



Meeting Date: May 7, 2025

Prepared By: Stephanie Bergman, RPP, Manager of Planning and Development

Submitted by: Stephanie Bergman, RPP, Manager of Planning and Development

Report No: PWE-27-2025

Subject: 2025 Community Improvement Plan Applications

Recommendation:

THAT Report PWE-27-2025 re: 2025 Community Improvement Plan Applications be received;

AND THAT Council approves the recommendations of the Community Improvement Plan Evaluation Committee for the following projects to be approved and funded from the Build Middlesex Centre Fund:

- 124 Birr Inc (13216 Ilderton Road – Car and Truck Coin Wash): Total estimated Façade and Signage Improvement costs of \$3,733.83 for a municipal contribution of \$1,867.00
- Hickory Ridge Golf Course (3426 Woodhull Rd): Total estimated Façade and Signage Improvement costs of \$8,701.00 for a municipal contribution of \$4,350.50
- Rolling Ridge Maple Products (22681 Vanneck Rd): Total estimated Energy Efficiency and Retrofit costs of \$15,000 for a total municipal contribution of \$7,500
- Stewart Overhead Door (10932 Longwoods Road): Total estimated Accessibility Retrofit costs of \$5,960.47 for a total municipal contribution of \$2,500.00

Purpose:

The purpose of this report is to provide an overview of the applications received for the 2025 Community Improvement Grants, as well as recommended grant awards from the Community Improvement Plan Review Committee.

Background:

Community Improvement Plans (CIPs) are strategic tools available to municipalities to drive revitalization and economic development. They are a tool that allows municipalities to provide grants and loans to local businesses to support the goals of the CIP.

The Municipality of Middlesex Centre's CIP, established in 2013, was originally focused on the Ilderton Main Street area and was expanded in 2021 to support rehabilitation and redevelopment across the entire Municipality. The six grant categories under the current CIP include:

1. Façade and Signage Improvement Grant;
2. Development Charges Grant;
3. Building Fee Reimbursement Program;
4. Retrofits or Modifications to Premises to Improve Accessibility;
5. Allowance for Renovation or Construction Costs related to a Significant Public Health Event; and
6. Energy Efficiency and Retrofit Grant.

Staff are currently looking at updates to the CIP to support larger scale economic development opportunities as well as the development of affordable and attainable housing.

Analysis:

The 2025 intake period for this round of applications was open between February 1, 2025, and March 31, 2025, and was promoted to local businesses through the Municipality's website, social media accounts, and through local business organizations. In total, 4 applications were submitted.

The CIP Evaluation Committee, consisting of a Council representative, community representative, and municipal staff from Finance, Planning, and Building, met on April 16, 2025 to review the applications and recommended approval of the following applications:

Applicant	Funding Stream	Total Project Costs	Eligible Amount	Approved Grant Amount
124 Birr Inc (13216 Ilderton Road – Car and Truck Coin Wash)	Façade and Signage Improvements	\$3,733.83	\$1,867.00	\$1,867.00
Hickory Ridge Golf Course	Façade and Signage Improvements	\$8,701.00	\$4,350.50	\$4,350.50
Rolling Ridge Maple Products	Energy Efficiency and Retrofits	\$15,000.00	\$7,500.00	\$7,500.00

Applicant	Funding Stream	Total Project Costs	Eligible Amount	Approved Grant Amount
Stewart Overhead Door	Accessibility Retrofits	\$5,960.47	\$2,500	\$2,500
Total Grant Amount				\$16,217.50

Next Steps:

Once approved by Council, formal correspondence will be provided to all applicants notifying them of the decision. Grant amounts are only paid once a paid invoice is provided and work is completed in accordance with the application. Final grant amounts will be determined based on the submitted payment receipts and may differ slightly from the above.

Second Intake Period:

Considering the low uptake during this intake period, staff are considering a second intake period in late spring-summer 2025. The second intake period will be advertised on our website, social media accounts, and directly to local businesses.

Financial Implications:

Grants in the amount of approximately \$16,217.50 to be funded through the Build Middlesex Centre reserve fund. Note that within the 2025 budget, the Community Improvement Plan was funded \$30,000 for the 2025 year.

Strategic Plan:

This matter aligns with following strategic priorities:

- Vibrant Local Economy
- Balanced Growth

Attachments:

N/A