

MEMORANDUM

AGENDA ITEM # IV.C

DATE: JULY 20, 2026

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.



Payment Status Report

Traditional RLF Payment Status Report

Loan	Company /Borrower	Amount	Disbursed	Pmts	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
1022	XXXXXXXXXXXXXXXX	300,000.00	300,000.00	240	2,709.36	245,901.81	07/01/26	0	07/01/26	08/01/26	01/08/04	09/01/39	Performing
1023	XXXXXXXXXXXXXXXX	301,586.50	301,586.50	120	350.00	161,715.88	07/01/26	0	07/01/26	08/01/26	07/19/06	03/01/29	Performing
1039	XXXXXXXXXXXXXXXX	125,000.00	125,000.00	84	200.00	119,582.53	06/01/26	0	06/09/26	07/01/26	11/24/08	12/31/15	Performing
1040	XXXXXXXXXXXXXXXX	200,000.00	200,000.00	84	1,472.32	22,498.35	07/01/26	0	07/01/26	08/01/26	02/02/09	08/01/28	Performing
3024	XXXXXXXXXXXXXXXX	189,043.88	189,043.88	144	500.00	82,000.00	07/01/26	0	07/01/26	08/01/26	07/26/99	12/01/16	Default Final Judgment
4008	XXXXXXXXXXXXXXXX	300,000.00	300,000.00	0	750.00	131,270.94	06/12/26	0	06/14/26	07/12/26	07/31/09	03/31/39	Performing
4018	XXXXXXXXXXXXXXXX	119,598.00	150,000.00	120	1,327.78	106,889.52	07/01/26	0	07/01/26	08/01/26	07/12/13	08/01/20	Performing
4027	XXXXXXXXXXXXXXXX	149,500.00	149,500.00	120	1,590.98	19,392.95	09/01/25	273	09/04/25	10/01/25	12/15/15	12/15/25	Pending Collateral Sale
4028	XXXXXXXXXXXXXXXX	75,000.00	75,000.00	1	765.03	74,994.72	04/01/19	2618	04/12/19	05/01/19	11/17/16	09/30/19	Pending Collateral Sale
4029	XXXXXXXXXXXXXXXX	75,000.00	75,000.00	1	803.02	75,000.00	04/01/19	2618	04/12/19	05/01/19	12/14/16	09/30/19	Pending Collateral Sale
4031	XXXXXXXXXXXXXXXX	332,972.82	332,972.82	111	500.00	319,583.86	04/15/26	47	04/17/26	05/15/26	09/28/17	08/01/28	Performing
4032	XXXXXXXXXXXXXXXX	300,000.55	300,000.55	120	3,577.27	105,746.01	07/01/26	0	07/01/26	08/01/26	10/24/18	11/01/28	Performing
4033	XXXXXXXXXXXXXXXX	254,999.57	254,999.57	84	250.00	187,832.65	10/15/23	959	10/12/23	11/15/23	10/25/18	10/25/25	In Legal

Loan	Company /Borrower	Amount	Disbursed	Pmts	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
4034	XXXXXXXXXXXXXXXX	84,506.66	84,506.66	84	300.00	71,412.80	08/01/22	1399	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035	XXXXXXXXXXXXXXXX	248,684.03	248,684.03	84	375.00	7,271.57	07/01/26	0	07/01/26	08/01/26	03/05/19	10/01/33	Performing
4036	XXXXXXXXXXXXXXXX	549,223.30	549,223.30	84	375.00	471,969.60	07/01/26	0	07/01/26	08/01/26	03/05/19	10/01/33	Performing
4037	XXXXXXXXXXXXXXXX	173,904.64	173,904.64	84	1,000.00	92,018.59	07/01/26	0	07/01/26	08/01/26	03/28/19	10/01/33	Performing
4039	XXXXXXXXXXXXXXXX	200,000.00	200,000.00	84	300.00	196,815.27	08/01/22	1399	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040	XXXXXXXXXXXXXXXX	400,000.00	400,000.00	84	250.00	389,882.46	10/15/23	959	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
4043	XXXXXXXXXXXXXXXX	200,000.00	200,000.00	120	2,322.17	91,403.12	07/01/26	0	07/01/26	08/01/26	04/22/21	04/01/31	Performing
4044	XXXXXXXXXXXXXXXX	130,000.00	130,000.00	120	1,347.30	68,006.56	07/01/26	0	07/01/26	08/01/26	03/22/21	03/01/31	Performing
4046	XXXXXXXXXXXXXXXX	100,000.00	100,000.00	60	300.00	78,727.84	06/15/26	0	06/17/26	07/16/26	10/06/22	10/01/27	Modification
4048	XXXXXXXXXXXXXXXX	349,497.00	98,668.75	60	352.00	83,108.75	07/01/26	0	07/01/26	08/01/26	02/23/23	03/01/28	Performing
4049	XXXXXXXXXXXXXXXX	331,700.00	80,271.75	60	301.00	71,241.75	07/01/26	0	07/01/26	08/01/26	02/23/23	03/01/28	Performing
4050	XXXXXXXXXXXXXXXX	331,700.00	85,566.75	60	321.00	75,936.75	07/01/26	0	07/01/26	08/01/26	02/23/23	03/01/28	Performing
Totals		5,821,916.95	5,103,929.20		22,339.23	3,350,204.28							



July 6, 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 8th 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 its 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.

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 15th St, LLC. Ms. Dawson filed a Notice of Unavailability for the periods of February 11th, 13th, 17th, 19th, and 24th, 2026. On February 16th, 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.

On May 11, 2026, Ms. Dawson filed a Notice of Unavailability. On May 15, 2026, Plaintiff filed a Notice of Hearing for their Notice of Readiness for Trial which was scheduled for May 26, 2026. Please note, this case was reassigned to the Honorable Michael A. Robinson. On May 22, 2026, Ms. Dawson filed a Motion to Strike Notice of Hearing scheduled for May 26th. On May 26, 2026, the Court entered an Order of Recusal and Directions to the Clerk of the Court recusing itself from further proceedings and directing the Clerk to reassign the case to another civil division. This case was reassigned to the Honorable N. Hunter Davis.

Isabel Cosio Carballo, Executive Director

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July 6, 2026

On June 9, 2026, SFRPC was served with a Summons and Defendant's, 1817 NW 15th ST, LLC's, Amended Counterclaim and Crossclaim with Additional Party Counterclaims for Damages. On June 23, 2026, SFRPC filed its Motion to Strike and/or to Dismiss Amended Crossclaim and for Order of Sanctions. The hearing on the Notice of Readiness for Trial is scheduled for July 8, 2026.

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)
Steve Foreman (via e-mail)
Jeffrey Tart (via e-mail)
Kathe Lerch (via e-mail)



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BUILDING AFFORDABLE HOMES IN FORT LAUDERDALE

The Southeast Florida Community Development Fund, Inc. and the Broward County Minority Builders Coalition to Construct Four Affordable Three-Bedroom Homes in Fort Lauderdale

The Broward County Minority Builders Coalition, Inc. (MBC) is advancing its commitment to expanding affordable housing opportunities through the construction of four new single-family homes in the City of Fort Lauderdale. This project will deliver high-quality, energy-efficient residences as part of the Broward County in-fill lot development program.

Each home will feature three bedrooms and two bathrooms, ranging from approximately 1,900 to 2,200 square feet.

This housing initiative is made possible through collaboration between the Broward County Minority Builders Coalition, Inc. and the Southeast Florida Community Development Fund, Inc., (SFCDFI) an independent 501(c)(3) that promotes community and economic development, expands access to capital, and supports job creation. The Southeast Florida Community Development Fund, Inc. provides construction financing for affordable residential homes for first-time minority homebuyers and delivers loans and development services to disadvantaged small businesses. Together, the Broward County MBC and the SFCDFI are advancing an affordable housing initiative and economic opportunity for Fort Lauderdale residents.



Project Overview

Construction of four new affordable homes in Fort Lauderdale, FL in Broward County

Home Details

Each 1,900–2,200 SF home consists of three bedrooms, and two bathrooms

Locations

- 1050 NW 29th Terrace
- 2694 NW 15th Street
- 370 NW 27th Terrace
- 390 NW 27th Terrace



South Florida Regional Planning Council

1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020

To learn more about the SFCDFI or how to get involved, please contact Senior Loan Officer, Jeffrey Tart at 954-924-3653 or jtart@sfrpc.com.

FOR IMMEDIATE RELEASE

July 8, 2026

\$1,000,000 in EPA Supplemental Funding Awarded to the South Florida Regional Planning Council for Brownfields Cleanup and Redevelopment

The SFRPC is Florida's sole Brownfields Revolving Loan Fund grantee selected in this round of EPA Brownfields supplemental funding



Hollywood, FL – The South Florida Regional Planning Council (SFRPC) has been awarded a **\$1 million Revolving Loan Fund (RLF) Supplemental Grant** by the U.S. Environmental Protection Agency (EPA) to supplement its existing Brownfields Cleanup Revolving Loan Fund program. The designated funds will be used for the remediation of the **former Hollywood Incinerator Ash Dump (HIAD)** site in Hollywood, Florida.

The SFRPC was among 31 existing Revolving Loan Fund recipients nationwide selected for supplemental funding to help advance viable cleanup projects. EPA has awarded SFRPC \$8.7 million to date for its Brownfields RLF program, with this new \$1 million grant adding to that total. The program provides financing for the cleanup and redevelopment of contaminated and underutilized properties across the region.

“We are grateful for EPA’s continued investment and proud to continue this important work in partnership with our local communities. This latest EPA supplemental award reflects the broader regional impact of the South Florida Regional Planning Council’s Brownfields Revolving Loan Fund program, from the Old Baltuff Dump in Monroe County, to the former Hollywood Incinerator Ash Dump, to multiple projects in Miami-Dade and other sites across the region, advancing environmental restoration, redevelopment, housing, and resilience across South Florida,” said the Honorable René García, SFRPC Chair, Miami-Dade County Commissioner, and former State Senator.

The award is part of EPA’s latest funding announcement, which includes more than \$270 million in Brownfields grants and supplemental funding nationwide, including \$22.5 million for a select group of high-performing

Brownfields RLF grantees. These funds will help communities assess, clean up, and redevelop underutilized properties while protecting public health and the environment.

The new funding builds on a previous \$2 million RLF Supplemental Award received in 2025 and will continue to support the ongoing **Park Road rehabilitation project at the former HIAD site**, 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**. The project advances long-standing regional goals around environmental cleanup, economic revitalization, public health, community resilience, and the productive reuse of underutilized land.



“Hollywood residents have waited far too long for this land to reach its potential, and this latest EPA award marks another milestone in finally making that happen. Every step forward is deeply gratifying and knowing that substantial housing is part of the vision ahead makes this win even more meaningful for our community,” said the Honorable Quentin “Beam” Furr, Treasurer of the South Florida Regional Planning Council, and Broward County Commissioner.

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. The 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 by population. The Council serves three counties—Monroe, Miami-Dade, and Broward—70 municipalities and an estimated 4.9 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.

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SFRPC

South Florida Regional Planning Council
Proudly serving South Florida since 1974

June 2026

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

In January 2025, Redwood CP Dev LLC entered into a \$3,500,000 loan agreement with the South Florida Regional Planning Council (SFRPC) under SFRPC's Environmental Protection Agency (EPA) Brownfields Cleanup Revolving Loan Fund (RLF). This loan amount is being used to remediate the vacant land adjacent to Claude Pepper Park, which was contaminated by historical mining operations, solid waste disposal, and subsequent lakefill. This site is being leased by the City of North Miami to Redwood and will be transformed into a mixed-use, mixed-income development with six buildings containing 1,583 living units and 179,784 square feet of commercial space.

As of June 2026, the RLF has supported remedial design consulting services, as well as the clearing of site debris. The following additional activities have been completed or are underway:

- The Site-Specific Quality Assurance Project Plan (SSQAPP), which is required by EPA before RLF funds can be used toward remedial design sampling, was completed and approved by EPA in January 2026.
- The Community Involvement Plan (CIP) and Analysis of Brownfield Cleanup Alternatives (ABCA), both required by EPA before RLF funding can be used for remediation activities, are underway with expected completion in Summer 2026.
- A public meeting informing the community of proposed remediation activities to take place is expected to occur in Summer 2026.

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.



Project site facing west (Claude Pepper Park Joe Celestin Center can be seen in the bottom right foreground)



Project site border fence, depicting conceptual renderings of future development



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