

Our Commitments to Lyon Township

July 6, 2026 Board of Trustees Meeting

Good evening, Supervisor Dolan, Trustees, and members of the community.

My name is Maria Poyer. I represent Verrus, the developer behind Project Flex, and I have been our team's primary point of contact with Lyon Township for over a year. I am here tonight because the residents of Lyon Township deserve to know what Verrus has put on the table.

On June 4, we presented a voluntary Community Benefits Framework privately to Township officials. On June 7, we submitted it in writing to every member of this Board and requested a working discussion. Tonight, we are making that framework public. The full letter is available now at projectflexmi.com.

The framework includes approximately \$10 million in voluntary, Township-administered community investments: a \$5 million Community Infrastructure and Resiliency Fund, a \$2 million Public Safety Fund, and a \$3 million Education and Workforce Training Fund, with priorities set by this Board and by residents.

It also commits Verrus to local hiring, a community job fair, ongoing Township coordination, and enforceable neighbor protections on noise, lighting, landscaping, water use, and environmental stewardship.

And we are prepared to go further on accountability: we will commit to implementing permanent, publicly accessible monitoring of noise and water use, so residents can continually verify our performance rather than take our word for it.

Months ago, we shared examples of community benefit frameworks from other Michigan communities, including Saline and Van Buren townships, and asked to discuss whether a similar approach could work here. That invitation stands tonight.

This is not a last-minute offer. This is not a reaction to any proceeding before this Board tonight. This is a good-faith commitment that has been ready and waiting since June 7.

Project Flex will already deliver substantial benefits to this community. Approximately 210 permanent jobs. Up to 2,000 union construction jobs during development. Roughly \$300 million in projected tax revenue over 17 years for the Township, schools, Oakland County, and regional services.

And every dollar of that comes without any local tax break. Verrus has not asked for, and is not seeking, any local tax abatement or incentive for this project. We pay full freight.

We are committing to design choices that make Project Flex better for the community and the environment, including using 99% less water for cooling than legacy design data centers.

Project Flex will have no backup diesel generators, other than for life safety as required by fire code. We have not applied for a single backup generator permit. Our backup power comes from quiet, zero-emission battery systems instead. That is a design commitment, and we will put it in writing in any agreement with this Township.

But we want to go further. Because Verrus is committed to Lyon Township not just during development, but as a long-term member of a vibrant and growing community.

We know residents in this room have real concerns about noise, battery safety, water use, and property values. These are not unreasonable concerns. They deserve real answers and real commitments, and this framework exists because of them. We are not asking you to trust us. We are asking for the chance to earn that trust, on the record, with commitments this community can hold us to.

We are ready to sit down with this Board, Township counsel, and community stakeholders at any time.

Verrus intends to be here long after the last piece of construction equipment leaves this site. We will be your neighbor, your taxpayer, your employer, and your partner for decades to come.

We hope this Board and this community will take us up on that.

Thank you.