

MEMORANDUM

AGENDA ITEM # IV.A

DATE: OCTOBER 26, 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."

Legal counsel has no report pertaining to the South Florida Regional Planning Council's ("SFRPC") Revolving Loan Fund at this time, as no legal action is currently being 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	242,151.90	10/01/26	0	10/01/26	11/01/26	01/08/04	09/01/39	Performing
1023	XXXXXXXXXXXX	301,586.50	301,586.50	120	350.00	161,715.88	10/01/26	0	10/01/26	11/01/26	07/19/06	03/01/29	Performing
1039	XXXXXXXXXXXX	125,000.00	125,000.00	84	200.00	119,582.53	08/01/26	30	08/04/26	09/01/26	11/24/08	12/31/30	Performing
1040	XXXXXXXXXXXX	200,000.00	200,000.00	84	1,472.32	18,351.87	10/01/26	0	10/01/26	11/01/26	02/02/09	08/01/28	Performing
3024	XXXXXXXXXXXX	189,043.88	189,043.88	144	500.00	80,500.00	10/01/26	0	10/01/26	11/01/26	07/26/99	12/01/16	Default Final Judgment
4008	XXXXXXXXXXXX	300,000.00	300,000.00	0	750.00	128,349.56	09/12/26	0	09/16/26	10/12/26	07/31/09	03/31/39	Performing
4018	XXXXXXXXXXXX	119,598.00	150,000.00	120	1,327.78	104,533.80	10/01/26	0	10/01/26	11/01/26	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	365	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	2710	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	2710	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	139	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	96,855.14	10/01/26	0	10/01/26	11/01/26	10/24/18	11/01/28	Performing
4033	XXXXXXXXXXXX	254,999.57	254,999.57	84	250.00	187,832.65	10/15/23	1051	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	XXXXXXXXXXXXX	84,506.66	84,506.66	84	300.00	71,412.80	08/01/22	1491	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035	XXXXXXXXXXXXX	248,684.03	248,684.03	84	375.00	6,146.57	10/01/26	0	10/01/26	11/01/26	03/05/19	10/01/33	Performing
4036	XXXXXXXXXXXXX	549,223.30	549,223.30	84	375.00	470,844.60	10/01/26	0	10/01/26	11/01/26	03/05/19	10/01/33	Performing
4037	XXXXXXXXXXXXX	173,904.64	173,904.64	84	1,000.00	89,744.29	10/01/26	0	10/01/26	11/01/26	03/28/19	10/01/33	Performing
4039	XXXXXXXXXXXXX	200,000.00	200,000.00	84	300.00	196,815.27	08/01/22	1491	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040	XXXXXXXXXXXXX	400,000.00	400,000.00	84	250.00	389,882.46	10/15/23	1051	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
4043	XXXXXXXXXXXXX	200,000.00	200,000.00	120	2,322.17	85,465.92	10/01/26	0	10/01/26	11/01/26	04/22/21	04/01/31	Performing
4044	XXXXXXXXXXXXX	130,000.00	130,000.00	120	1,347.30	64,734.73	10/01/26	0	10/01/26	11/01/26	03/22/21	03/01/31	Performing
4046	XXXXXXXXXXXXX	100,000.00	100,000.00	60	300.00	77,827.84	09/15/26	0	09/30/26	10/15/26	10/06/22	10/01/27	Modification
4048	XXXXXXXXXXXXX	349,497.00	98,668.75	60	352.00	82,052.75	10/01/26	0	10/01/26	11/01/26	02/23/23	03/01/28	Performing
4049	XXXXXXXXXXXXX	331,700.00	80,271.75	60	301.00	70,338.75	10/01/26	0	10/01/26	11/01/26	02/23/23	03/01/28	Performing
4050	XXXXXXXXXXXXX	331,700.00	85,566.75	60	321.00	74,973.75	10/01/26	0	10/01/26	11/01/26	02/23/23	03/01/28	Performing
Totals		5,821,916.95	5,103,929.20		22,339.23	3,309,084.59							



SFRPC

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

September 2026

SFRPC'S \$1,200,000 FY25 Brownfields Assessment Coalition Grant Update

The FY2025 SFRPC Brownfields Assessment Coalition Grant is officially underway. A grant kickoff meeting was held with EPA on October 7, 2025, followed by a site tour of various properties identified by the Coalition partners as priority sites. The Coalition consists of the SFRPC as the lead member, and two 501(c)3 nonprofit organizations. The first, the South Florida Community Land Trust, Inc. (SFCLT), is a nonprofit developer that partners with municipalities and local organizations to create quality, sustainable and permanently affordable housing for low-income and working families and individuals vulnerable to being displaced from their communities by market forces. The second, Allapattah Collaborative, CDC (ACDC), is a Community Development Corporation (CDC), now also designated as a Main Street America community, based in the Miami neighborhood of Allapattah. ACDC's mission is to build an Allapattah economy that works for everyone while preserving the neighborhood's unique cultural heritage.

The \$1,200,000 grant has been underway for nearly one year, with another 3 years remaining. The following grant activities have been completed or are currently underway:

- The Generic Quality Assurance Project Plan (QAPP), an initial document required under the grant prior to any sampling activities taking place, was completed and approved by EPA.
- The grant funded a Phase I Environmental Site Assessment for an SFCLT multifamily property in Pembroke Pines.
- An Asbestos and Lead-Based Paint Operations and Maintenance Plan was completed for an SFCLT multifamily property in Dania Beach.
- The Little Santo Domingo Brownfields Redevelopment Area-Wide Plan is currently underway with ACDC.



SFRPC Coalition members and Stantec staff at Allapattah site visit, October 2025



A tour of Allapattah given by ACDC with visiting graduate students in architecture and urban design

To learn more about the SFRPC Brownfields Program, please contact Senior Loan Officer, Jeffrey Tart at 954.924.3653 or jtart@sfrpc.com or Loan Administrator, Steve Foreman at sforeman@sfrpc.com.

