



**ELOISE COMMUNITY REDEVELOPMENT
AGENCY**

**Annual Report
Polk County Florida
Fiscal Year 2019-2020
(October 1, 2019 to September 30, 2020)**



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Section I INTRODUCTION

On June 20, 2000, the Board of County Commissioners (the Board) approved the establishment of the Eloise Community Redevelopment Agency (Agency) through the adoption of the Community Redevelopment Plan (Plan) with Ordinance No. 00-33 and the funding of the Plan through Ordinance No. 00-34, which created the Agency Trust Fund. On November 8, 2006, the Board adopted Resolution No. 06-176 appointing itself as the Board of Commissioners of the Agency, and on June 5, 2018, the Board approved an amendment to the Plan, providing for additional strategies to resolve blighting issues.

The Agency is located in the unincorporated area of Polk County and is generally bounded by the CSX Railroad to the West, Lake LuLu to the North, Wahneta Canal to the South, and Shell Road and S.R. 655 to the East. The Agency lies within District 3.

Chapter 163.387 (8), Florida Statutes, required that Polk County Board of County Commissioners file an annual report of its financial activities with the taxing authorities each year for the preceding fiscal year. This annual report has been prepared to meet that obligation and is filed for fiscal year of 2019-2020 ending September 30, 2020.

The Agency's base year is the 1999 tax roll (\$12,434,610). The Final Tax Roll from the Polk County Property Appraiser for the area is \$24,168,181, which represents a 9.4% increase from the 2018 Final Roll. Overall, the Agency's taxable value has increased approximately 94.4% (\$12.4 million to \$24.2 million), above the base year.

This report sets forth: (1) the Agency and its member commissioners, (2) the history of the Agency, (3) organization and membership of the administration, (4) public and private capital improvement and promotional projects accomplished, and (5) financial statements of investments, liabilities, income, and operating expenses.



Section II HISTORY:

The Agency was established on September 29, 1998 by the adoption of Resolution No. 1998-50. At the same time, Resolution No. 1998-08 found the Eloise Community to be an area of slum and blight. Ordinance No. 2000-33, adopted June 20, 2000, approved the Plan finding the “Plan” satisfied Florida Statutes 163.360.

By adopting Resolution No. 1998-08, the Board of County Commissioners determined that the rehabilitation, conservation, redevelopment, or combination thereof in the ECRA is necessary for the best interests of the public health, safety, or welfare of the residents and citizens of Polk County; and that the Plan is sufficiently complete to indicate the demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the ECRA.

Further, the Board of County Commissioners determined that 1) A shortage of housing of sound standards and design which is decent, safe, sanitary, and affordable to residents of low or moderate income, including the elderly, exists in the County; 2) The need for housing accommodations has increased in the area; and 3) The conditions of blight in the area or the shortages of decent, safe, affordable, and sanitary housing cause or contribute to an increase and spread of disease and crime or constitute a menace to the public health, safety, and welfare.



Figure 1 Eloise CRA Aerial View



The following conditions were also found in the Eloise area substantiating the statutory definition for blight which provided the basis for the CDBG (Community Development Block Grant) project completed in September 2012:

- All nine of the residential streets of Eloise dead-ended into the Wahneta Canal creating a defective and inadequate street layout
- Seven of the nine streets had no other access thereby creating difficult access for Fire and Emergency Medical Services vehicles
- All nine residential streets have inadequate pavement widths for two-way traffic with ditches running on both sides of the pavement
- Nine of the twenty streets in Eloise flooded frequently
- No sanitary sewer service was provided creating environmental issues due to small 5,000 square foot lots and high water tables
- Potable water lines were inadequate for fire protection
- As of 1997, there were no fire hydrants on any residential street in Eloise
- Severe public health and safety hazards existed based upon the high incidence of fires and the obstacles to effectively fight them due to accessibility and low water pressure

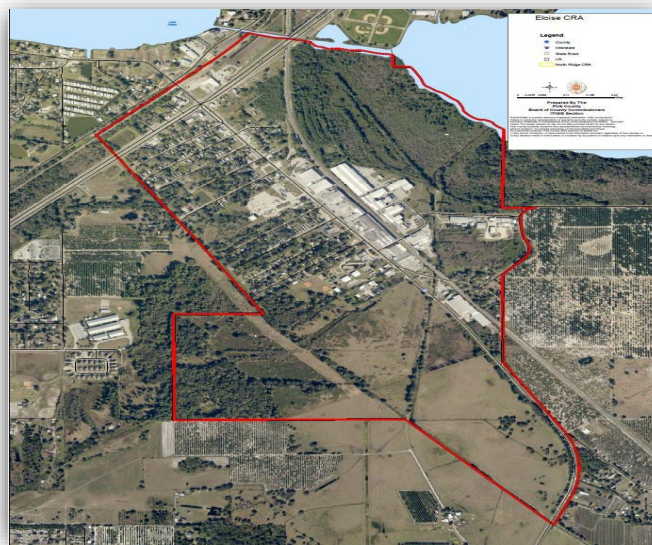


Figure 2 Eloise CRA Boundary Map

Additionally, to assist staff with implementing updated strategies to continue to resolve the blighting and slum that still exists, on April 5, 2018 the Eloise CRA Advisory Committee voted unanimously to approve an amendment to the Eloise CRA Plan.



May 2, 2018 the plan was presented to the Polk County Planning Commission to review and determine consistency with the Polk County Comprehensive Plan. The amended Eloise CRA plan was found consistent with the Comprehensive Plan and was unanimously approved. On June 5, 2018, the Agency Plan Amendment was presented to the CRA Board and was approved unanimously.



Figure 3 Eloise Community Event



Section III

ELOISE CRA ADVISORY COMMITTEE AND BOARD:

Meetings of the Eloise CRA Advisory Committee are determined by the committee and must be held at least once each quarter. Meetings are typically scheduled on the first Monday of the last month of each quarter, subject to Advisory Committee preference.

The County Commission appoints five members to the committee, each of whom either resides, or is engaged in business, within the boundaries of the community redevelopment area. Appointed members serve three-year terms. Members may be reappointed for up to, but no more than, two additional terms at the discretion of the County Commission. The Committee reports to the Polk County Board of County Commissioners on its activities. The appointing authority is found in Resolution No. 2006- 176.

Advisory Committee Members

Minerva Gill, July 10, 2021
Larry A. Powell, May 9, 2022
Lee Castillo, July 10, 2023
Eugenia Barton, April 21, 2023
Martha Paul, March 3, 2023

Board Members

George Lindsey, District 1, November 5, 2024
Rick Wilson, District 2, November 8, 2022
Bill Braswell, District 3, November 5, 2024
Martha Santiago, District 4, November 8, 2022
Neil Combee, District 5, November 5, 2024



Section IV

ELOISE CRA PROGRAMS SUMMARY

The Board of County Commissioners adopted Ordinance 2000-33 in 2000 establishing the Eloise Community Redevelopment Area (CRA) Redevelopment Plan. The Plan was adopted to satisfy the slum and blight that existed in the Eloise Community.

Citrus Label Beautification Project

On December 3, 2018 the Eloise CRA Advisory Committee made a recommendation to purchase and install enlarged vintage citrus labels in honor of John Andrew Snively, a pioneering citrus grower. The labels are to serve as art installations, reflecting the history of the Eloise community. On October 15, 2019 the recommendation was presented to the Eloise CRA Board and was unanimously approved at a cost of \$ 2,832.55



Figure 4 Eloise CRA, Citrus Label



Bus Shelter Removal and Installation

On December 3, 2018, the Eloise CRA Advisory Committee made a recommendation to remove and dispose of an antiquated bus shelter and subsequently to install a new bus shelter within the redevelopment area. The recommendation was presented to the Eloise CRA Board and was unanimously approved at a cost of \$ 43,125.00.



Figure 5 Eloise CRA, Bus Shelter Dedication

Student Internship Initiative

On December 3, 2018, the Eloise CRA Advisory Committee made a recommendation to approve the Summer Youth Enrichment Program (SYEP) between Polk County (through its Parks and Recreation Division) and the Agency to provide real world working experience and developing business etiquette skills to aid with future career success. The initiative offered paid internships to youth whose parents live or work within the boundaries of the CRA. On December 16, 2019, the recommendation was presented to the Eloise CRA Board and was unanimously approved.

Due to the unprecedented restrictions that came about because of the Covid-19 Pandemic, a limited program was executed. As a result, only one participant was able to take part in the SYEP.



Summer Youth Enrichment Program

For more information regarding previous projects, please see past Eloise CRA Annual Reports.



Section V Financial Statements

An audited Comprehensive Annual Financial Report (CAFR) for FY 2019-2020 will be available by end of 3rd Quarter 2021. The budget summary report for FY 2019-2020 will be available on-line at <https://www.polk-county.net/budget-and-management-services>. For previous fiscal years' Financial Statements, please see past Eloise CRA Annual Reports.

ELOISE CRA BUDGET

Eloise CRA Budget Description	FY 2019-2020 Unaudited Actual	FY 2020-2021 Adopted Budget	FY 2020-2021 Projected Actual
Total Fund Balance Forward	601,702	572,290	644,085
Total County CRA Revenue	89,514	97,039	97,039
Interest	17,323	2,718	3,220
Total Revenue Available	708,539	672,047	744,344
Personnel Expense	22,132	25,959	25,959
Operations Expense	3,522	110,000	110,000
Capital Expense	33,300	85,000	85,000
Transfer to Transportation for Street Lighting	5,500	5,500	5,500
Reserves	0	445,588	0
Total Expenditures	64,454	672,047	226,459
Fund Balance	644,085	0	517,885

Contact Us:

Phone: (863) 534-6576
AlainNunez@polk-county.net

Street Address:
330 W. Church St.
Bartow, FL 33830

<https://www.polk-county.net/community-redevelopment-areas/eloise>

