



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

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**To: Honorable Detroit City Council  
Neighborhood Advisory Councils**  
**From: Anthony Zander, Director, Civil Rights, Inclusion, and Opportunity Department**  
**Date: September 2025**  
**Re: Community Benefits Ordinance Biannual Report for Pistons Performance Facility and Headquarters**

The Civil Rights, Inclusion, and Opportunity (CRIO) Department has been given the responsibility of monitoring the Community Benefits Ordinance. The report details the developer's compliance with each Community Benefits Provision (CBP) commitment.

The **Pistons Performance Facility and Headquarters** project currently has **0** of their commitments **"Off Track"**.

Below, you will find a key to reference when reviewing "Status Update" and the total number of CBP commitments in each specific status.

Status Update	Explanation	Commitments
	On Track- Actions taken towards satisfying commitment	0
	Off Track-Commitment not fulfilled	0
	Off Track but Compliance Plan Submitted	0
	Not Started- No action taken	0
	Additional information requested	0
Complete	Commitment fulfilled	24
<b>Total Commitments</b>		<b>24</b>

Respectfully,

Anthony Zander

Director, CRIO

Conrad Mallett

Corporation Counsel

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12/30/2025

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12/29/2025



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**Biannual Community Benefits Report**

**Project Name/Location:** Detroit Pistons Performance Facility and Headquarters/ 690 Amsterdam, Detroit, MI

**Agreement Approval Date:** June 6, 2017

**Developer Name/Address** Palace Sports and Entertainment, LLC/Christman Brinker/6 Championship Drive Auburn Hills, MI

	Commitment	Findings	Status	City Department
1	PPLLC or its affiliates will facilitate within the City of Detroit at least one (1) Detroit Pistons practice per NBA season that is open to the public and free of admission costs.	PPLLC or its affiliates held a free and open practice on October 9, 2021, again in October 2, 2022, and again in 2023. The Pistons are planning on holding an additional open practice this season. The Pistons have not indicated that they will stop this practice, thus completing the provision.	Complete	Department of Neighborhoods



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2	PPLLC will use commercially reasonable efforts to include public-facing retail on the ground level of the Headquarters.	<p>PPLLC has used commercially reasonable efforts to include public-facing retail on the ground level of the Headquarters. Plum Market and Planet Fitness have opened. Completing the commitment as of 2023.</p> <p>Recently, the Plum Market has been renovated to include a Pistons Team Store.</p>	Complete	<p><b>Planning and Development Department</b></p>
3	The Headquarters shall include a parking structure that will be sufficient size to accommodate all anticipated PPLLC employees and visitors.	The headquarters includes a parking structure of 370 parking spaces, sufficient to accommodate all anticipated PPLLC employees and visitors and completing this provision.	Complete	<p><b>Department of Public Works</b></p> <p><b>Municipal Parking Division</b></p> <p><b>Buildings, Safety Engineering and Environment Department</b></p>



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4	PPLLC will make commercially reasonable efforts to minimize any negative impact to the post-construction parking situation of the neighborhood surrounding the Headquarters.	PS&E worked with DPW, retailers and Midtown Inc. on a street parking and metering plan. There is metered street parking surrounding the facility as well as a garage for visitors. This provision was considered complete following the end of construction in early 2020.	Complete	<b>Department of Public Works</b>  <b>Municipal Parking Division</b>  <b>Buildings, Safety Engineering and Environment Department</b>
5	In the event that temporary street closures are required, PPLLC will work with the city to notify surrounding residents of such closures to help minimize any impact.	Following the completion of construction in 2020, there have been no needs for major road closures surrounding the facility. This commitment is considered complete.	Complete	<b>Department of Public Works</b>  <b>Municipal Parking Division</b>  <b>Buildings, Safety Engineering and Environment Department</b>
6	PPLLC will cooperate with the City to comply with all local laws regarding exterior lighting and signage related to the Headquarters.	PS&E has received no tickets or violations. Inspectors of the Detroit Buildings Safety, Engineering, and Environmental department have confirmed.	Complete	<b>Buildings, Safety Engineering and Environment Department</b>



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7	<p>PPLLC and its affiliate, the Detroit Pistons Foundation ("DPF"), will continue to engage the Detroit Public Schools Community District ("DPSCD") and its students through its grantees and non-profit partners, including but not limited to: DPF is to assist City Year expand programming from 7 to <u>15</u> schools over the next two (2) years.</p>	<p>The Pistons have continued to engage with DPSCD students through City Year. City Year is currently in 11 schools, and with the support PS&amp;E and other t it was able to expand to an additional K-8 school. The Pistons continue to grant City Year \$150,000 per year and assisted them to obtain an additional grant of \$50,000 through the NBA Foundation.</p> <p>The aforementioned activities complete the provision.</p>	Complete	<p><b>Detroit Public Schools Community District</b></p>



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8	<p>PPLLC and its affiliate, the Detroit Pistons Foundation ("DPF"), will continue to engage the Detroit Public Schools Community District and its students through its grantees and non-profit partners, including but not limited to: DPF's annual scholarship competitions to include Detroit Public Schools Community District students.</p>	<p>PS&amp;E hosted its 17th Annual Black History Month Scholarship Event with Rick Mahorn in early March 3, 2022. The event featured 7 high school seniors from 5 schools, including 3 DPSCD schools, competing for over \$100,000 in scholarships and prizes. The judges included Pistons Legend Rick Mahorn, Pistons Legend Earl Cureton, Milk Means More Executive Aaron Scott, Priority Health Executive Shannon Wilson, Huntington Executive Latrice McClendon, Fox 2s Josh Landon.</p> <p>February 16, 2023, PS&amp;E hosted the 18th Annual Black History Month Scholarship Event. The event featured 11 Detroit High Schools, with 19 students competing for \$100,000 in scholarship prizes. The judges included Pistons Legends Rick</p>	Complete	<p><b>Detroit Public Schools Community District</b></p>
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		<p>Mahorn and Earl Cureton, Executives from Consumer’s Energy, United Dairy, Stackwell, and correspondents from Fox2, MLive and ESPN.</p> <p>The Pistons will continue to support DPSCD but the aforementioned activities complete this provision.</p>		



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9	PS&E will ensure, or cause its affiliate PPLLC to ensure, that at least fifty-one percent (51%) of the workforce related to construction of the Headquarters are City residents and that City residents perform at least 51% of the hours worked on construction of the Headquarters in accordance with the requirements of Executive Order 2016-1.	<p>PS&amp;E has completed construction and due to construction completion, Executive Order 2016-1(now known as 2021-2) is no longer applicable and PS&amp;E has completed the requirements for this commitment and therefore this commitment is no longer applicable.</p> <p>PS&amp;E Executive Order Findings: Construction Complete in February 2020            Total Hours: 203,721            Qualified Hours: 28,843            Total Percent Qualified: 10%            Total Contribution Amount Paid: \$94,389.72</p>	Complete	<b>Civil Rights, Inclusion and Opportunity Department</b>
10	PS&E use its best efforts, or cause PPLLC to use its best efforts, to ensure that at least thirty percent (30%) of the total dollar value of contracts related to the construction of the Headquarters are awarded to Detroit Based	PS&E have completed construction and therefore this commitment is no longer applicable.	Complete	<b>Civil Rights, Inclusion and Opportunity Department</b>





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	Business or Detroit Headquartered Businesses			
11	PS&E shall employ a minimum of 150 Full-Time Jobs at the Headquarters by December 31, 2019	In August 2023 it was reported that there are 280 jobs at the facility. 54 of those jobs are held by Detroiters. Staff directory: <a href="https://www.nba.com/resources/static/team/v2/pistons/files/21-22_media_guide.pdf">https://www.nba.com/resources/static/team/v2/pistons/files/21-22_media_guide.pdf</a>	Complete	<b>Civil Rights, Inclusion and Opportunity Department</b>
12	Developer has created and submitted an initial City of Detroit Residential Employment Plan with this Agreement in a form and with sufficient information reasonably acceptable to the City.	PS&E has submitted to the Civil Rights, Inclusion and Opportunity Department the Detroit Residential Employment Plan as part of the developers PA 210 Tax Abatement.	Completed	<b>Civil Rights, Inclusion and Opportunity Department</b>



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13	Will provide the City, at least once per year and starting on or before February 15, 2020, with anonymized data about the number of persons PS&E has employed at the time of reporting who are Detroiters.	In August 2023 it was reported that there are 280 jobs at the facility. 54 of those jobs are held by Detroiters.  CRIO will continue to monitor the Pistons job numbers for the duration of its tax abatement commitments. However, for the purposes of this agreement, the commitment is being marked complete.	Complete	<b>Civil Rights, Inclusion and Opportunity Department</b>
14	PS&E will work closely with the City to publicize relevant PS&E job openings. This includes holding one career or contracting fair where interested Detroiters can learn more about the types of jobs and contracting opportunities that exist within PS&E and can apply for any such available jobs.	PS&E continues to work closely with the city to publicize relevant job opening. During construction PS&E held two contracting and career fairs. The Pistons continue to publicize jobs, completing the provision.	Complete	<b>Detroit at Work</b>
15	PS&E will also work with local private sector and non-governmental entities to publicize relevant PS&E job openings.	PS&E publicizes jobs on Teamwork Online, a sports jobs website, Detroit at Work, and Handshake, the career website used by Wayne State University.	Complete	<b>Detroit at Work</b>



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		These efforts complete the provision.		
16	When appropriate, PS&E will partner with the City and workforce development agency to promote the hiring, training and employability of Detroit residents, consistent with State and Federal law.	<p>PS&amp;E has an established collaboration with Detroit At Work, a workforce and professional development organization that is the subsidiary for Michigan Works in the City of Detroit. Moreover, The Pistons have an agreement to ensure that open positions are posted on the MI talent bank to target Detroiters and Michiganders for employability consistent with State and Federal Law.</p> <p>PS&amp;E also has collaborations with the following local universities to broaden recruitment efforts and strategy: (1) Wayne State University (Mike Ilitch School of Business) – Recruitment strategy via job fairs and</p>	Complete	<b>Detroit at Work</b>



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		internship program; (2) University of Michigan (Dearborn) – Recruitment strategy via job fairs and internship program; and (3) College of Creative Studies – consistent pipeline for Marketing & Creative team via job fairs.  The City of Detroit will continue to encourage the Pistons to		
17	PS&E will make a one-time donation of \$100,000 to the Detroit Employment Solutions Corporation, a Michigan domestic nonprofit corporation, in support of workforce development opportunities for City of Detroit residents.	In November of 2017, PS&E donated to the Detroit Employment Solutions Corporation to support workforce development completing this commitment.	Complete	<b>Detroit at Work</b>



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18	<p>PS&amp;E will work with the City of Detroit Mayor's Office and the Detroit City Council to provide mentorship opportunities for young residents of the City of Detroit.</p>	<p>PS&amp;E focused primarily on four mentorship programs this basketball season.</p> <p>First, PS&amp;E created a mentoring program called Beyond the Baseline: a schoolyear long mentoring program that focuses on exposure and preparation of participants to post-secondary opportunities, specific to careers in sports. 30 students from Martin Luther King, Jr. Senior High School were able to participate in 1 on 1 mentoring with Pistons employees, discussions with Pistons departments, and job shadowing at Motor City Cruise G-League games.</p> <p>Second, PS&amp;E supported the Jalen Rose Academy to better support student needs financially as well as experientially through</p>	Complete	Mayor's Office
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		<p>introducing the students to careers in sports.</p> <p>Third, Girls Dream Big Summit hosted 100 middle and high school girls from various groups across the Detroit area to highlight the success of local women leaders and empower all attendees. The summit incorporated current trends in leadership, communication, financial literacy, and diversity through enriching breakout sessions.</p> <p>Finally, PS&amp;E created the Detroit Pistons Youth Council, a leadership development program consisting of youth from the metro Detroit area. These youth are selected, by application, to provide counsel, feedback, and support to the Detroit Pistons organization and to create/participate in a variety of projects and community initiatives.</p>		
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19	<p>PS&amp;E will participate in the Grow Detroit's Young Talent ("GDYT") Summer Jobs program for 2017, as well as donate \$ 100,000 to GDYT in 2017. Subject to an annual evaluation of the GDYT's program by PS&amp;E to ensure the program's mission and that of PS&amp;E continue to align, PS&amp;E will continue to participate in summer jobs program, as well as make an annual donation of \$100,000 to GDYT for as long as PS&amp;E deems fit.</p>	<p>PS&amp;E made the required commitment of \$100,000 contributions to GDYT in 2017 and 2018, which supported the employment, growth, mentorship of 55 GDYT participants, and completing the provision.</p> <p>In 2017, 3 participants were employed at PS&amp;E and the remainder work with our nonprofit partner, Detroit PAL.</p> <p>In 2018, all 55 participants were employed at PS&amp;E nonprofit partners, including Detroit PAL, S.A.Y. Detroit Play Center, and the Detroit Symphony Orchestra.</p> <p>While the City will encourage the Pistons to continue their work with GDYT, the commitment, as written, is complete.</p>	Complete	<b>Detroit at Work</b>



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20	Beginning in 2017, PS&E will invest a total of \$2,500,000 over six (6) years in the construction, renovation and refurbishment of over 60 community recreational basketball facilities in the City of Detroit in cooperation with the City of Detroit Parks and Recreation Department.	The Pistons completed renovations of over 60 basketball courts before their deadline of the end of the 2024 season. This was considered complete in September 2023.	Complete	<b>General Services Department</b>
21	Beginning with or during the 2017-18 NBA season and continuing for at least six (6) years, PS&E will host at least two (2) free annual youth basketball camps, clinics or other events for City of Detroit.	The Pistons have continued to operate the Pistons Neighbors program and have expanded the partnership to include the Detroit Parks Coalition. In the summer of 2023, the Pistons expanded the program to include 10 Detroit City parks. Although the Pistons continue their outreach efforts, for the purposes of the community benefits agreement, this commitment was marked complete following the 2023-2024 NBA season.	Complete	<b>Department of Neighborhoods</b>





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22	Beginning with (or during) the 2017-18 NBA season and continuing for six (6) years, PS&E will develop a program to enable City of Detroit youth and other residents to attend Detroit Pistons NBA basketball games in support of an in connection with community educational programs and initiatives, including by making available twenty thousand (20,000) tickets per season for regular season games, free of charge to City of Detroit youth and other residents.	Over the previous six seasons, the Pistons have provided 174,945 tickets to City of Detroit youth and other residents. In addition to these tickets, the Pistons also provided over 14,000 tickets to Motor City Cruise G League games. This commitment was marked complete following the conclusion of the 2023-2024 NBA season.	Complete	<b>Department of Neighborhoods</b>
23	PS&E will appoint and maintain a liaison to meet, communicate and engage regularly with the Events Center Neighborhood Advisory Committee.	PS&E has appointed Richard Haddad and Micaela Reardon as representatives Contact: <a href="mailto:RHaddad@pistons.com">RHaddad@pistons.com</a>	Complete	<b>Planning and Development Department</b> <b>Department of Neighborhoods</b>
24	PS&E and the City each designate the official representative for purposes of administering the terms of the Agreement.	PS&E has designated Richard Haddad and Micaela Reardon as representatives Contact: <a href="mailto:RHaddad@pistons.com">RHaddad@pistons.com</a>	Complete	<b>Planning and Development Department</b> <b>Department of Neighborhoods</b>



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