



COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVENUE, SUITE 1240

DETROIT, MICHIGAN 48226

PHONE: 313.224.4950

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To: Honorable Detroit City Council  
Neighborhood Advisory Councils

From: Anthony Zander, Director, CPIO

Date: December 2025

**RE: Community Benefits Ordinance Biannual Report - *Executive Summary***

The Civil Rights, Inclusion, and Opportunity (CPIO) Department has been given the responsibility, under Ordinance 2021-4, of monitoring Community Benefits Agreements (CBA). The Community Benefits Ordinance (CBO) requires a compliance report be submitted to City Council and each NAC associated with a Tier 1 Project within the City of Detroit. The following report details compliance with Each Community Benefits Provision commitment.

**Fourteen** projects are currently in the enforcement phase and included in this report.

1. Herman Keifer (2017)  
Commitments: 12  
Commitments "On track": 4  
Commitments "Completed": 3  
Commitments "Not Started": 1  
Commitments "Off Track": 4
  
2. Book Building and Tower (2017)  
Commitments: 20  
Commitments "On track": 5  
Commitments "Completed": 15  
Commitments "Not Started": 0  
Commitments "Off Track": 0  
  
Monroe Block aka Development at Cadillac Square (2017)  
Commitments: 26  
Commitments "On track": 12  
Commitments "Completed": 3  
Commitments "Not Started": 11  
Commitments "Off Track": 0
  
3. Detroit Pistons Performance Facility and Headquarters (2017)  
Commitments: 24  
Commitments "Completed": 24
  
4. Michigan Central Station (2018)  
Commitments: 43



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Commitments "Completed": 43

5. Lafayette West (2018)

Commitments: 55

Commitments "On Track": 39

Commitments "Completed": 15

Commitments "Not Started": 1

Commitments "Off Track": 0

6. Midtown West Wigle (2018)

Commitments: 23

Commitments "On Track": 11

Commitments "Completed": 8

Commitments "Not Started": 4

Commitments "Off Track": 0

7. Fiat Chrysler Automotive aka Stellantis (2019)

Commitments: 67

Commitments "On Track": 7

Commitments "Completed": 60

Commitments "Not Started": 0

Commitments "Off Track": 0

8. Hudson's (2019)

Commitments: 22

Commitments "On Track": 15

Commitments "Completed": 7

Commitments "Not Started": 0

Commitments "Off Track": 0

9. Mid (2019)

Commitments: 26

Commitments "On Track":

Commitments "Completed": 0

Commitments "Not Started": 26

Commitments "Off Track": 0

10. Michigan and Church (2021)

Commitments: 62

Commitments "On Track": 9

Commitments "Completed": 52



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Commitments "Not Started": 1  
Commitments "Off Track": 0

11. Fisher Body 21 (2022)

Commitments: 41  
Commitments "On Track": 19  
Commitments "Completed": 1  
Commitments "Not Started": 21  
Commitments "Off Track": 0

12. The District Detroit (2023)

Commitments: 100  
Commitments "On Track": 36  
Commitments "Completed": 14  
Commitments "Not Started": 50  
Commitments "Off Track": 0

13. Hotel Water Square (2024)

Commitments: 35  
Commitments "On Track": 26  
Commitments "Completed": 7  
Commitments "Not Started": 2  
Commitments "Off Track": 0

14. The Future of Health (2024)

Commitments: 64  
Commitments "On Track": 53  
Commitments "Completed": 2  
Commitments "Not Started": 9  
Commitments "Off Track": 0

Respectfully,

Anthony Zander

Conrad Mallett

Director, CPIO

Corporation Counsel

DocuSigned by:

A handwritten signature of Anthony Zander in blue ink.

12/30/2025

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DocuSigned by:

A handwritten signature of Conrad Mallett in blue ink.

12/29/2025

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