxx	xxxxxx	130,000.00	130,000.00	120	4.5	1,347.30	78,688.94	09/01/25	0	09/02/25	10/01/25	03/22/21	03/01/31	Performing
xxxx	xxxxxx	100,000.00	100,000.00	60	0.0	300.00	81,427.84	09/01/25	0	09/02/25	10/01/25	10/06/22	10/01/27	Modification
xxxx	xxxxxx	349,497.00	98,668.75	60	0.0	352.00	86,628.75	09/01/25	0	09/02/25	10/01/25	02/23/23	03/01/28	Performing
xxxx	xxxxxx	331,700.00	80,271.75	60	0.0	301.00	74,251.75	09/01/25	0	09/02/25	10/01/25	02/23/23	03/01/28	Performing
xxxx	xxxxxx	331,700.00	85,566.75	60	0.0	321.00	79,146.75	09/01/25	0	09/02/25	10/01/25	02/23/23	03/01/28	Performing
Totals		5,921,802.73	5,203,814.98			26,089.23	3,508,131.98							

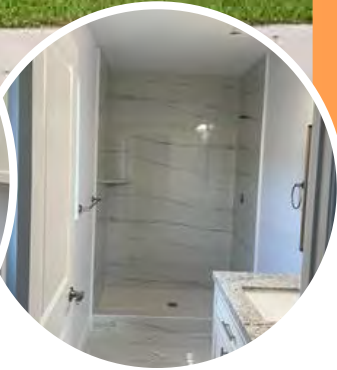
LIST OF COMMITTED TRADITIONAL RLF FUNDS
October 1, 2025

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Remaining Commitment
XXXX	XXXXXXX	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	9/31/2025			\$ 1,662,154.44
Committed Funds				
Unfunded Loan Commitments	\$ 470,000			
Administrative Fees	9,160.52			
Total Committed Funds				\$ 479,160.52
Total Uncommitted Funds				\$ 1,182,993.92

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

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

BACKGROUND

The SFRPC has committed \$1,750,000 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.



2025 PROJECT PROGRESS UPDATE

The site is currently in a Post-Active Remediation Monitoring Program, which was approved by the Miami-Dade Environmental Resource Management (DERM) on January 7, 2025. The latest results of the sampling under this program were submitted to DERM on August 8, 2025. The project's consultant, Geosyntec, believes the data set is very favorable and should only need to perform one more quarterly sampling event to demonstrate to DERM



that the site meets the regulatory criteria to close out the groundwater monitoring program altogether. Relatedly, the results of the surface water sampling activities have also been very favorable. To that end, in a technical submittal to DERM on April 4, 2025, the consultant requested that any further sampling in the Miami River be discontinued. DERM approved the request just six days later, on April 10, 2025. GKE continues to have productive conversations with the Florida Department of Transportation (FDOT) regarding groundwater impacts that may have migrated to an FDOT-owned right-of-way between GKE's eastern property boundary and NW 27th Avenue. GKE's environmental lawyers advise that they can enter into an agreement with FDOT whereby FDOT allows groundwater contamination, if any, to remain in the right-of-way without having to conduct remediation. Productive discussions with FDOT regarding this type of agreement are ongoing, and GKE believes that it will be executed within the next 120 days. The next step to achieving No Further Action ("NFA") status will be to address the remaining areas of contaminated soil, which are not thought to be extensive. This will likely be accomplished by placing concrete, asphalt, and/or soil over impacted areas (commonly referred to collectively as "engineering controls"), although it could also involve some additional source removal. This phase will occur no later than when the site is developed. The final step to achieving NFA status consists of recording a Declaration of Restrictive Covenant for the property that ensures human health and the environment are protected in perpetuity by, among other things, prohibiting withdrawal of groundwater for consumption or irrigation and requiring ongoing maintenance of any engineering controls used for soil.

Note: Project progress updates prior to 2025 were made available in prior March 2025 updates and are available upon request.

- 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.

Kerry L. Ezrol
KEzrol@GorenCherof.com



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

October 1, 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

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. On September 14, 2025, Ms. Dawson filed an Amended Notice of Unavailability, from September 12, 2025 through October 3, 2025 and filed an Amended Counterclaim and Crossclaim with Additional Party Counterclaims for Damages.

Isabel Cosio Carballo, Executive Director

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October 1, 2025

On September 15, 2025, the Court entered an Order Resetting Trial, rescheduling the trial period to December 15, 2025 through December 19, 2025 and scheduling a calendar call for December 11, 2025. The hearing for the Plaintiff's Motion for Summary Final Judgment has been rescheduled to October 15, 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)