



Project Flex Study Meeting

January 2026

Q: What makes Project Flex different?

A: Flex takes a next generation approach to data centers that:



Consumes 99% less water than legacy design data centers through closed-loop cooling and seasonal spray misters.



Uses **battery energy storage systems (BESS)** rather than **diesel generators** as primary backup power, for a safer, cleaner, quieter, more energy-efficient approach.



Supports “keeping the lights on” for everyone by using data center batteries to act as automatic “shock absorber” for the electric grid. The data center responds in seconds to reduce power demand when the grid is most strained.



Helps utilities **keep overall energy rates in check for all customers**, benefiting local residents and businesses alike. By helping pay for the existing grid less is needed from current customers to maintain the grid. Also **avoids need for new “peaking” power plants**.



Support local schools and township infrastructure with **sizable property tax contributions**



Q: What are some common questions and concerns?

A: We have seen hundreds of questions arise across social media, township meeting videos and in the township portal. While we know we will not likely change everyone's mind tonight, we are committed to answering your questions. Some of the common themes have emerged that we want to cover today include:

- **What does it look like?**
 - Site and project history
 - Project details and appearance
 - Lighting
 - Landscaping
 - Building height and code comparison
- **How is it a more sustainable approach to data centers?**
 - Water consumption and treatment
 - Energy rates and reliability
 - Emissions and generators
- **What makes it safer and quieter?**
 - Noise levels
 - Traffic
 - Airport / school proximity
 - Safety
- **What are the community benefits?**
 - Tax revenue
 - Jobs
 - Contribution to offsite work with roadway and drain

Q: What is the history of Walbridge in Lyon Township?

1

Walbridge has been part of the Lyon Township community for 42 years supporting meaningful growth for the community

2

Walbridge has owned the 172-acre site since 1984 when it purchased the land from a predecessor company

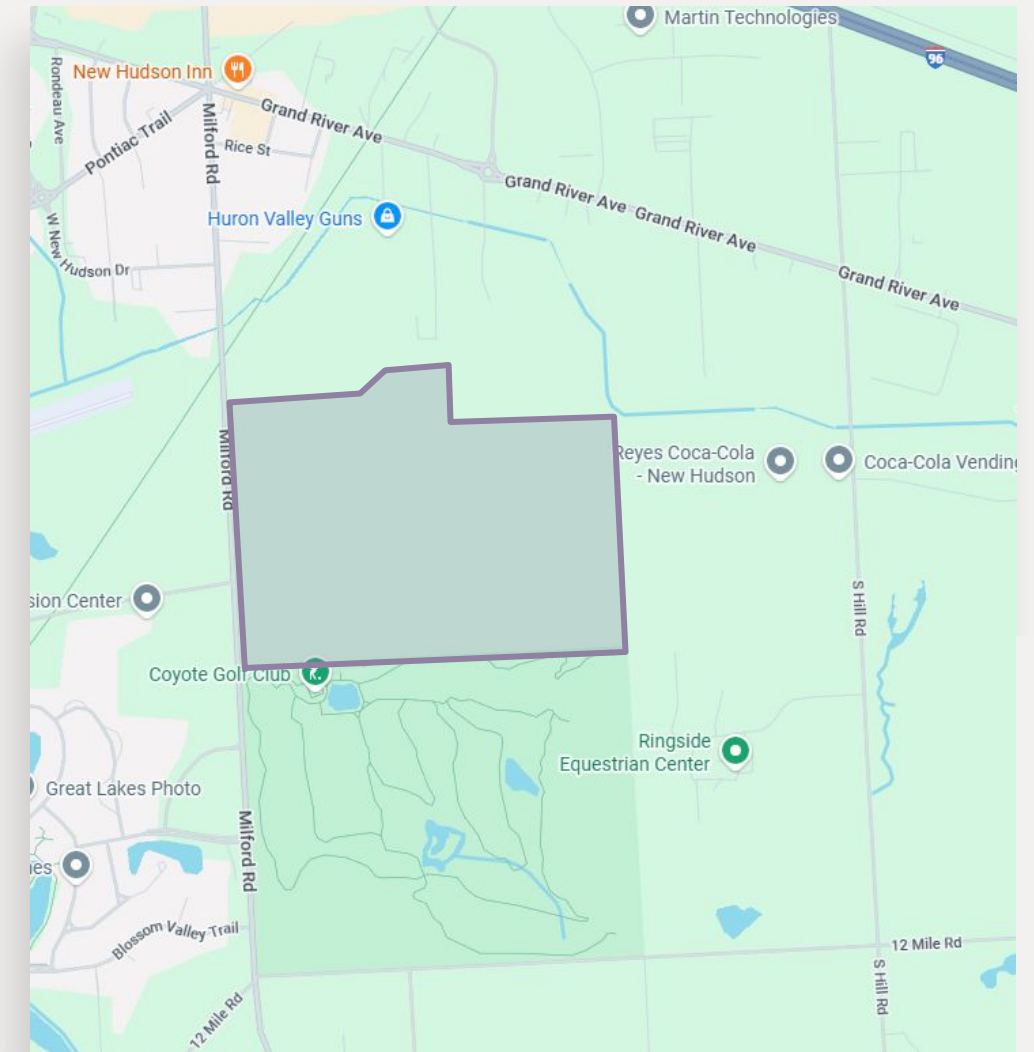
3

Attracted 5 new corporations by developing South Hill Business Parks East and West

- Magna
- Webasto
- Export
- Reyes
- Coca-Cola
- Design Group

Q: What project site zoning was already in place?

1. The site has been **zoned for industrial use since 1957**. Previously owned by Chrysler for proposed automotive manufacturing facility.
2. **Data centers** have been a permitted use in the industrial districts **since 1992**. The project complies with existing zoning and does not require rezoning.
3. The conditionally-approved site plan required **no variances**.
4. Site is much **further setback** from property lines than required and is well under the allowed building height.
5. All application documents and meeting minutes were **publicly filed and remain available** on the Township's website.

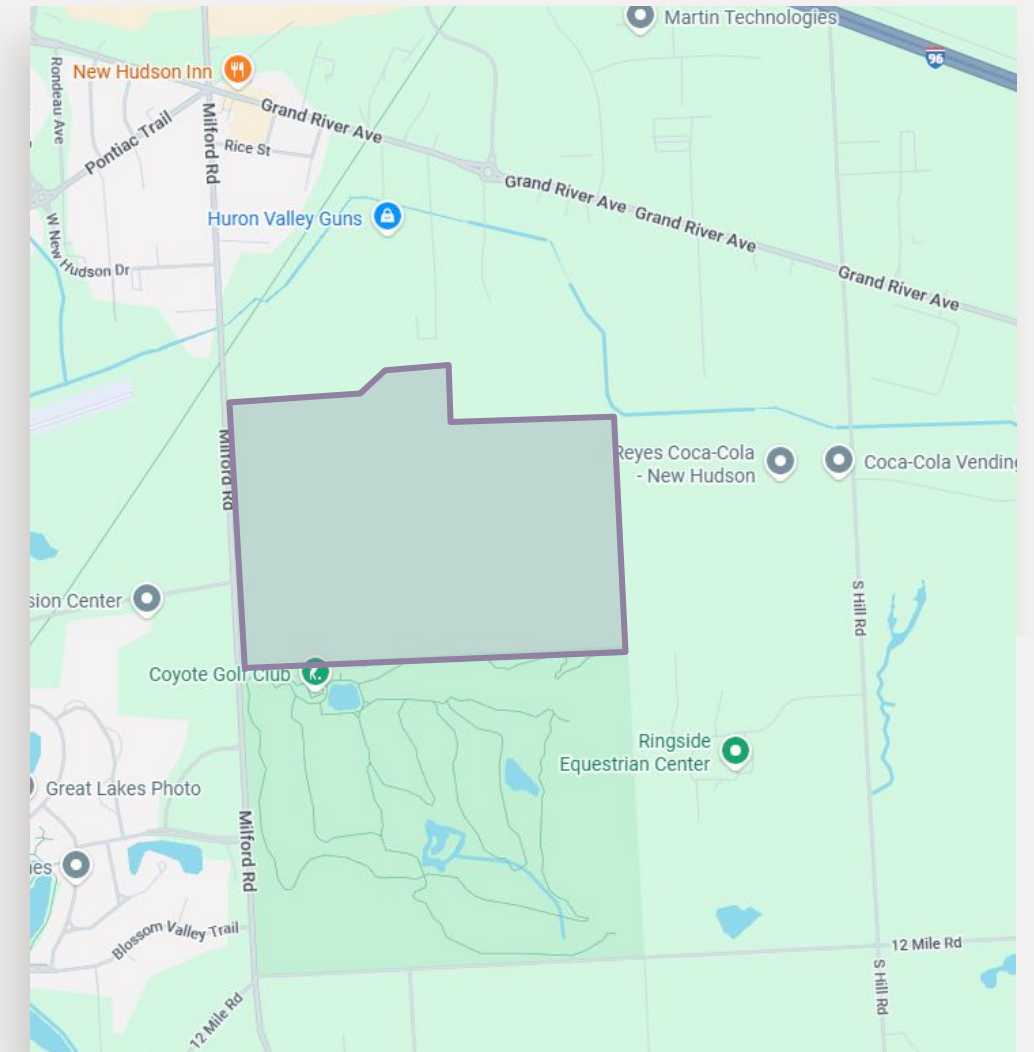


Project Site Location

East of Milford Road
West of Hill Road
South of Grand River Avenue

Q: How is the site plan approval process being followed to meet all requirements?

1. VerrusTM coordinated with the Detroit Regional Partnership and held standard pre-application meetings with Township staff and Planning Department prior to submitting site plans for review.
2. The project **followed all standard site plan review processes** and received conditional site plan approval from the Planning Commission.
3. The Planning Commission conditional approval occurred at a public meeting on Sept. 8, 2025. All required protocols were followed, including **proper submittals, public posting of materials, and full compliance with zoning ordinances.**
4. **No NDAs have ever been requested of township officials** or anyone involved in reviewing or approving the site plan or zoning.



Project Site Location

East of Milford Road
West of Hill Road
South of Grand River Avenue

Q: What kind of Lyon Township infrastructure upgrades have already been done by the developers?

A: Walbridge has contributed to major road and infrastructure upgrades in Lyon Township since 1984

Partially
financed
wastewater
treatment plant
and township
wide sanitary
main

Engineering
expertise for
planning of new
Ring Road and
Hudson Drain

Improved
drainage
systems on
Walbridge
property to
improve
floodplain

Funded and
completed
engineering and
construction of 1
mile of New
Hudson drain to
beginning of
bypass section

Secured DRP
grant to
engineer the
New Hudson
Drain (Milford
Road to
Martindale)

Pursuing
funding to clean
the New Hudson
Drain, complete
Milford Crossing
and finish the
Ring Road

Q: What will Project Flex look like?

A: See the building view from inside campus.



Q: Will the project be screened from the road?

A: Yes, see the planned view from outside the campus on Milford Road.



Q: How was Project Flex designed deliver on green building strategies while also blending with the existing site?

A: With larger setbacks, higher berms and leading certifiable green building design methods

We understand that for residents who live nearby, an important concern is what the project site will look like from surrounding roads and properties. Project Flex is intentionally designed the facility to be low impact for the surrounding community and neighbors. We emphasize aesthetics and landscaping to ensure the project fits within the existing industrial setting of the business park while minimizing its visibility from surrounding roads and homes.

- The main building is set back:
 - 140 feet from Milford Rd.
 - 375+ feet back from the nearest residential boundary
 - 650+ feet from the eastern property line
- Evergreen tree screening planted on:
 - 10-foot berms along the south side of the property
 - 6-foot berms along the north, east and west sides
- Downward shielding of light fixtures and strict lighting at all property lines
- Total building height of 46 feet, including rooftop mechanical equipment, 9 feet below code requirements

The site plan does more than the Township's minimum landscaping and setback requirements while also serving a functional purpose by creating buffer zones between the facility and neighboring properties, which helps reduce both visual and any sound impacts.



Seeking Green Globes building certification from the Green Building Initiative.



Q: Will Project Flex use too much water?

A: No. The cooling system for Flex consumes significantly less water when compared to neighboring properties, and usage is only seasonal.

	Approx. Gallons/Year (Millions)
Regional Avg. 18-hole Golf Course*	27
Proposed "Settler's Ridge" Housing Development (298 Units)**	42
Typical Automotive Factory (Light Assembly)	16
Verrus™ Data Center Campus***	9

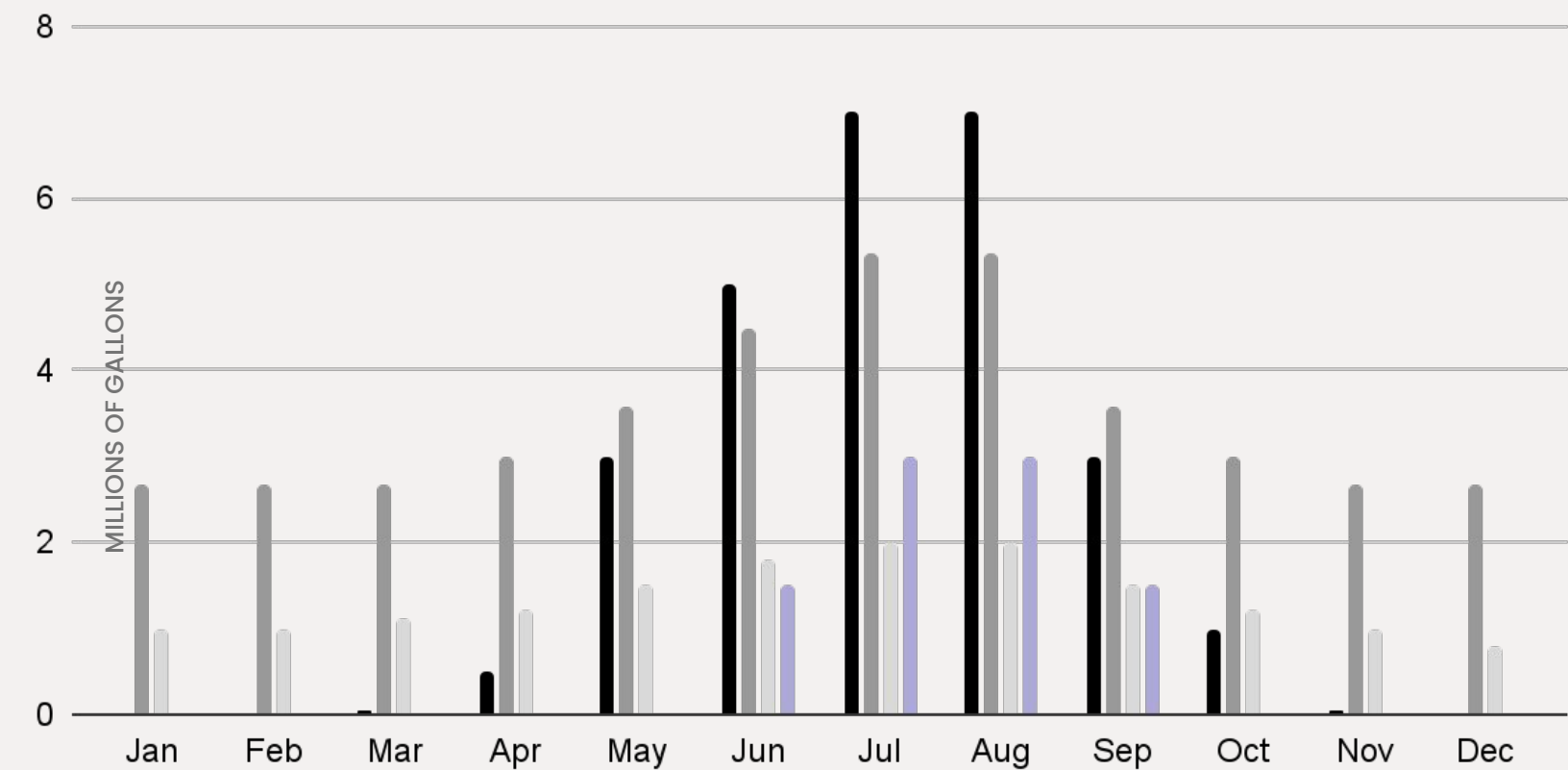
*based on U.S. Golfers Association estimates.

**based on avg. US household consumption estimates.

***Includes all cooling systems for all six proposed buildings.

Water Consumption Comparison:

Verrus Data Center vs. Nearby Properties



Q: Will Project Flex use too much water?

A: No, Project Flex will use approximately

99%

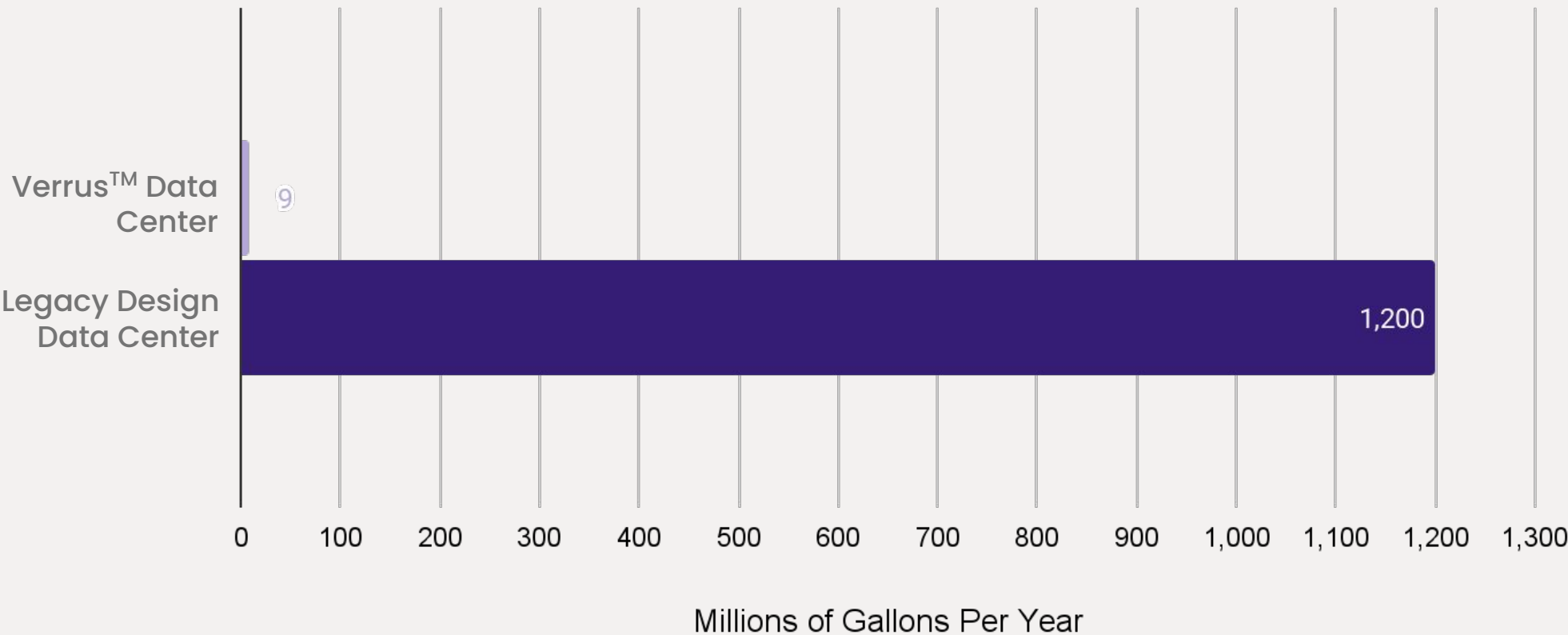
less water than legacy design data centers

Project Flex’s entire system will consume an expected average of **less than 9 million gallons annually across all six campus buildings, equal to about 84 average U.S. households.** The facility’s closed-loop chilled water system is continuously reused and not discharged to the sewage system.

A legacy design data center campus of this size with year-round evaporative cooling consumes up to **1.2 Billion gallons/year** and discharges ~240 million gallons of wastewater (the equivalent of about 9,000 U.S. households).

Water Consumption Comparison:

Verrus Data Center vs. Legacy Design Data Center



Q: Why don't you need as much water as some other data centers?

A: Safe and effective closed-loop cooling makes this possible.

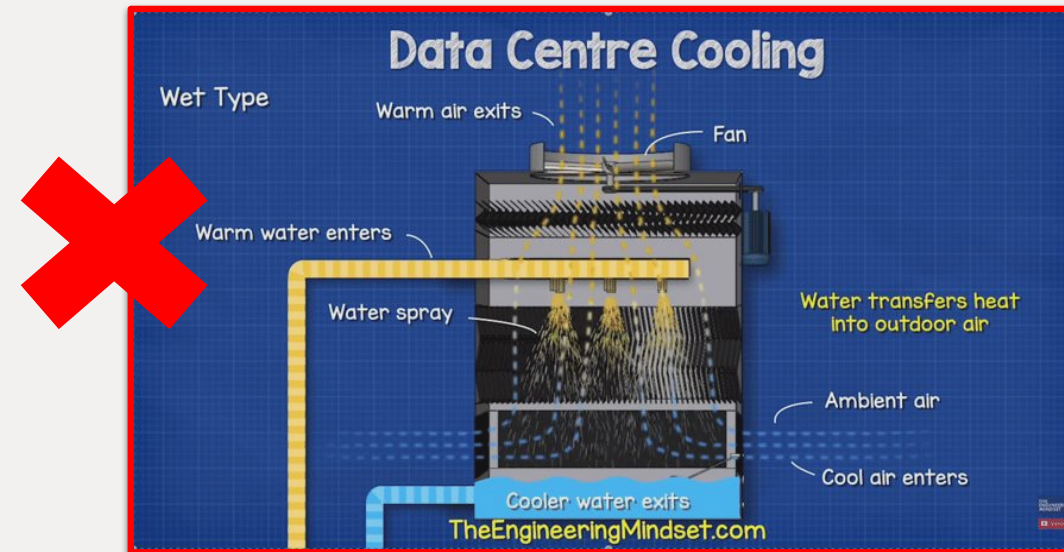
"Closed-Loop" Cooling

Legacy design data centers cooled IT load using chilled water systems that employed an open, **evaporative cooling tower** to remove heat from the system. During the evaporation process, minerals are left behind which must be continuously flushed from the system.

This flushing is called "blowdown" and can contribute thousands of gallons of wastewater to the municipal treatment system.

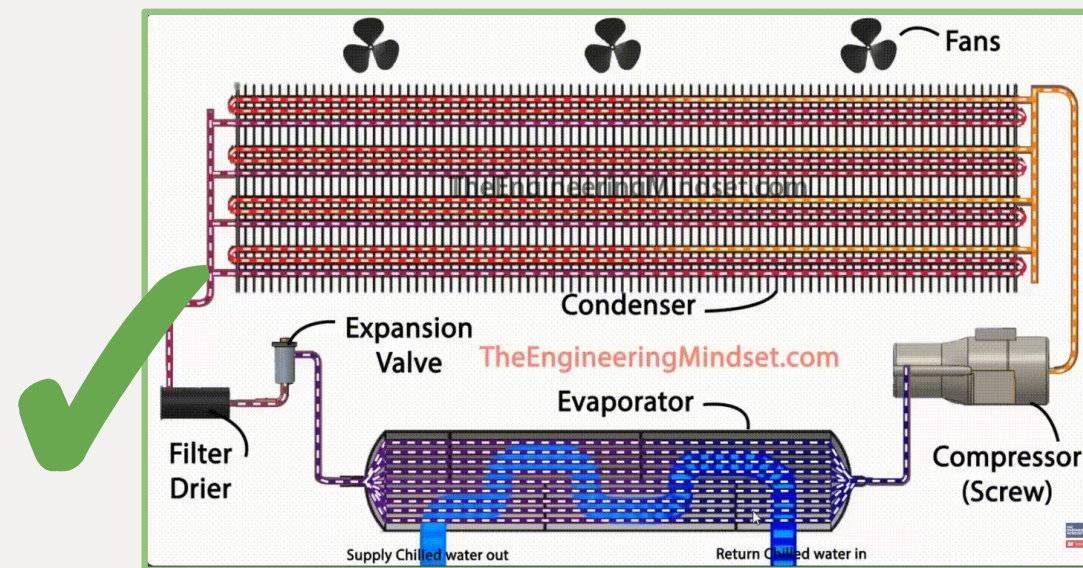
In contrast, **Project Flex** uses a more water-efficient, closed-loop chilled water system that employs air cooled condensers to remove heat from the system (similar to a home central air conditioning unit, but bigger).

This system uses NO water for heat removal, saving significant capacity at the municipal level for both water consumption and wastewater discharge



evaporated water / steam

↑ ↑ ↑



warm air

↑ ↑ ↑



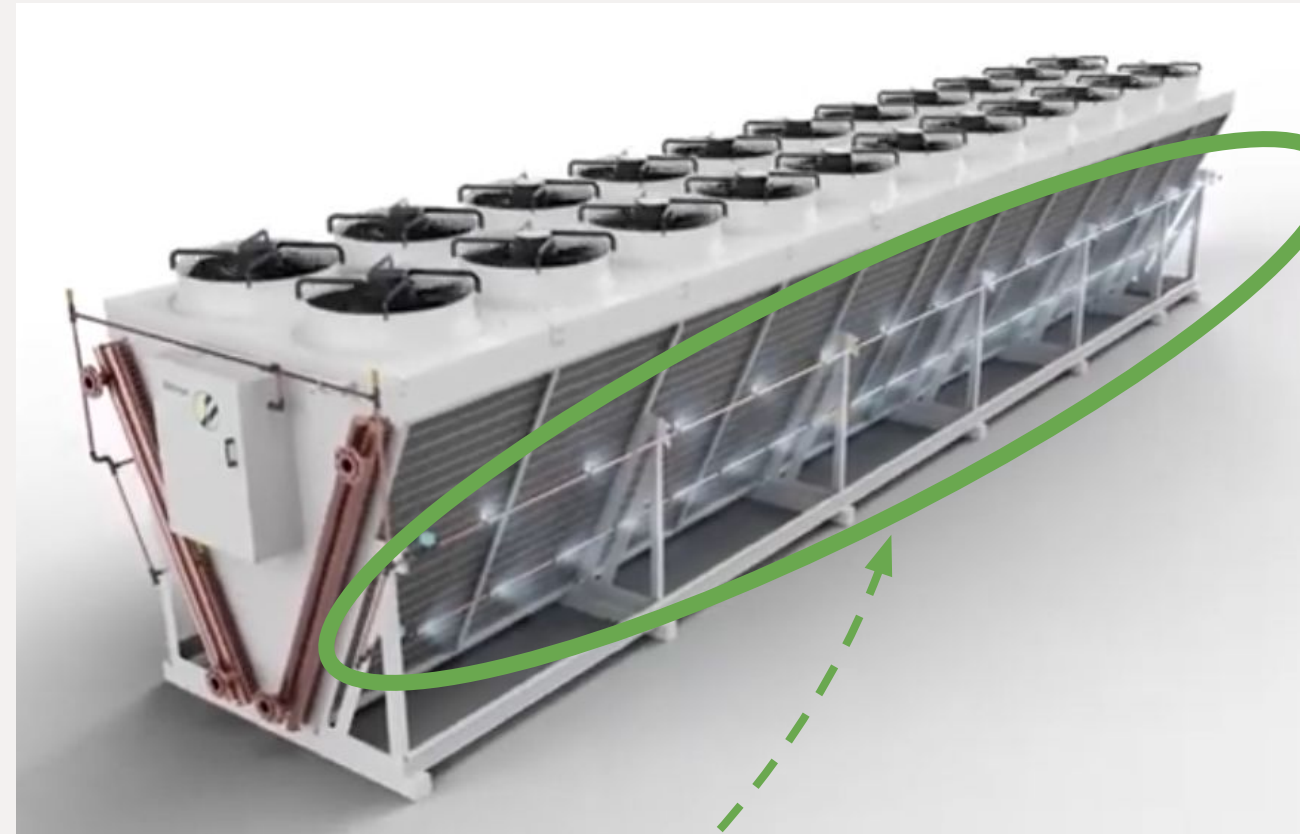
Q: Why don't you need as much water as some other data centers?

A: A small amount to help keep power consumption down just a few days a year during extreme heat.

Seasonal "Spray Misters"

The only water consumed for cooling the facility outside of the closed-loop cooling system is an efficiency upgrade that helps the chillers run more efficiently on very hot days. A small amount of water (from the municipal water supply) is briefly misted or passed over pads to cool the incoming air through natural evaporation – similar to how a spray mister keeps you cool on a hot day.

The system operates only during a small number of very hot days, **typically less than 15 times per year**. Because the water used is fully evaporated, there is minimal discharge to the municipal sewage system – less than the equivalent of 8 US households per year.



**Spray Mister Add-on to Data Center
Air-Cooled Chiller**

Q: What makes battery backup cleaner and safer?

A: Battery-first backup power and grid/environmental mindful design will make this among the lowest carbon emitting large data centers in history.

The project does not have permits for diesel generators and there are no plans to install them in Lyon Township. Any attempt to add them in the future, for any reason, would trigger a new site plan amendment and require approval at a public meeting.

A core element of Project Flex's **cleaner, quieter, more energy-efficient approach** is a battery-first backup power architecture, which **relies on battery energy storage systems (BESS) rather than conventional diesel generators.**

Verrus™ data centers use quiet and clean large batteries as a means of primary facility backup in lieu of diesel generators.



Q: What have you done to be sure the site is safe and prepared?

A: Lyon Township Fire Department has reviewed the site plans and emergency access .

Safety is a core part of the data center design.

Each of the six buildings and the overall campus have been developed **in coordination with civil engineers and the Lyon Township Fire Department** to ensure full, safe access to all areas of the site in case of emergency.

In addition, the battery units in each building's equipment yard are completely self-contained and incorporate multiple layers of built-in fire protection and safety mitigation systems **designed to prevent, detect, and access incidents quickly and effectively.**

We utilize modern battery technology that is widely recognized for its stability and safety. These systems have undergone rigorous industry testing to ensure they perform safely under all conditions. Furthermore, the batteries are monitored 24/7 to automatically detect and address any issues immediately.



Q: As a big electric customer how will the data center help electric reliability and affordability?

A: Project Flex helps keep energy rates in check while supporting reliability as a grid shock absorber.

Verrus™ is building a new and fundamentally different kind of grid-interactive data center that serves as an asset to help the grid, rather than just an energy consumer.

Our grid-interactive facilities include a battery energy storage system (BESS) that enables the data center to act as a “shock absorber” for the electric system, reducing power import during peak times when the grid is most strained, rather than adding stress.

This flexible approach helps utilities **maintain reliable service** year-round and ensures either **maintenance or improvement of energy rates**, benefiting local residents and businesses alike.

Verrus™ grid-supporting capabilities were validated earlier this year in a [study conducted along with the National Lab of the Rockies \(NLR; formerly NREL\)](#), in collaboration with MISO and Xcel Energy.



Total power demand

200MW

In 2027



reaching up to

525MW

As campus is built out

Q: How is the project protecting other electric customers from paying for the connection to the grid?

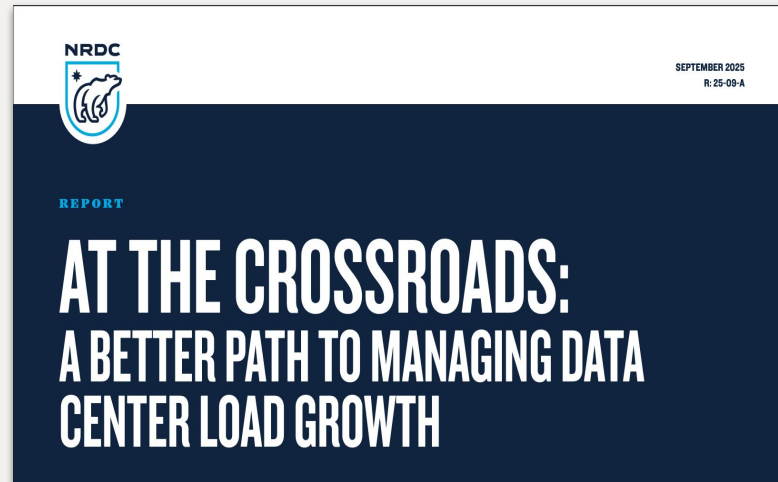
A: Verrus™ will construct and fund, at our sole expense, a dedicated substation located entirely on the project site to serve Project Flex.

Separately, DTE has an independently planned substation in another location, intended to support broader community needs. That DTE substation was designed and scheduled prior to Project Flex and is not related to or driven by the project.



Q: Why is Verrus™ focused on energy demand flexibility?

A: Demand flexibility is widely regarded as the best thing we can do to make the grid more reliable, affordable & sustainable.



"The value of data center flexibility is significant. If data centers participated in demand response, they could connect to the grid faster and at a lower cost, avoiding the need for some capacity-increasing investments altogether."*

"Battery storage would also be essential to account for the intermittent nature of wind and solar. The report recommends increasing battery storage from 50 megawatts in 2020 to 16,000 MW by 2050. **Another important factor is improving "demand response...."****

*"...the need to preserve reliability and resource adequacy by **selecting for flexible resources** that can compensate for the intermittency of renewable energy, such as **battery storage and demand response.**"****

*https://www.nrdc.org/sites/default/files/2025-09/Data_Centers_R_25-09-A_04_locked.pdf

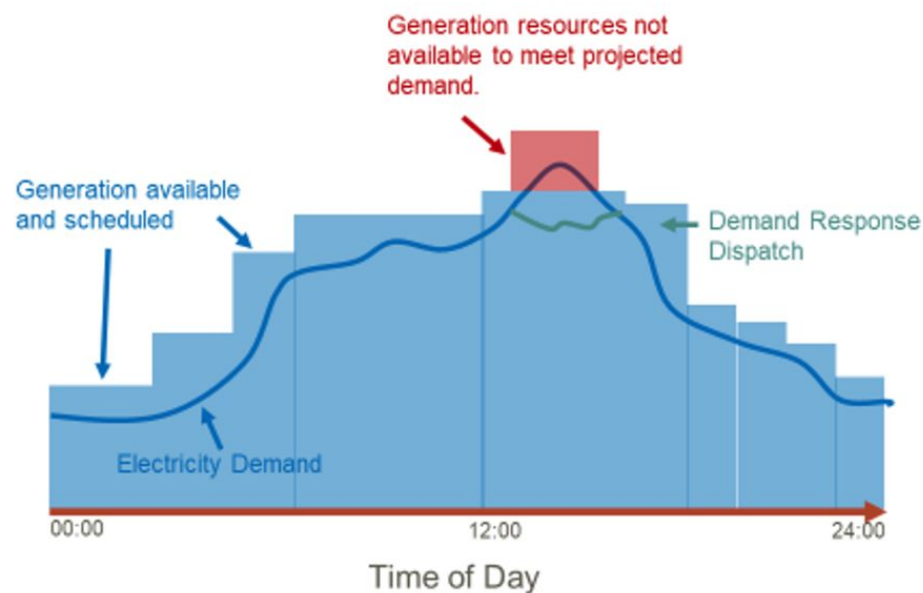
**<https://planetdetroit.org/2022/10/building-a-firmer-foundation-for-michigans-climate-plan/>

***https://web.archive.org/web/20221003212353/https://assets.nationbuilder.com/environmentalcouncil/pages/464/attachments/original/1664556648/2030_Report_r9.pdf?1664556648

Q: What is Demand Response and how does it work?

A: Verrus™ flexibility translates to more grid reliability and reduced need for new infrastructure helping keep electric rates in check for everyone.

Dispatchable Demand Response



Approximately 10% of electricity infrastructure costs are spent to serve peak demand conditions that occur less than 1% of the time.

Dispatching demand response is a reliable and efficient way to address supercritical peaks and other grid resource needs.

Paying a subset of customers reduce demand is a less expensive and available substitute to peaking generation.

The Bridge to Energy's Future



Most new data centers or other large power consumers have inflexible demand and cannot reduce their load during the most strained “peak” hours of the year (typically the hottest summer days or polar vortex scenarios)

Because they must stay online, they add to the grid “peak load” and cause the need for infrastructure investments in new generation and transmission upgrades to handle the new, increased peak.

Q: How quiet will the data center be?

A: Designed to be as quiet as a dishwasher, based on broadly-accepted sound study methodology

Beyond the differences in backup power, Project Flex utilizing **state of the art cooling equipment designed for minimal noise output.**

A regulatory compliant noise study has been conducted and submitted that verifies the facility will operate within all applicable local and state noise regulations.

The noise study is being reviewed by the township's third party reviewers and we will comply with any additional analysis required, including updates to include substation components that were not in the initial submission.

We will maintain full compliance with all applicable local codes and ordinances throughout operations.

Traffic:
When in steady state operation, the data center campus will generate approximately **75% fewer daily trips than the traffic levels already approved for the business park.**

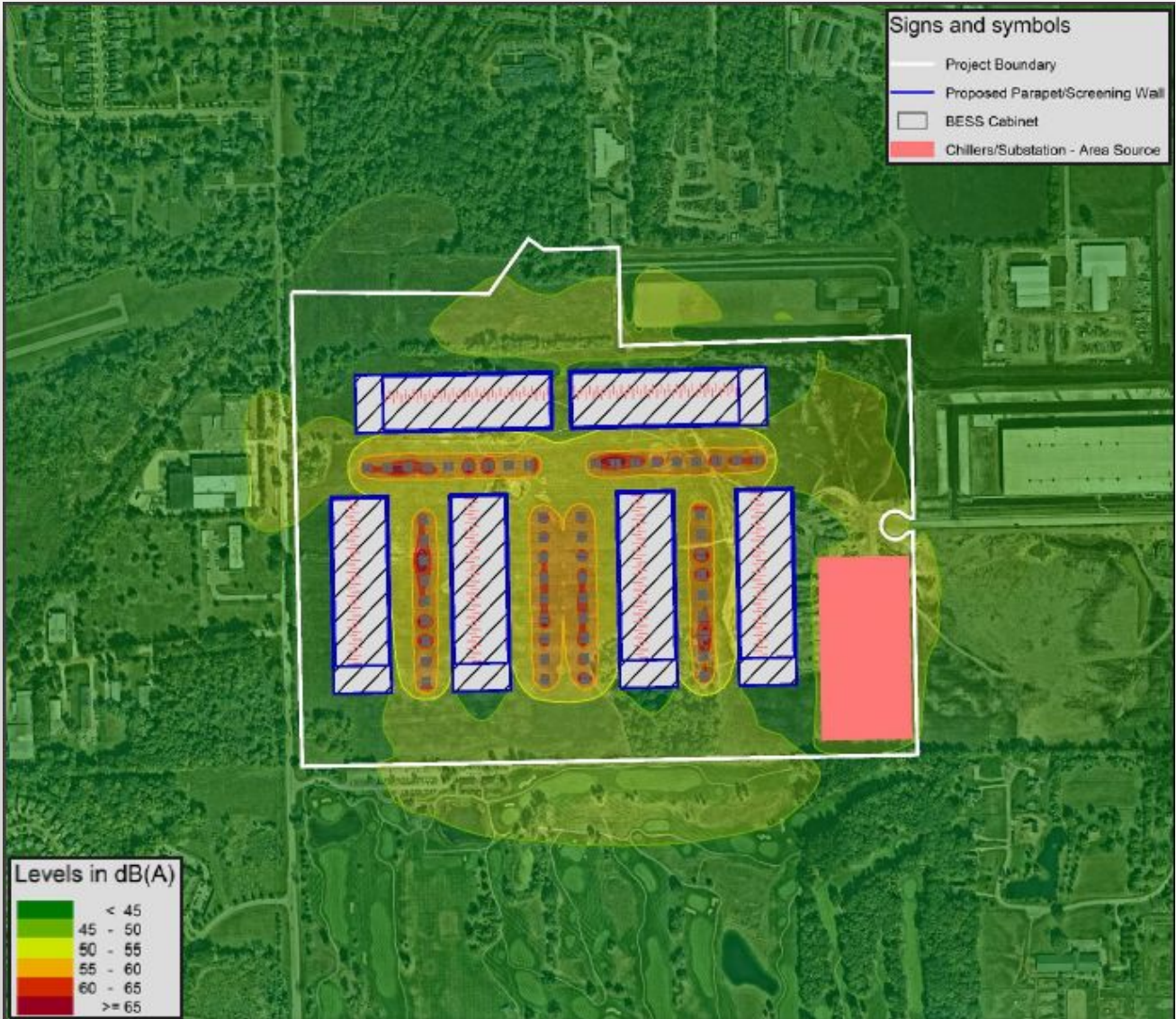


Table A: Maximum Permitted Average A-Weighted Sound Levels		
Zoning District	Time	Level, dB(A)
Residential	7:00 a.m. to 10:00 p.m.	60
	10:00 p.m. to 7:00 a.m.	50
Commercial	7:00 a.m. to 10:00 p.m.	65
	10:00 p.m. to 7:00 a.m.	60
Industrial	Anytime	70

Q: Who else is saying batteries are safe and needed to support grid reliability and sustainability?

A: Leading clean energy organizations support batteries as the cleanest way to help with grid reliability and sustainability.



Claims vs. Facts

Energy Storage Leading on Safety

Utility-scale battery energy storage is safe and highly regulated, growing safer as technology advances and as regulations adopt the most up-to-date safety standards.

CLAIM: Today's larger battery systems use tens of thousands of cells, so fires are inevitable.

FACTS: Cell failure rates are extremely low, and safety features in today's designs further reduce the probability of fires.

CLAIM: Battery fires emit toxic fumes and pose a risk to the community

FACTS: Past incidents demonstrate that fires are contained within the facility, and air quality in neighboring areas remains at safe levels.

Q: How will this project support local schools and township infrastructure with sizable property tax contributions?

A: Significant tax contributions, job creation and infrastructure upgrades at no financial cost to township.

- **Sizable property tax contributions supporting local schools and infrastructure investment**
- Project Flex will generate **1,500 to 2,000 local union construction jobs** and approximately **210 long-term jobs**.
- Construction crews and long-term employees will **stimulate local businesses** like restaurants, gas stations, hardware stores and small service providers that are often owned and operated by township residents.

Roadway and Drain

- Project Flex will involve constructing new enhancements to the New Hudson Drain, **saving tax revenue that would otherwise be utilized by the Township for this infrastructure improvement.**
- The ring road project is in a floodplain. Completion of the New Hudson drain will alleviate the floodplain allowing for the road way project to proceed. Completion of the ring road will improve **traffic flow on Milford Road and around the downtown area.**



Thank You

Please visit projectflexmi.com to learn more
and stay informed
