

GENERAL – Related Q&A

This project is 1.8 million square feet. Larger than 12 oaks mall at 1.7 million square feet. Do you feel that it is appropriate for this location?

Answer: Twelve Oaks Mall is a large building approximately 1.5M square feet and sits on twenty acres. Project Flex consists of six separate buildings about 306,000 square feet each that, in total, is 1.8M square feet on 172 acres. Project Flex is not a single building.

After hearing from your residents, does the township have the ability to rescind the approval?

Answer: No. The Township Planning Commission approved the Site Plan with conditions. The applicant must meet those conditions.

Is the Q&A on the 22nd at the High School going to be taped and televised like the Township meetings are? It really needs to be.

Answer: Yes. That meeting was live-streamed and recorded and is currently available to view on the Township's YouTube page - [Link found here](#).

Why was the event on the 22nd scheduled during Kindergarten Welcome Night? Parents should not have to decide between watching their babies see their school for the first time and civic duty. Also: Why can't I get an answer from the Township as to whether the meetings on the 15th and 22nd at South Lyon East High School in regard to the proposed data center is it going to be taped and available on You Tube? Another attempt to keep information from the public?

Answer: The Jan 22nd meeting date was set based on availability of the subject matter experts, panel members, and scheduling of the auditorium at SL East High School. There was no knowledge in advance of a Kindergarten Welcome Night. The township did announce, prior to the meeting, that it would be recorded and posted to the Township YouTube channel.

What recourse does the Township have when it becomes clear that Verrus is lying in their plans?

Answer: All applicants for a Site Plan Review must complete a Site Plan Application that includes an Applicant's Endorsement that is signed by the applicant. The wording is as follows:

APPLICANT'S ENDORSEMENT: All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information in this application and the Zoning Ordinance has been submitted. I further acknowledge that

the Township and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this site plan application.

Remedies for violations of the Zoning Ordinance provisions are set forth in Chapter 48, Article 11.00 of the Lyon Township Code of Ordinances.

When was Project Flex first discussed? Why was it labeled “Flex”? Were non-disclosure agreements signed? and what tax abatements are planned?

Answer: Ms. Poyer with Verrus has stated that Verrus first met with Walbridge in February 2025. First contact with the Township occurred when Verrus and Walbridge requested a pre-application meeting in June 2025. On August 7, 2025, the Township received the Site Plan Application. Public notice was made when the Planning Commission meeting agenda and supporting documents were added to the Township website. The Planning Commission learned of the project when the agenda and meeting packet information was sent via email to them. The DDA Board first learned of the project at their August 12, 2025, meeting - report provided by the Township Planner. The Township Board learned of the project at their October meeting when the PC Liaison shared that the PC had conditionally approved the project. The DDA Board at their October 2025 meeting was given a presentation by Verrus.

Answer: Project Flex was named by DTE. The application submitted to the Township noted “Project Flex”.

Answer: No Non-Disclosure Agreement (NDAs) were signed by the Township.

Answer: No requests for abatements to the Township have been made by Verrus. Walbridge had requested that the township consider abatements for projects greater than a \$250 Million investment, but no action has been taken concerning that request.

Is there conflict of interest having a Walbridge executive sitting on our DDA and being the principal signer of the application for "Project Flex"? If so, will it require a re-application for the project?

Answer: There is no conflict of interest as the DDA Board is comprised of downtown stakeholders and a representative of Walbridge has sat on the board since the early 2000s because with over 500 acres, they represent the largest stakeholder in the DDA. Based on PA 57 of 218, the law that regulates Downtown Development Authorities with Tax Increment Financing, a stakeholder can be a property or business owner, an employee to a business in the DDA or a township resident with at least one board member living in the DDA district. There may be an occasion when a DDA Board member should recuse themselves if there is a conflict of interest however, in the case of the Project Flex Site Plan Application for the data center, the DDA Board had NO decision making power on the project's approval or denial and so there was no reason for Board Member Piccinni, representing Walbridge to recuse himself because there was no vote by the DDA board taken. There is no reason for the applicant to reapply.

When did the first conversation happen between Verrus and Walbridge, between Walbridge and the DDA, between the DDA and the Planning Committee, and the Planning Committee with the Board? Please have each entity involved state when they first discussed the project.

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