

The Catalytic Development Grant is designed to provide a higher level of funding to assist in the implementation of larger commercial redevelopment projects. Catalytic Development Grant funds are only accessible for eligible projects through tax increment financing districts (TIDs) in which funding for this specific program has been identified in the TID project plan.

Currently, there is only Catalytic Development Grant funding in the Bronzeville TID #59 ½ mile radius: <https://city.milwaukee.gov/ImageLibrary/Groups/cityDCD/business/TIF/pdfs/TID-59-Half-Mile-Map.pdf>

The Catalytic Development Grant has the following terms:

Eligible Projects and Expenses:

- Eligible projects include major rehabilitation or new construction initiatives that involve the buildout of first-floor spaces with active (non-residential) uses.
 - Participating development projects must have overall development costs over \$5 million. Costs related to residential units within the same development can be considered for this threshold calculation, but would not be considered eligible expenses for match or reimbursement.
- The project must be “shovel-ready” to be considered for an award under this program.
- Eligible project costs include demolition, windows, façade, signage, electrical, plumbing, HVAC, framing, drywall, flooring, ceiling, and other related construction hard costs associated with the commercial space.
 - Soft costs of any kind are ineligible for grant or match consideration.
- The same ineligible costs and property types that apply to the [Commercial Revitalization Grants program](#) also apply to the Catalytic Development Grant.
 - Costs associated with the buildout of spaces to be occupied by non-profit tenants are eligible for match and grant consideration as long as the property as a whole remains taxable.
 - Projects located in tax parcels within which projects have received a grant award of a different type in the previous 12 months would be able to receive a Catalytic Development Grant.
- Grant award amount will be calculated as the lesser of \$500,000 (grant maximum) or 50% of eligible commercial space project costs. Expenses associated with residential spaces will not be considered eligible costs for this grant program.
 - Eligible project costs must total at least \$200,000 (minimum grant amount: \$100,000).
- Awarded grant funds must be matched dollar for dollar
 - For example, full reimbursement of a \$500,000 grant will require the grantee to document \$1 million in payment of total approved eligible project costs related to commercial (non-residential) improvements.

[Application form](#) requires a business plan describing products/services, anticipated tenants, hours of operation, number and type of jobs being created, a detailed project budget which shows all sources and uses of funds for the project, and a timeline for project initiation and completion. The plan should also describe the public benefit being generated in detail.

Project Consideration

- Completed applications will be reviewed by the Commercial Corridor Team and presented to the Business Resource Committee for consideration of approval or denial.
- Applications may be denied, or award amount reduced, based on alignment with the Criteria of Consideration used for the Commercial Revitalization Grants program, or if an award would leave insufficient funding for this or other grant programs.
 - Proposed uses of funds must also result in a commercial amenity or amenities that would substantially add to the well-being of the community and help to catalyze additional development nearby.

Project Implementation and Reimbursement

- A grant agreement will be executed with the developer following approval by the Business Resource Committee, which will outline grant terms, reimbursement procedures, eligible expenses, and other terms.
- Grant term will be set at 12 months from project approval, with extensions considered on a case-by-case basis.
- Grant funds would be disbursed as a single reimbursement after review of submitted invoices and proof of payment for grant and match expenses.
 - Reimbursement will also be contingent upon project completion as evidenced by issuance of a final certificate of occupancy for the commercial space in question.