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Gov. Whitmer Announces 140 New Housing Units in Hastings, Coldwater Redevelopment Projects

LANSING, Mich.: Today, Gov. Gretchen Whitmer announced two redevelopment projects will receive support from the bipartisan Revitalization and Placemaking (RAP) program, creating 140 new housing units and community gathering spaces in Hastings and Coldwater. Together, the projects will generate a total capital investment of over \$34.8 million in the state while activating vacant properties and creating residential density in the communities' downtowns.

"Across Michigan, we are building affordable housing, revitalizing communities, and helping more families 'make it' in Michigan," said **Governor Whitmer**. "These new projects in Hastings and Coldwater will create good-paying jobs, activate vacant properties, enable business creation and talent attraction, and support vibrant, bustling downtowns. I'm proud of the progress we have made across Michigan to make our cities and towns better places to live, work, and play. We're just getting started. Let's keep working together to make a difference."

"Michigan communities are incredible places to live, work, and play," said **Lt. Governor Garlin Gilchrist II**. "Our RAP program has made a difference in 234 communities across Michigan since we launched it in 2022, and today's announcements build on the progress we've made to help more people in more communities 'make it' in our state. Let's keep working together to invest in people, places, and projects across Michigan."

"On behalf of the MEDC, we are pleased to work with communities across Michigan and invest in their resilience through the RAP program as part of our placemaking efforts in support of the state's 'Make It in Michigan' economic development strategy," said the **MEDC's SVP of Community Planning and Development Michele Wildman**. "We look forward to seeing how these projects bring opportunities for community gathering and small business support while enhancing the downtown areas of Hastings and Coldwater."

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



Image credit: Dixon Architecture of Ada, MI

In **Downtown Hastings**, a brownfield site of two mainly vacant parcels will be redeveloped into a new, three-story building that will add 135 rental housing units and feature a 15,080-square-foot community and arts center. Located across from the Thornapple River and bisected by the Hastings Riverwalk and Thornapple River Bridge trail that connects to the Thornapple Plaza, this project will support the downtown Hastings community by providing a walkable connection to the core downtown.

Supported by \$921,510 in RAP grant funding, the redevelopment project will bring a total anticipated capital investment of \$33,579,733. Development entity 420 E. Mills, LLC is owned and operated by CopperRock Construction, a company established in 2013 and responsible for over 60 commercial construction projects in the past three years.

As a [Certified Redevelopment Ready Community](#) since 2024, the City of Hastings is focused on adding residential density and vibrancy to its community through redevelopment projects; this project at 420 E. Mills is the community's highest priority redevelopment site. When complete, the project will address housing needs in the downtown area and provide an economic benefit to local shops and restaurants.

"At the City of Hastings, we are very thankful to CopperRock Construction for their major commitment, and to the MEDC for providing the grant that will help get the housing project done," said **Mayor David J. Tossava**. "This housing project is going to have a major impact on the citizens of Hastings and anyone who is looking for a place to live."

"This investment is an exciting step forward for downtown Hastings," said **State Representative Gina Johnsen (R-Lake Odessa)**. "By transforming underutilized property into new housing and community space, this project will help strengthen the local economy and enhance the quality of life for residents. I'm pleased to support this effort to revitalize and reinvest in our communities."

In **Downtown Coldwater**, a historic building at 22 West Pearl Street that was damaged in a 2020 fire will be redeveloped into a mixed-use building featuring five apartment units and commercial space. The commercial space will support the expansion of a local realtor group by serving as an expanded meeting space. The project will help to add residential density to the community while fueling future redevelopments downtown by serving as a model for revitalization to neighboring building owners.



The revitalization efforts are expected to result in \$1,245,127 in capital investment with the support of a \$605,636 RAP grant. Developers Grace and Noah Roberts of GNR Rentals & Real Estate, LLC have previous experience rehabilitating and operating residential rental units; this project will be their first commercial building development, and they have shared their ambitions to take on additional mixed-use and commercial development projects in the future.

"The revitalization of 22 W. Pearl Street marks another positive step forward in the improvement of downtown Coldwater by bringing much-needed housing to the district while supporting a locally rooted business that cares about our community's success," said **City Manager Keith Baker**.

"I would like to congratulate Noah and Grace on receiving the Revitalization and Placemaking grant for Coldwater," said **State Representative Jennifer Wortz (R-Quincy)**. "This redevelopment of a building in the downtown district that can provide additional housing and business space is a win-win. It's always great when we can take something old and find a new purpose and preserve a building that would otherwise sit in disrepair."

Since its launch in 2022, the Revitalization and Placemaking program has supported 234 total projects in communities across the state.