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Two UP housing projects receive state funding



Gov. Whitmer (wluc)

By [TV6 News Team](#)

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Escanaba, Marquette, and Cadillac. Together, the projects will generate a total capital investment of over \$16.5 million in the state while attracting residents to their downtown communities.

The RAP program provides access to gap financing for place-based infrastructure development and real estate rehabilitation and development.

“Support for these projects in Northern Michigan underscores our commitment to our ‘Make It in Michigan’ economic development strategy’s focus on the people, places, and projects that are integral to growing Michigan’s economy,” said Governor Whitmer. “Programs like RAP help to create vibrant places that attract and retain talent, add new housing options, enable business creation and attraction, and provide resources for our Michigan communities. Let’s keep working together to get things done for our state.”

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“At the MEDC, we work alongside communities across Michigan and invest in their resilience through placemaking efforts like the RAP program, which helps to support the state’s ‘Make It in Michigan’ economic development strategy,” said the MEDC’s SVP of Community Planning and Development Readiness Michele Wildman. “These projects will add new housing and vibrancy to the downtown corridors of Cadillac, Escanaba, and Marquette.”

In the **City of Escanaba**, a vacant functionally obsolete building will be redeveloped into a new restaurant space and one-bedroom apartment, attracting foot traffic and adding vibrancy to the city’s downtown. The project builds on the city’s efforts to invest in its downtown through the recent recertification as a [Redevelopment Ready Community](#) with the MEDC and significant upgrades to the streetscapes and utilities along Ludington Street.

The project is being awarded a \$500,000 RAP grant to assist with redevelopment costs of the former mixed-use building on the site and is expected to bring a total capital investment of \$1,064,653.

Developer Curt Spaulding of Spaulding Real Estate LLC is a retired Michigan Corrections Officer





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“We are incredibly grateful for the continued support from the MEDC, particularly the \$500,000 RAP grant, which makes a project like this possible,” said James McNeil, Escanaba city manager. “Redeveloping a vacant building into a new restaurant and apartment space is exactly how we drive economic growth and enhance our downtown vibrancy. This investment, alongside our recent Redevelopment Ready Community recertification, ensures Escanaba continues to move forward.”

The City of Escanaba [first received its RRC certification](#) from the MEDC in 2017 and [regained its certification](#) in December 2024.

In the **City of Marquette**, a vacant, 8,000-square-foot building located at 401 W. Washington St. will be redeveloped to create a four-story, mixed-use development, adding 11 residential units, two commercial spaces, and lower-level indoor parking to downtown. When complete, the project will strengthen downtown Marquette by adding residential density, increasing foot traffic in the area, and supporting local businesses.

The project is being awarded a \$1.5 million RAP grant to support the cost of construction on the vacant, blighted building, and is expected to bring a total capital investment of \$4,803,602. The Marquette County Land Bank is supporting the project with a \$46,000 Blight Elimination Grant and the Marquette Brownfield Redevelopment Authority approved an Act 381 Brownfield Housing TIF Plan with an estimated value of \$1,131,825 in further support of the redevelopment.

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“The Michigan Economic Development Corporation’s \$1.5 million RAP grant is pivotal in making this downtown Marquette project a reality,” said Kovacs said. “This investment underscores the strength of collaboration between a committed local developer and dedicated state and local agencies. With this support, a long-vacant property will become a vibrant mixed-use development that delivers workforce housing and retail space, fueling economic growth and revitalizing our community. This partnership demonstrates what’s possible when public and private sectors unite behind a shared vision for Marquette’s future.”

401 W. Washington LLC, and its development partner Midwest Construction Group have extensive experience in construction, renovation, and redevelopment projects across Michigan. Their portfolio – which includes projects in Holland, Zeeland, and Hastings – reflects a strong track record of delivering high-quality developments that contribute to community and economic growth.

“This project reflects the strong momentum we’re seeing in new development and housing across Marquette County,” said Christopher Germain, CEO of Lake Superior Community Partnership. “Its location in downtown Marquette— a walkable, amenity-rich districts in the heart of the U.P.’s largest city — makes it an ideal addition to our much-needed workforce housing supply. It also demonstrates what’s possible when local and state partners work together with a shared commitment to progress. We’re grateful for the MEDC’s ongoing partnership in fostering vibrant communities and supporting transformational developments throughout Marquette County.”

Marquette [received its RRC certification](#) from the MEDC in 2021.

Since its launch in 2022, the Revitalization and Placemaking program has supported 249 total projects in communities across the state

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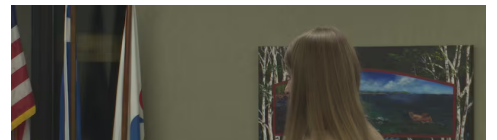


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