



Request for Discussion Regarding Community Benefits Framework - Project Flex

13 messages

Maria Poyer

Sun, Jun 7, 2026 at 9:59 PM

To: J Dolan <[REDACTED]@lyontwp.org>, Michele Cash <[REDACTED]@lyontwp.org>, [REDACTED] <[REDACTED]@lyontwp.org>, [REDACTED] <[REDACTED]@lyontwp.org>, [REDACTED] <[REDACTED]@lyontwp.org>, [REDACTED] <[REDACTED]@lyontwp.org>
Cc: "Shaughnessy, Amanda" <[REDACTED]>, "Bayram, Benjamin" <[REDACTED]>, "Holton, George R." <[REDACTED]>, "Piccinini, Adorno" <[REDACTED]>

Dear Members of the Lyon Township Board of Trustees,

On behalf of the Project Flex development team, I am writing to request a working discussion with the Board about a community benefits framework for the project. Project Flex will deliver substantial benefits to Lyon Township, and we want to build on that by responding directly to the concerns residents have raised. Our goal is a constructive, collaborative partnership with the Township and its residents. We previously shared examples of community benefit frameworks used in other Michigan communities, including Saline Township and Van Buren Township, and requested an opportunity to discuss whether a similar framework could be beneficial here, but we have not yet received a response from the Township. We are following up now because we continue to believe a collaborative framework is the best path forward for the project, the Township, and residents. We recognize the position the Township is in. Although the project is a permitted use under the zoning ordinance, we understand the Board is hearing ongoing concerns from residents regarding the development.

We have heard many of those same concerns directly, and we want to work collaboratively with the Township to address them in a practical and meaningful way. Our aim is to avoid unnecessary conflict and to establish a constructive path forward that allows the project to proceed while ensuring the Township and its residents benefit from a development of this scale.

If the Board is amenable, we would welcome an initial coordination meeting between Township counsel, a representative of the Board, counsels for the development team and landowner, and a principal representative of Project Flex to discuss potential concepts and identify areas of alignment. We are flexible as to timing and format and are available any day over the coming week at the Township's convenience. This meeting would be informational and preliminary in nature only, intended to allow both parties to better understand potential community benefit concepts, operational commitments, implementation considerations, and legal framework options. No formal action or commitments would be requested or made during such discussions.

Any proposed agreement or community benefits framework would ultimately be subject to public review, discussion, and consideration through the Township's normal public process at an open public meeting. We recognize and respect the Township's obligations regarding transparency and public communication and are supportive of the Township disclosing any information it deems appropriate regarding the project and related discussions.

As designed, Project Flex already delivers substantial benefits to Lyon Township, local schools, and Oakland County, including significant long-term tax revenue, hundreds of quality permanent jobs and 1,500 to 2,000 union construction jobs during development, and the New Hudson Drain improvements, which advance the Township's planned ring road, help relieve traffic along Milford Road and solve flooding concerns for neighboring property owners. The current site plan also builds in operational

standards designed to make the project a good neighbor, including water-efficient closed-loop cooling, no diesel generators, noise mitigation, enhanced setbacks, and landscaping that exceeds code.

The concepts below are offered in addition to those benefits, not in place of them. Each is meant to respond directly to concerns we have heard from residents and the Board, and the list is a starting point, not a final or exhaustive set of terms. We would welcome the opportunity to hear the Township's own priorities and to shape these commitments around what matters most to the community.

With that in mind, examples of concepts the development team would be prepared to discuss, and to refine together with the Township, include:

Local partnership

- Establish ongoing Township / Project Flex coordination, including a standing point of contact and regular operational coordination meetings, so the Township and residents have a continuous channel for input throughout construction and operations
- Commit to measurable local hiring, including at least one local job fair, and establishing a target of construction work awarded to local and regional contractors, and priority recruitment of Lyon Township and Oakland County residents for permanent operations roles

Community investment

- Establish a Township-administered Community Infrastructure & Resiliency Fund of \$5M, with priorities set by the Township and residents, to support parks, recreation, environmental improvements, infrastructure resiliency, and community enhancement initiatives, including the opportunity to fund a signature community project of the Township's choosing
- Establish a Township-administered Public Safety Fund of \$2M for fire protection equipment, EMS support, hazmat response capabilities, radios, training, emergency preparedness, and related infrastructure
- Establish an Education & Workforce Training Fund of \$3M to support local schools, skilled trades programs, and workforce development initiatives

Neighbor protections

- Maintain operational sound levels not to exceed 60 dB(A) during daytime hours and 50 dB(A) during nighttime hours at residential property lines during standard operations, together with post-construction acoustic verification studies confirming compliance
- Provide downward-directed, shielded lighting designed to minimize offsite glare, light trespass, and spillover, consistent with the approved photometric plan and applicable Township lighting standards
- Provide enhanced berms, evergreen screening, setbacks, landscaping, and visual buffering around the campus perimeter and mechanical equipment areas
- Commit to low-water-use closed-loop cooling systems and avoidance of high-water-use evaporative cooling tower technologies

Infrastructure and environment

- Complete required drain, stormwater, roadway, and related infrastructure improvements associated with the development
- Modify Pond C and related stormwater infrastructure to align with applicable FAA coordination requirements, with potential solutions including a dry detention / dry sump design and wildlife mitigation measures intended to reduce standing water and potential wildlife attraction concerns
- Implement appropriate monitoring of project stormwater discharge systems in coordination with applicable regulatory requirements and Township engineering review

- Coordinate with applicable GLWA infrastructure requirements and implement ongoing stormwater system monitoring and maintenance

Thank you for your time and consideration. Members of the development team will be in Lyon Township throughout this week and are available to meet at the Board's convenience to discuss the concepts outlined above.

Regards,



Maria Poyer (She/Her)

Head of Acquisition

[REDACTED] | [REDACTED] | [REDACTED]

Maria Poyer [REDACTED] Mon, Jun 15, 2026 at 2:20 PM
To: J Dolan <[REDACTED]@lyontwp.org>, Michele Cash <[REDACTED]@lyontwp.org>, "[REDACTED]@lyontwp.org"
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Cc: "Shaughnessy, Amanda" <[REDACTED]>, "Bayram, Benjamin" <[REDACTED]>,
"Holton, George R." <[REDACTED]>, "Piccinini, Adorno" <[REDACTED]>, Brian Keesey
<[REDACTED]>

Dear Members of the Lyon Township Board of Trustees,

I wanted to briefly follow up on my prior email regarding a discussion on a community benefits framework for Project Flex. I will be in Lyon Township this week and remain available should the Board have interest in meeting. At your convenience, I would appreciate confirmation that my prior email was received.

Thank you for your time and consideration.

Sincerely,

[Quoted text hidden]

Lise Blades <[REDACTED]@lyontwp.org>
To: Maria Poyer [REDACTED]

Mon, Jun 15, 2026 at 2:37 PM

I received your previous email.
Lise Blades

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