



Report to Council

Report Title: Recommendation for Second Intake – CIP Grant Program

Prepared By: Christine Brandt, Community Development Coordinator

Department: Economic Development

Date: March 10, 2026

Report Number: ED2026-03

File Number: C11EC

Attachments:

Recommendation:

That the Council of the Municipality of Brockton hereby approves Report Number ED2026-03 – Recommendation for Second Intake – CIP Grant Program, prepared by Christine Brandt, Community Development Coordinator, and in doing so approves a second intake of CIP Grant Program applications for 2026 with an additional funding allocation of \$10,000; and authorizes staff to open the second intake beginning April 1, 2026 with applications accepted until the funds are fully allocated; and further supports the allocation of funds from the Tax Mitigation Reserve.

Report:

Background:

The Municipality of Brockton opened the 2026 intake for the Community Improvement Plan (CIP) Grant Program on Feb. 1, 2026, to coincide with the launch of the County’s Spruce the Bruce program, with a total annual municipal budget of \$15,000. The program provides financial support to Brockton businesses and property owners to encourage façade improvements, energy efficiency and accessibility retrofits, enhancements to vacant or underutilized properties in Brockton, and more.

As of March 6, 2026, five weeks into the application period, Brockton has fully allocated its annual budget.

Analysis:

Over the past six years, the following amounts have been allocated to CIP grants:

Year	Budget	Actual	Grants Approved
2026	\$15,000	\$15,103.11	5
2025	\$15,000	\$14,768.93	6
2024	\$15,000	\$14,785	5
2023	\$15,000	\$15,148.47	10

Year	Budget	Actual	Grants Approved
2022	\$15,000	\$13,742.76	10
2021	\$15,000	\$8,003.68	7

The CIP Grant Program continues to grow in popularity, with annual funds being fully allocated earlier each year. The addition of the Brockton Vacant or Underused Property Conversion or Expansion grant in 2023 has been awarded for four consecutive years and remains the most significant CIP grant, with a maximum of \$7,500, representing 50% of the annual budget. This grant supports the conversion and revitalization of vacant or underutilized commercial, industrial, or institutional buildings to meet emerging community needs, including multi-unit housing.

The early allocation of the 2026 budget demonstrates strong interest in the program. With Brockton hosting both the Walkerton Homecoming event and the International Plowing Match & Rural Expo this year, staff have been actively promoting the CIP program, and several additional businesses have inquired and are preparing applications for façade improvements, signage and accessibility projects. Without additional funding, these applicants would be unable to access support in 2026, despite the economic benefits these projects provide and their alignment with the Municipality’s objectives for its commercial areas.

Given the expected increase in visitors during 2026, a second intake presents an opportunity to support additional eligible businesses, enhance the downtown experience, and encourage continued investment in local businesses. The County’s Spruce the Bruce program has fully allocated its funding this year as well, further demonstrating the high demand for municipal improvement grants.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

- Recommendations help move the Municipality closer to its Vision Yes
- Recommendations contribute to achieving Heritage, Culture, and Community Yes
- Recommendations contribute to achieving Quality of Life Yes
- Recommendations contribute to achieving Land Use Planning and the Natural Environment Yes
- Recommendations contribute to achieving Economic Development Yes
- Recommendations contribute to achieving Municipal Governance N/A

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

Funds for the second intake, if approved, can be allocated from the Tax Mitigation Reserve (current balance \$882,202).

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:

Christine Brandt

Christine Brandt, Community Development Coordinator

Reviewed By:

Sonya Watson

Sonya Watson, Chief Administrative Officer