South Florida Regional Planning Council
Proudly serving Miami-Dade, Broward, and Monroe Counties

MEMORANDUM

AGENDA ITEM # IV.A

DATE: SEPTEMBER 30, 2026

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.

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	XXXXXXXXXXXX	300,000.00	300,000.00	240	2,709.36	243,441.19	09/01/26	0	09/01/26	10/01/26	01/08/04	09/01/39	Performing
1023	XXXXXXXXXXXX	301,586.50	301,586.50	120	350.00	161,715.88	09/01/26	0	09/01/26	10/01/26	07/19/06	03/01/29	Performing
1039	XXXXXXXXXXXX	125,000.00	125,000.00	84	200.00	119,582.53	08/01/26	0	08/04/26	09/01/26	11/24/08	12/31/15	Performing
1040	XXXXXXXXXXXX	200,000.00	200,000.00	84	1,472.32	19,741.93	09/01/26	0	09/01/26	10/01/26	02/02/09	08/01/28	Performing
3024	XXXXXXXXXXXX	189,043.88	189,043.88	144	500.00	81,000.00	09/01/26	0	09/01/26	10/01/26	07/26/99	12/01/16	Default Final Judgment
4008	XXXXXXXXXXXX	300,000.00	300,000.00	0	1,100.00	128,595.71	08/12/26	0	08/31/26	09/12/26	07/31/09	03/31/39	Performing
4018	XXXXXXXXXXXX	119,598.00	150,000.00	120	1,327.78	105,334.91	09/01/26	0	09/01/26	10/01/26	07/12/13	02/01/30	Performing
4027	XXXXXXXXXXXX	149,500.00	149,500.00	120	1,590.98	19,392.95	09/01/25	335	09/04/25	10/01/25	12/15/15	12/15/25	Pending Collateral Sale
4028	XXXXXXXXXXXX	75,000.00	75,000.00	1	765.03	74,994.72	04/01/19	2680	04/12/19	05/01/19	11/17/16	09/30/19	Pending Collateral Sale
4029	XXXXXXXXXXXX	75,000.00	75,000.00	1	803.02	75,000.00	04/01/19	2680	04/12/19	05/01/19	12/14/16	09/30/19	Pending Collateral Sale
4031	XXXXXXXXXXXX	332,972.82	332,972.82	111	500.00	319,583.86	04/15/26	109	04/17/26	05/15/26	09/28/17	08/01/28	Performing
4032	XXXXXXXXXXXX	300,000.55	300,000.55	120	3,577.27	99,849.95	09/01/26	0	09/01/26	10/01/26	10/24/18	11/01/28	Performing
4033	XXXXXXXXXXXX	254,999.57	254,999.57	84	250.00	187,832.65	10/15/23	1021	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	XXXXXXXXXXXX	84,506.66	84,506.66	84	300.00	71,412.80	08/01/22	1461	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035	XXXXXXXXXXXX	248,684.03	248,684.03	84	375.00	6,521.57	09/01/26	0	09/01/26	10/01/26	03/05/19	10/01/33	Performing
4036	XXXXXXXXXXXX	549,223.30	549,223.30	84	375.00	471,219.60	09/01/26	0	09/01/26	10/01/26	03/05/19	10/01/33	Performing
4037	XXXXXXXXXXXX	173,904.64	173,904.64	84	1,000.00	90,367.76	09/01/26	0	09/01/26	10/01/26	03/28/19	10/01/33	Performing
4039	XXXXXXXXXXXX	200,000.00	200,000.00	84	300.00	196,815.27	08/01/22	1461	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040	XXXXXXXXXXXX	400,000.00	400,000.00	84	250.00	389,882.46	10/15/23	1021	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
4043	XXXXXXXXXXXX	200,000.00	200,000.00	120	2,322.17	87,460.11	09/01/26	0	09/01/26	10/01/26	04/22/21	04/01/31	Performing
4044	XXXXXXXXXXXX	130,000.00	130,000.00	120	1,347.30	65,835.15	09/01/26	0	09/01/26	10/01/26	03/22/21	03/01/31	Performing
4046	XXXXXXXXXXXX	100,000.00	100,000.00	60	300.00	78,127.84	08/15/26	0	08/17/26	09/15/26	10/06/22	10/01/27	Modification
4048	XXXXXXXXXXXX	349,497.00	98,668.75	60	352.00	82,404.75	09/01/26	0	09/01/26	10/01/26	02/23/23	03/01/28	Performing
4049	XXXXXXXXXXXX	331,700.00	80,271.75	60	301.00	70,639.75	09/01/26	0	09/01/26	10/01/26	02/23/23	03/01/28	Performing
4050	XXXXXXXXXXXX	331,700.00	85,566.75	60	321.00	75,294.75	09/01/26	0	09/01/26	10/01/26	02/23/23	03/01/28	Performing
Totals		**5,821,916.95**	**5,103,929.20**		**22,689.23**	**3,322,048.09**							

August 21, 2026

Jeffrey R. Tart
Senior Loan Officer
South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250
Hollywood, FL 33020

RE: Brownfields Grant Funding

Dear Mr. Tart,

On behalf of the City of Homestead and the Homestead Community Redevelopment Agency (HCRA), we greatly appreciate the support provided by the South Florida Regional Planning Council (SFRPC) related to Brownfield funding and technical support.

We would like to provide you a brief update on progress made with the SFRPC's EPA Brownfields Assessment Grant, FY 2023.

The funding provided through the SFRPC has assisted with the assemblage and repositioning of the Triangle Properties, Krome Marketplace, and additional sites within Downtown Homestead.

The Triangle Project, when completed, is anticipated to include approximately 120 units of workforce and affordable housing along with 12 workforce for sale housing units, 10-15,000 square feet of commercial use, a rooftop public amenity area, linear gathering and event park, and a dog park. The Krome Marketplace is anticipated to be a future dining, bar, and entertainment venue.

More detailed impact of the funding provided includes:

- Supported significant site assessment and due diligence for the parcel assemblage referred to as the Triangle Project
- Completed a detailed land survey and infrastructure evaluation and determined necessary upgrades prior to site development for the Triangle Project
- Completed conceptual site reuse planning for the Triangle Project

- Supported site assessment for the Krome Marketplace
- Supported and positioned Homestead to be awarded nearly $800,000 in EPA Brownfields Cleanup grant funding to remediate and continue reuse planning for the Triangle and Krome Marketplace projects
- Supported site assessments at two priority redevelopment sites on Flagler Avenue within the Downtown core

Again, we appreciate the support the SFRPC has provided to the HCRA and City. We look forward to advancing these projects and continuing our working relationship with the SFRPC.

Yours,

Nzeribe (Zerry) Ihekwaba, PhD, PE, ICMA-CM
Executive Director / City Manager
City of Homestead Community Redevelopment Agency

Cc: Jared Beck, AICP, FRP, HCRA Director
Cairo Cangas, PE, Public Works Director

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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 3-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 4 new affordable homes in Ft. Lauderdale, FL in Broward County

Home Details

Each 1,900–2,200 SF home consists of 3 bedrooms, and 2 bathrooms

Locations

- 1050 NW 29th Terrace
- 350 NW 27th Terrace
- 360 NW 27th Terrace
- 2694 NW 15th Street

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.

SFRPC
South Florida Regional Planning Council
Proudly serving Miami-Dade, Broward, and Monroe Counties

REVOLVING LOAN FUND BORROWER PROFILE SERIES

ALWAYS KEEP PROGRESSING, LLC

A CONVERSATION WITH MARTIN AYALA OF ALWAYS KEEP PROGRESSING ON EXPANDING PEDIATRIC THERAPY THROUGH THE REVOLVING LOAN FUND

ALWAYS KEEP PROGRESSING (AKP)

Location: Miami-Dade County, FL **Industry:** Pediatric Therapy and Behavioral Health

As part of its Revolving Loan Fund (RLF) borrower profile series, the South Florida Regional Planning Council (SFRPC) spoke with Martin Ayala of Always Keep Progressing (AKP), a Miami-based pediatric therapy provider offering coordinated behavioral, speech, occupational, feeding and creative therapies for children with autism, developmental delays and communication challenges. In this conversation, Mr. Ayala shares how RLF support helped AKP expand its services, strengthen operations, grow its team and increase access to coordinated care for children and families across Miami-Dade County.

Since 2002, the SFRPC RLF has provided more than $52 million in capital assistance to over 180 small- and medium-sized businesses throughout South Florida, helping save or create more than 2,050 jobs. Today, the RLF’s active portfolio supports businesses in 33 municipalities and across 90 industries, demonstrating its broad regional and economic impact.

HOW DID YOU FIRST LEARN ABOUT THE SFRPC REVOLVING LOAN FUND?

We first learned about the SFRPC Revolving Loan Fund through our counterpart at Prospera, who recognized that Always Keep Progressing was exactly the kind of growing small business this fund was designed to support. That connection turned out to be one of the most valuable introductions we've had as a company.

HOW DID THE RLF SUPPORT THE GROWTH OR EXPANSION OF AKP IN WAYS THAT WOULD NOT HAVE BEEN POSSIBLE OTHERWISE?

The RLF provided the working capital we needed to keep growing our behavioral health and therapy services at a critical stage in our company's development. Without that support, the expansion we've experienced simply wouldn't have happened. Today, Always Keep Progressing operates two profitable locations generating roughly $3 million in annual revenue, and we've delivered over 100,000 hours of therapy to the families we serve — growth that traces directly back to the flexibility and capital the RLF gave us.

South Florida Regional Planning Council
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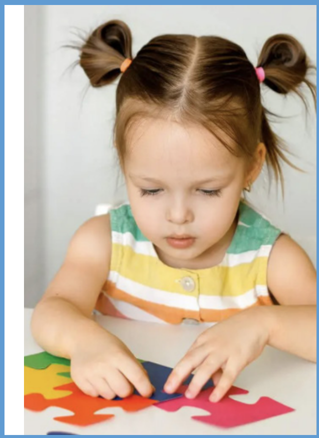
WHAT CHALLENGES DID YOU FACE SECURING TRADITIONAL FINANCING, AND HOW DID THE RLF HELP BRIDGE THAT GAP?

Like many small healthcare businesses, we ran into significant obstacles trying to secure traditional financing through banks and conventional lenders. The interest rates were high, the qualification requirements were rigid, and the overall process felt built for larger, more established companies rather than a growing clinic like ours. The SFRPC Revolving Loan Fund changed that completely. Their team guided us through every step, offered accessible and reasonable interest rates, and made a process that could have been overwhelming feel smooth and manageable. It was the difference between staying stagnant and being able to move forward with confidence.

WHAT MADE THE RLF THE RIGHT FINANCING OPTION FOR YOU AND AKP?

The RLF was the right choice because it combined a lower, more affordable interest rate with a process that never felt transactional. The SFRPC team walked alongside us at every stage, offering guidance instead of just paperwork. That kind of partnership is rare, and it made all the difference in helping us access capital on terms that actually made sense for a business at our stage.



WHAT WOULD YOU TELL OTHER SMALL BUSINESS OWNERS CONSIDERING AN SFRPC RLF LOAN?

I would tell them, without hesitation, to pursue it. The SFRPC team doesn't just hand you a loan — they guide you through the entire process and help you understand exactly what your business needs to succeed. For any small business owner who has felt shut out by traditional financing, the SFRPC Revolving Loan Fund is a genuine, reliable path forward, and I'd recommend it wholeheartedly.

SINCE RECEIVING THE LOAN, WHAT CONCRETE CHANGES HAVE YOU SEEN, SUCH AS NEW PROGRAMMING, HIRES, OR EXPANDED REACH?

Since receiving the loan, we've been able to broaden the types of services we offer, especially on the behavioral health and medical side of care for children with autism. We've invested in better equipment and higher-quality therapy materials, brought on new hires, and expanded our reach into the community. We've also been able to run our operations far more efficiently — achieving roughly 75% cost optimization compared to industry standards — which lets us reinvest in the quality of care rather than getting weighed down by overhead.

HOW HAS THIS GROWTH ALLOWED AKP TO BETTER SERVE SOUTH FLORIDA COMMUNITIES AND SUPPORT LOCAL JOBS OR BUSINESSES?

This growth has had a real, tangible impact on South Florida families. We've now served more than 200 families with children who have autism or other neurological disabilities, giving them access to coordinated, comprehensive care that's often hard to find in one place. Beyond direct services, we've built partnerships with local doctors, primary care providers, and pediatricians, creating a referral network that strengthens the broader healthcare community. Our team has also grown to 50 staff members, which means more local jobs and more families supported through steady employment.

ABOUT THE SFRPC REVOLVING LOAN FUND

The South Florida Regional Planning Council (SFRPC) Revolving Loan Fund (RLF) provides low-interest financing to support small and medium-sized businesses in Palm Beach, Broward, Miami-Dade, and Monroe counties. Established more than 20 years ago, the RLF is designed to meet the credit needs of entrepreneurs and businesses not served by conventional lenders, helping spur economic development, job creation, and community investment across South Florida. To learn more about the SFRPC RLF or how to apply, please contact Senior Loan Officer Jeffrey Tart at 954-924-3653 or jtart@sfrpc.com.