



**ELOISE COMMUNITY REDEVELOPMENT  
AGENCY**

**Annual Report  
Polk County Florida  
Fiscal Year 2024-2025**  
(October 1, 2024 to September 30, 2025)



## Eloise CRA Table of Contents

<b>Section I: Introduction</b>	.....	<b>3</b>
<b>Section II: History</b>	.....	<b>4</b>
<b>Section III: Eloise CRA Committee &amp; Board</b>	.....	<b>7</b>
<b>Section IV: Eloise CRA Programs Summary</b>	.....	<b>8</b>
<b>Section V: Financial Statements</b>	.....	<b>10</b>



## Section I

### INTRODUCTION

On June 20, 2000, the Board of County Commissioners (the Board) approved the establishment of the Eloise Community Redevelopment Agency (the Agency) through the adoption of the Community Redevelopment Plan (the 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 Agency Board, 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, requires 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 FY 24/25 ending September 30, 2025.

The Agency's base year is 1999 and the base year taxable value is \$12,434,610. The current year taxable value in the tax increment area from the Polk County Property Appraiser is \$34,824,708, which represents an 4.76% increase from the 2023 final taxable value. Overall, the Agency's taxable value has increased approximately 108.1% (\$12.4 million to \$34.8 million), above the base year.

This report sets forth: (1) the Agency, the Advisory Committee members, and the Board members, (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 determined that the rehabilitation, conservation, redevelopment, or combination thereof in the Eloise Community is necessary for the best interests of the public health, safety, or welfare of the residents 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 Eloise area.

Further, the Board 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 Community Development Block Grant (CDBG) 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 flood 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

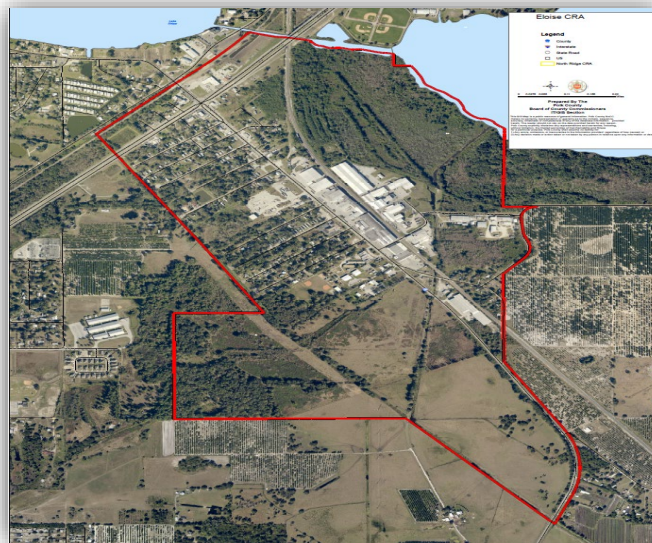


Figure 2 Eloise CRA Boundary Map



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 Community Redevelopment Advisory Committee voted unanimously to approve an amendment to the 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 Plan was found consistent with the Comprehensive Plan and was unanimously approved. On June 5, 2018, the Amended Plan 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 Agency Board members. The Committee reports to the Agency Board (the Board). The appointing authority is found in Resolution No. 2006-176.

#### **Advisory Committee Members**

Eugenia Barton, April 21, 2026  
Minerva Gil, July 10, 2027  
Martha Paul, March 3, 2026  
Juanita (Janie) Torres, May 7, 2027  
Bobby Williams, May 7, 2027

#### **Board Members**

Becky Troutman, District 1, November 7, 2028  
Rick Wilson, District 2, November 8, 2026  
Bill Braswell, District 3, November 7, 2028  
Martha Santiago, District 4, November 8, 2026  
Michael Scott, District 5, November 7, 2028



## Section IV ELOISE CRA PROGRAMS SUMMARY

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

### PROJECTS

During FY 24/25, the following projects were completed using Eloise CRA funds. These projects were reviewed and approved by the Eloise CRA Advisory Committee.

Eloise CRA Projects	FY 24/25 Project Amounts
KPCB Clean-up/Tire Collection Event	\$9077
Sewer Connections	\$10,303
Title Search	\$2600
	<b>Total \$21,980</b>



Neighborhood Clean-up



Sewer Connection

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



## Section V

### Financial Statements

An audited Annual Comprehensive Financial Report (ACFR) for FY 2024-2025 will be available by end of 3rd Quarter 2026. The budget summary report for FY 2025-2026 will be available on-line <https://www.polk-county.net/government/community-redevelopment/eloise/>. For previous fiscal years' Financial Statements, please see past Eloise CRA Annual Reports.

### ELOISE CRA BUDGET

Eloise CRA Budget Description	FY 23/24	FY 24/25	FY 24/25	FY 25/26
	Audited Actuals	Adopted Budget	Actuals	Adopted Budget
Total Fund Balance Forward	\$835,071.00	\$727,472.00	\$727,472.00	\$539,534.00
Total County CRA Revenue	\$149,026.00	\$159,670.00	\$158,679.00	\$188,104.00
Interest	\$63,273.00	\$22,461.00	\$44,021.00	\$15,376.00
Total Revenue Available	\$1,047,370.00	\$909,603.00	\$930,172.00	\$743,014.00
Personnel Expense	\$28,304.00	\$36,557.00	\$32,051.00	\$32,800.00
Operating Expense	\$16,213.00	\$325,000.00	\$22,553.00	\$495,000.00
Capital Expense	\$132,432.00	\$120,000.00	\$0.00	\$0.00
Transfer to Transportation for Street Lighting	\$5,500.00	\$8,000.00	\$8,000.00	\$8,000.00
Reserves	\$0.00	\$420,046.00	\$0.00	\$207,214.00
Total Expenditures	\$182,449.00	\$909,603.00	\$62,604.00	\$743,014.00
Fund Balance	\$864,921.00	\$0	\$867,568.00	\$0

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