



# MEMORANDUM

AGENDA ITEM # IV.C

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DATE: MAY 18, 2026  
TO: COUNCIL MEMBER  
FROM: STAFF  
SUBJECT: SFRPC REVOLVING LOAN FUNDS STATUS REPORT

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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.



**Payment Status Report**

**Traditional RLF Payment Status Report**

<b>Loan</b>	<b>Company /Borrower</b>	<b>Amount</b>	<b>Disbursed</b>	<b>Pmts</b>	<b>Rate</b>	<b>Last Activity</b>	<b>Last Balance</b>	<b>Paid Thru</b>	<b>Days Late</b>	<b>Last Activity</b>	<b>Next Pay Due</b>	<b>Loan Date</b>	<b>Maturity Date</b>	<b>Board Action</b>
1022	xxxxxxxxxxxxxx	300,000.00	300,000.00	240	7.0	2,709.36	248,381.52	05/01/26	0	05/01/26	06/01/26	01/08/04	09/01/39	Performing
1023	xxxxxxxxxxxxxx	301,586.50	301,586.50	120	0.0	350.00	161,715.88	05/01/26	0	05/01/26	06/01/26	07/19/06	03/01/29	Performing
1039	xxxxxxxxxxxxxx	125,000.00	125,000.00	84	0.0	200.00	119,582.53	05/01/25	0	04/09/26	06/01/26	11/24/08	12/31/15	Performing
1040	xxxxxxxxxxxxxx	200,000.00	200,000.00	84	5.0	1,472.32	25,234.88	05/01/26	0	05/01/26	06/01/26	02/02/09	08/01/28	Performing
3024	xxxxxxxxxxxxxx	189,043.88	189,043.88	144	0.0	500.00	83,000.00	05/01/26	0	05/01/26	06/01/26	07/26/99	12/01/16	Default Final Judgment
4008	xxxxxxxxxxxxxx	300,000.00	300,000.00	0	5.0	750.00	133,896.65	04/12/26	0	04/14/26	05/12/26	07/31/09	03/31/39	Performing
4018	xxxxxxxxxxxxxx	119,598.00	150,000.00	120	6.0	1,327.78	108,446.38	05/01/26	0	05/01/26	06/01/26	07/12/13	08/01/20	Performing
4027	xxxxxxxxxxxxxx	149,500.00	149,500.00	120	0.0	1,590.98	19,392.95	09/01/25	212	09/04/25	10/01/25	12/15/15	12/15/25	Pending Collateral Sale
4028	xxxxxxxxxxxxxx	75,000.00	75,000.00	1	0.0	765.03	74,994.72	04/01/19	2557	04/12/19	05/01/19	11/17/16	09/30/19	Pending Collateral Sale
4029	xxxxxxxxxxxxxx	75,000.00	75,000.00	1	0.0	803.02	75,000.00	04/01/19	2557	04/12/19	05/01/19	12/14/16	09/30/19	Pending Collateral Sale
4031	xxxxxxxxxxxxxx	332,972.82	332,972.82	111	0.0	500.00	319,583.86	04/15/26	0	04/17/26	05/15/26	09/28/17	08/01/28	Performing
4032	xxxxxxxxxxxxxx	300,000.55	300,000.55	120	7.0	3,577.27	111,593.87	05/01/26	0	05/01/26	06/01/26	10/24/18	11/01/28	Performing
4033	xxxxxxxxxxxxxx	254,999.57	254,999.57	84	0.0	250.00	187,832.65	10/15/23	898	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	xxxxxxxxxxxxxxx	84,506.66	84,506.66	84	0.0	300.00	71,412.80	08/01/22	1338	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035	xxxxxxxxxxxxxxx	248,684.03	248,684.03	84	0.0	375.00	8,021.57	05/01/26	0	05/01/26	06/01/26	03/05/19	10/01/33	Performing
4036	xxxxxxxxxxxxxxx	549,223.30	549,223.30	84	0.0	375.00	472,719.60	05/01/26	0	05/01/26	06/01/26	03/05/19	10/01/33	Performing
4037	xxxxxxxxxxxxxxx	173,904.64	173,904.64	84	5.0	1,000.00	91,800.38	05/01/26	0	05/01/26	06/01/26	03/28/19	03/28/26	Performing
4039	xxxxxxxxxxxxxxx	200,000.00	200,000.00	84	0.0	300.00	196,815.27	08/01/22	1338	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040	xxxxxxxxxxxxxxx	400,000.00	400,000.00	84	0.0	250.00	389,882.46	10/15/23	898	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
4043	xxxxxxxxxxxxxxx	200,000.00	200,000.00	120	4.5	2,322.17	95,327.90	05/01/26	0	05/01/26	06/01/26	04/22/21	04/01/31	Performing
4044	xxxxxxxxxxxxxxx	130,000.00	130,000.00	120	4.5	1,347.30	70,170.14	05/01/26	0	05/01/26	06/01/26	03/22/21	03/01/31	Performing
4046	xxxxxxxxxxxxxxx	100,000.00	100,000.00	60	0.0	300.00	79,327.84	04/15/26	0	04/17/26	05/15/26	10/06/22	10/01/27	Modification
4048	xxxxxxxxxxxxxxx	349,497.00	98,668.75	60	0.0	352.00	83,812.75	05/01/26	0	05/01/26	06/01/26	02/23/23	03/01/28	Performing
4049	xxxxxxxxxxxxxxx	331,700.00	80,271.75	60	0.0	301.00	71,843.75	05/01/26	0	05/01/26	06/01/26	02/23/23	03/01/28	Performing
4050	xxxxxxxxxxxxxxx	331,700.00	85,566.75	60	0.0	321.00	76,578.75	05/01/26	0	05/01/26	06/01/26	02/23/23	03/01/28	Performing
<b>Totals</b>		<b>5,821,916.95</b>	<b>5,103,929.20</b>			<b>22,339.23</b>	<b>3,376,369.10</b>							

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

May 1, 2026

**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 8<sup>th</sup> St., Fort Lauderdale, FL. Since April, 2025, Chris Stearns of Johnson Anselmo has been representing SFRPC.

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. On November 10, 2025, Ms. Dawson filed another Notice of Extended Unavailability through November 28, 2025. SFRPC rescheduled it's hearing to November 20, 2025, then again rescheduled it for December 1, 2025. On November 12, 2025, the Court entered a Uniform Case Management Order, scheduling a mandatory Case Management Conference for December 1, 2025. On December 2, 2025, the Court entered the following: 1) Order Granting SFRPC's Motion to Strike and/or to Dismiss Amended Crossclaim; and 2) Order on Case Management Conference.

Isabel Cosio Carballo, Executive Director

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May 1, 2026

On December 2, 2025 and December 3, 2025, Ms. Dawson filed the following pleadings: 1) Affidavit of Excusable Neglect; 2) Motion to Vacate Order on Case Management Conference of December 1, 2025; 3) Motion to Vacate Order on SFRPC's Motion to Strike and/or to Dismiss Amended Crossclaim dated December 2, 2025; and 4) Notice of Objection for Plaintiff's Motion for Summary Judgment to be Heard on Motion Calendar. On December 4, 2025, Plaintiff filed a Re-Notice of Hearing for their Motion for Summary Final Judgment and it was scheduled for December 18, 2025. On December 5, 2025, Ms. Dawson filed a Motion to Strike Re-Notice of Hearing on Plaintiff's Motion for Final Summary Judgment and a Motion for Continuance and/or Stay the Calendar Call December 11, 2025. On December 9, 2025 and December 10, 2025, Ms. Dawson filed the following: 1) Notice of Filing Transcript of Hearing held May 21, 2025; 2) Sworn Affidavit of Angela L. Dawson; and 3) Verified Motion to Disqualify Judge Daniel Casey. On December 11, 2025, the Court entered an Order of Disqualification, granting Ms. Dawson's Motion and randomly reassigning the case to another Circuit Civil Division. The case was reassigned to the Honorable Judge John Bowman. The Honorable Judge Bowman had previously recused himself on or about November 7, 2018, in South Florida Regional Planning Council v. Angela Dawson PA, et al, Case No. CACE18-010315 and this current case will most likely be reassigned again.

Howard Law filed a Notice of Appearance on behalf of Equity Partners on December 17, 2025. A Stipulation for Substitution of Counsel and Consent to Substitution of Counsel was filed on December 18, 2025. On December 31, 2025, Ms. Dawson filed a Motion for Reconsideration/Vacate and/or Amend Prior Orders of Disqualified Judge Casey. On January 26, 2026, Plaintiff filed a Response in Opposition to Defendant's Motion for Reconsideration/Vacate and/or Amend Prior Orders of Disqualified Judge Casey. On February 2, 2026, Plaintiff filed a Notice of Readiness for Trial. A hearing was scheduled for February 17, 2026 for Defendant's Motion to Reconsideration/Vacate and/or Amend Prior Orders of Disqualified Judge Casey. On February 9, 2026, Summonses were issued to SFRPC, Equity Partners, and Benworth Capital Partners, LLC on behalf of Defendant 1817 NW 15<sup>th</sup> St, LLC. Ms. Dawson filed a Notice of Unavailability for the periods of February 11<sup>th</sup>, 13<sup>th</sup>, 17<sup>th</sup>, 19<sup>th</sup>, and 24<sup>th</sup>, 2026. On February 16<sup>th</sup>, 2026, Ms. Dawson filed a Verified Motion to Disqualify Judge John Bowman. On March 9, 2026, the Court entered an Order granting the Motion to Disqualify.

As of May 1, 2026, there has been no further activity on this matter.

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

Sincerely yours,

*/s/ Kerry L. Ezrol*

Kerry L. Ezrol

KLE:jc

**FOR THE EXCLUSIVE USE OF SFADMIN@SFRPC.COM**

From the South Florida Business Journal:

<https://www.bizjournals.com/southflorida/news/2026/05/01/kaplan-group-business-bankruptcy-filings-2025.html>

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Career & Workplace

## Study: South Florida business bankruptcies rose 30% in 2025



Image: South Florida Business Journal

Filings grew across the board in South Florida, according to a new report.

JOCK FISTICK / SOUTH FLORIDA BUSINESS JOURNAL



By [Mark Dovich](#) – Reporter, South Florida Business Journal  
May 1, 2026

Listen to this article 3 min

### Story Highlights

- South Florida recorded 836 business bankruptcy filings in 2025, up 30% year-over-year.
- Miami-Dade County led the region with 382 filings, accounting for nearly 34% of Florida's total.
- The Kaplan Group noted a rise in Chapter 11 filings, suggesting restructuring-focused distress cycles.

Business bankruptcies in South Florida grew by more than 30% year-over-year in 2025.

That's one key takeaway from a new study by The Kaplan Group, a Pismo Beach, California-based commercial debt collection agency.

### *Trending: Falcone Group's Alfonso Costa Jr. on how mixed-use projects help boost urban housing (Podcast)*

South Florida recorded 836 business bankruptcy filings last year, according to the report, which analyzed federal judiciary data from 2019 through 2025, including both Chapter 7 liquidation and Chapter 11 reorganization filings.

That's up by around 30% from the year prior, and the highest figure since 2020, according to the study.

Miami-Dade County led, with 382 business bankruptcy filings last year, followed by Broward County, at 261 filings, and Palm Beach County, at 193 filings.

## BUSINESS BANKRUPTCIES IN SOUTH FLORIDA

South Florida counties by number of filings per year

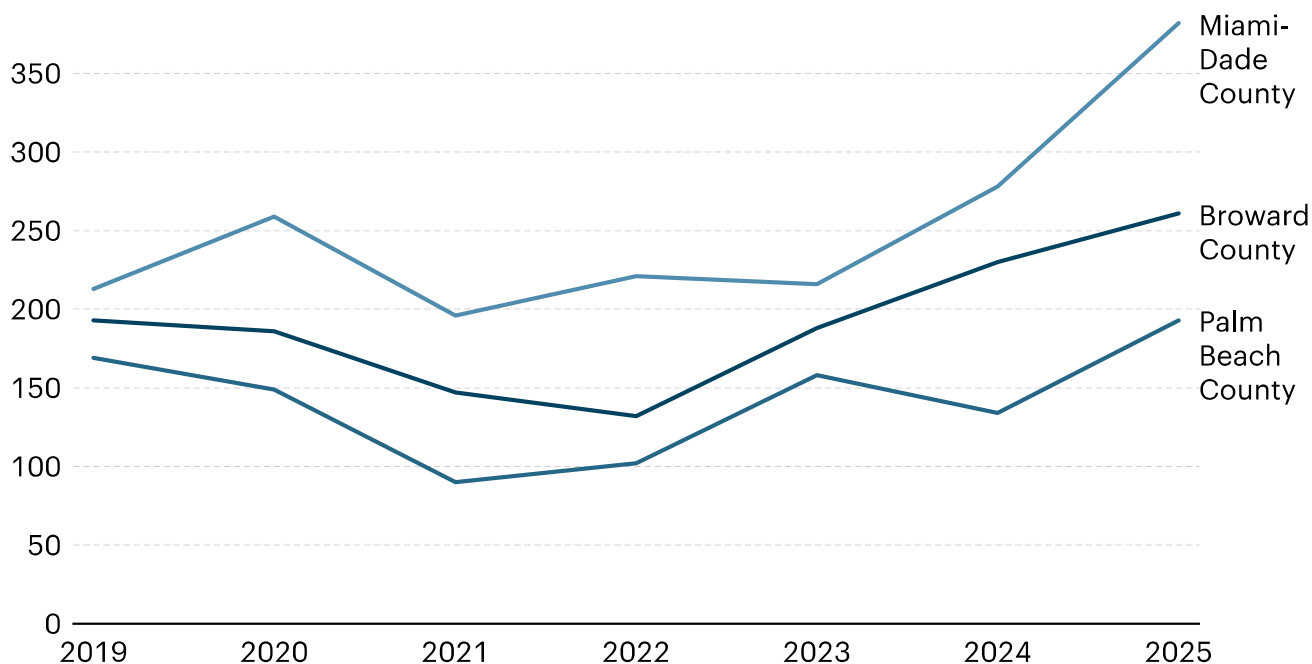


CHART: MARK DOVICH / SOUTH FLORIDA BUSINESS JOURNAL • SOURCE: [THE KAPLAN GROUP](#)

That means South Florida accounted for nearly 34% of all business bankruptcy filings in the Sunshine State last year.

Overall, Florida recorded 2,480 business bankruptcy filings in 2025, ranking No. 3 in the nation, behind only California and Texas. New York and Georgia rounded out the Top 5.

Across the United States, there was a total of 24,737 business bankruptcy filings in 2025. That marks 8.6% growth in business bankruptcy filings from 2019, used as a pre-pandemic baseline.

# BUSINESS BANKRUPTCY FILINGS

Top 5 states by number of filings in 2025

	<b>State</b>	<b>Filings</b>
1	California	3,438
2	Texas	2,874
3	<b>Florida</b>	<b>2,480</b>
4	New York	2,087
5	Georgia	1,112

TABLE: MARK DOVICH / SOUTH FLORIDA BUSINESS JOURNAL • SOURCE: [THE KAPLAN GROUP](#)

The national numbers show a sharp fall in business bankruptcy filings in the years immediately after the Covid-19 pandemic, bottoming out in 2021-2022, before rebounding strongly through last year. South Florida shows the same general trend.

The Kaplan Group noted a particular rise in Chapter 11 filings, suggesting a shift toward a more restructuring-oriented distress cycle.

“Taken together, the data suggests that U.S. business bankruptcy risk has not simply returned, but has returned in a more selective and operationally important way,” the agency said.

In South Florida, business bankruptcies have continued into 2026 and span multiple industries. Just this week, that has included a [Pembroke Pines roofing contractor](#), [Delray Beach restaurant](#) and [Hialeah furnishing importer](#).

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# Here are the largest homebuilders in South Florida

2025 observed starts

Rank	Prior Rank	Company
1	1	Lennar Corp.
2	4	Minto Communities
3	3	D.R. Horton

[View This List](#)

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

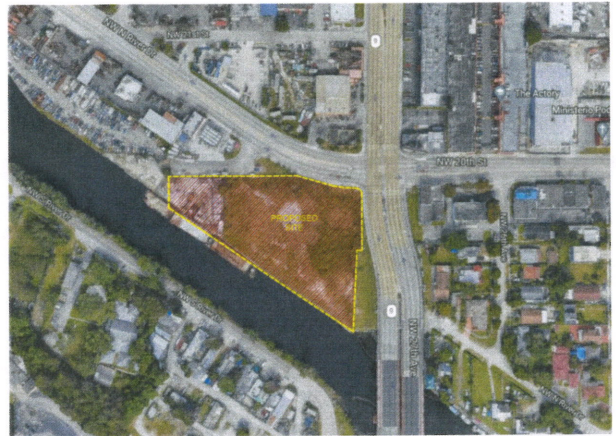
### BACKGROUND

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 27<sup>th</sup> 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.



### 2026 PROJECT PROGRESS UPDATE

The site remains in the Post-Active Remediation Monitoring Program, which was approved by the Miami-Dade County Department of Environmental Resources Management ("DERM") on January 7, 2025. The latest results

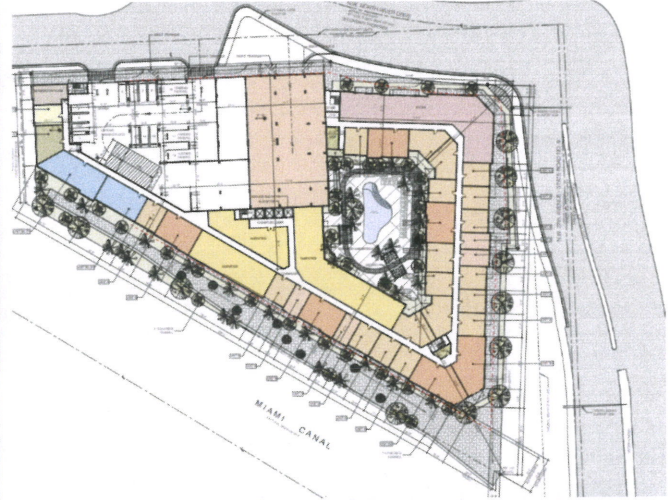


of the sampling under this program were documented by the project's consultant, Geosyntec Consultants, Inc. ("Geosyntec"), in Groundwater Monitoring Report No. 6, dated December 11, 2025, and submitted to DERM on December 15, 2025.

In the last update, Geosyntec opined that only one more quarterly sampling event would be needed to demonstrate that the site meets regulatory criteria to close out the groundwater monitoring program altogether. The December 2025 report reaffirmed that optimism, with Geosyntec formally requesting DERM's concurrence that no further groundwater monitoring is required at the site. A proposal for No Further Action Concurrence ("NFAC"), along with proposed controls to address remaining impacted soils, will be provided to DERM in a subsequent deliverable, contingent in part on FDOT's approval of a conditional closure through their "MAP Note" process for the eastern right-of-way.

Note: Project progress updates prior to 2026 were made available in earlier updates and are available upon request.

### PROPOSED REDEVELOPMENT ILLUSTRATIONS – RIVER VIEW



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](mailto:jtart@sfrpc.com) or Loan Administrator, Steve Foreman at [sforeman@sfrpc.com](mailto:sforeman@sfrpc.com).

# EXPANDING AFFORDABLE HOMEOWNERSHIP THROUGH THE SOUTHEAST FLORIDA COMMUNITY DEVELOPMENT FUND AND THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

The Renaissance Riviera Beach Project is a collaborative effort between the South Florida Regional Planning Council (SFRPC), the Southeast Florida Community Development Fund, Inc. (SFCDFI), and the Riviera Beach Community Redevelopment Agency (CRA) to expand affordable homeownership opportunities in Riviera Beach. This collaboration is helping to advance homeownership opportunities for residents in the Riviera Beach community.

The Riviera Beach CRA is at the heart of the dramatic transformations underway within its district. Formed in 1984 by the Riviera Beach City Council, the CRA provides funding for a wide scope of projects that incentivize economic growth through business attraction and retention; finances new and improved infrastructure for real estate projects; and generally works to expand the tax base by creating a welcoming environment that eliminates blight and improves the perception of safety in an area.



## Project Overview

The Renaissance Riviera Project includes the development of seven affordable homes in Riviera Beach, with initial homes now under construction.

## Home Details

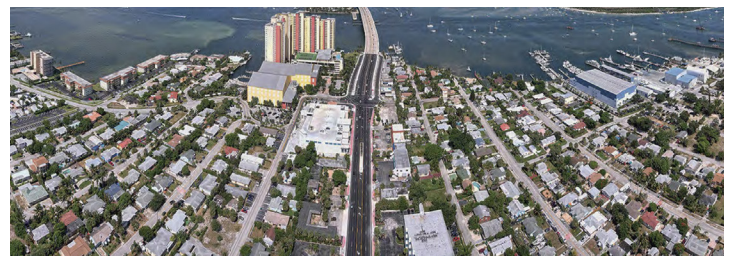
- Approximately 1,700 SF
- Three bedrooms, two and a half baths

## Locations

1201 Avenue F | 173 West 13th St | 980 West 1st St

Through its affordable housing program, the SFCDFI provides construction financing for homes serving low- to moderate-income residents, supported by lending expertise and administrative services from the SFRPC. Together with the Riviera Beach CRA, the partnership is supporting long-term community and economic development in Riviera Beach.

The Riviera Beach CRA supports redevelopment across their communities through strategic investment in infrastructure and neighborhood projects that strengthen residents and expand opportunity. The CRA is hosting an Affordable Housing Fair on Saturday, June 13, 2026 at the Riviera Beach Marina, featuring the Renaissance Riviera Beach Project alongside local homeownership resources, lenders, and housing professionals.



**FREE  
EVENT**

# Find Your Path to **HOUSING &** **HOMEOWNERSHIP**

**We're Building Stronger Communities, Together.**

Bring your questions. Leave with answers.

## Riviera Beach Housing Fair



**June 13, 2026**

9:30 AM - 2:00 PM



**Riviera Beach Marina**

190 W 13th Street, Riviera Beach, FL



**Housing Resources On Site**



**Down Payment Assistance**



**Meet Lenders & Experts**



**Credit Guidance**



**Giveaways · Vendors**

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*"When we connect people to resources,  
we open doors to real opportunity."*



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