**From:** Greg Thorpe
**To:** Kelly Humphrey
**Subject:** Re: Notice for Tiger Storage project
**Date:** Thursday, August 6, 2026 2:50:39 PM

---

Tiger storage will be the owner. But they would sell that entity. But will new leaf or whoever these people work for remain the owner and develop the site or will it be sold?

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> 1504 Third Avenue, Room 305
> Rock Island, IL 61201
> Office: 309.558.3753
> Fax: 309.786.4456
>
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>
> **From:** William Peregoy
> **Sent:** Friday, July 10, 2026 8:44 PM
> **To:** Greg Thorpe
> **Cc:** Nick Standiford ; Kelly Humphrey ; James Griffin ; Sean Hickey ; Michael Boyke ; Danielle Burwell
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| **Subject:** | Re: Notice for Tiger Storage project |
| **Date:** | Thursday, August 6, 2026 3:08:50 PM |
| **Attachments:** | image.png |

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SCHAIN||BANKS

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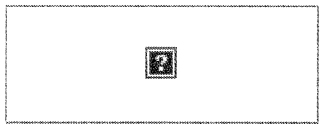
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**William Peregoy, PE***
Civil Project Engineer II
*PE in MA
wperegoy@newleafenergy.com
[redacted]

**From:** James Griffin
**To:** Kelly Humphrey
**Subject:** Automatic reply: Notice for Tiger Storage project
**Date:** Tuesday, August 11, 2026 4:00:05 PM

---

Hello, I am out of the office August 11-14. I will be checking email but responses will be delayed.
If you immediate assistance, please contact my assistant Terri Montgomery at tmontgomery@schainbanks.com
Thank You
Jim Griffin

| | |
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| **To:** | William Peregoy; Nick Standiford |
| **Cc:** | Greg Thorpe; James Griffin; Max Christian; Sean Hickey; Michael Boyke; Danielle Burwell |
| **Subject:** | RE: Notice for Tiger Storage project |
| **Date:** | Tuesday, August 11, 2026 3:58:00 PM |
| **Attachments:** | GIS@co.rock-island.il.us_20260811_154823.pdf<br>image002.png |

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Zoning Investigator
**Rock Island County | Zoning and Building Safety**
1504 Third Avenue, Room 305
Rock Island, IL 61201
Office: 309.558.3753
Fax: 309.786.4456
**From:** William Peregoy
**Sent:** Thursday, August 6, 2026 3:09 PM
**To:** Nick Standiford
**Cc:** Kelly Humphrey ; Greg Thorpe ; James Griffin ; Max Christian ; Sean Hickey ; Michael Boyke ; Danielle Burwell
**Subject:** Re: Notice for Tiger Storage project
Kelly,
Just to add some context from Nick's email, I have contacted Larry Mital (Chief for Coyne Center Fire) via email. The contact has only been to schedule an in person meeting which we are aiming to hold the day before the next hearing.
Will
On Thu, Aug 6, 2026 at 3:59 PM Nick Standiford <nstandiford@schainbanks.com> wrote:

> Hi Kelly,
> The entity that obtains the special use permit could be sold to another entity which would undertake all obligations.
> We are working on providing an emergency response plan in the coming days.
> We are also going to put together a few slides that recap the last hearing (for the board members that were not there). The slides would also summarize: (1) the emergency response plan; (2) environmental; and (3) tax benefits to the county and other taxing bodies.
> Once we have the emergency response plan ready, we are going to send it to the fire protection district and try to schedule a meeting between Chief Larry Mital and our

emergency response expert, Paul Brown.
Mr. Brown is planning to present at the ZBA hearing on the 19th. Max Christian from New Leaf (cc'd) and I will be there as well.
Please let me know if you have any questions.
Thanks,
Nick

**NICHOLAS D. STANDIFORD**
PARTNER

o: 312-345-5737
nstandiford@schainbanks.com
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70 W. Madison Street, Suite 5400, Chicago, IL 60602

SCHAIN||BANKS

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**From:** Kelly Humphrey <khumphrey@rockislandcountyil.gov>
**Sent:** Thursday, August 6, 2026 2:42 PM
**To:** William Peregoy <wperegoy@newleafenergy.com>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
**Cc:** Nick Standiford <nstandiford@schainbanks.com>; James Griffin <jgriffin@schainbanks.com>; Sean Hickey <Sean.Hickey@kimley-horn.com>; Michael Boyke <Michael.Boyke@kimley-horn.com>; Danielle Burwell <Danielle.Burwell@kimley-horn.com>
**Subject:** RE: Notice for Tiger Storage project

Also, just so we're up to speed, have you had any further discussions with the Coyne Center Fire Department?

**Kelly Humphrey**
Zoning Investigator
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**From:** Kelly Humphrey
**Sent:** Thursday, August 6, 2026 2:39 PM
**To:** 'William Peregoy' <wperegoy@newleafenergy.com>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
**Cc:** Nick Standiford <nstandiford@schainbanks.com>; James Griffin <jgriffin@schainbanks.com>; Sean Hickey <Sean.Hickey@kimley-horn.com>; Michael Boyke <Michael.Boyke@kimley-horn.com>; Danielle Burwell <Danielle.Burwell@kimley-horn.com>
**Subject:** RE: Notice for Tiger Storage project

Hey guys, just following up. I couldn't remember exactly how this works, and I think you may have touched on it before. If this goes through, does Tiger Storage remain the owner, or is the property transferred to another entity? We'd just like to have that documented on our end.
Also, are you planning to provide any additional documentation ahead of time? No rush at all, I just wanted to touch base and see if there's anything you need from me in the meantime.

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**From:** William Peregoy <wperegoy@newleafenergy.com>
**Sent:** Friday, July 10, 2026 8:44 PM
**To:** Greg Thorpe <gthorpe@rockislandcountyil.gov>
**Cc:** Nick Standiford <nstandiford@schainbanks.com>; Kelly Humphrey <khumphrey@rockislandcountyil.gov>; James Griffin <jgriffin@schainbanks.com>; Sean Hickey <Sean.Hickey@kimley-horn.com>; Michael Boyke <Michael.Boyke@kimley-horn.com>; Danielle Burwell <Danielle.Burwell@kimley-horn.com>
**Subject:** Re: Notice for Tiger Storage project

Greg,
Thank you for passing this info along. We will review and be prepared to address those concerns brought up.
FYI - I am scheduled to meet with the Coyne Center FD chief Larry Mital onsite the day before the hearing.
Thank you,
Will

> On Jul 10, 2026, at 5:09 PM, Greg Thorpe <gthorpe@rockislandcountyil.gov> wrote:
>
> Just wanted to give you a heads up. We have had quite a few calls and the neighbors are emailing County board members. There seems to be significant local opposition to this project. I'll share a few emails with you so you can see the concerns and hopefully be able to address the concerns. Also, we are going to be short one Board member, so we will only have 4 the day of the hearing.
> First one
> *We are writing to formally express our significant concerns regarding the public hearing scheduled for July 15, 2026, concerning the proposal by Tiger Storage 1, LLC. As owners of agricultural land directly adjacent to the proposed site, we are deeply troubled by this development. While our retirement to Arkansas prevents us from attending the hearing in person, we respectfully submit this letter as our formal objection based on the following critical considerations:*
>
> *Environmental Impact and Water Safety*
> *The proposed facility intends to store toxic "forever chemicals," raising serious concerns regarding the potential contamination of our soil and local well water. Such toxins would prove devastating to the agricultural operations, the livestock, and the local wildlife that utilize this area for breeding and nesting.*
>
> *Fire Safety and Emergency Response*
> *The area is serviced by the Coyne Center Volunteer Fire Department, which we understand lacks the manpower and specialized equipment necessary to suppress large-scale chemical fires. Furthermore, the use of firefighting foam in such an event could have lasting, detrimental impacts on our local environment and water supply. Additionally, a fire of this nature risks releasing airborne toxins, potentially necessitating mass evacuations.*
>
> *Security and Infrastructure*
> *We are concerned about the vulnerability of this facility to potential security*

*breaches or external threats. Furthermore, 14th Street West is a gravel road currently subject to weight restrictions that appear incompatible with the heavy transport vehicles required for this facility's operations.*

*Property Value and Local Impact*
*The installation of this facility threatens to diminish the long-term property values of our estate and those of our neighbors. We have previously been forced to vacate a home on 14th Street West due to safety concerns arising from the construction of an adjacent substation, and we fear this project will similarly compromise the integrity and safety of our current property.*

*We appreciate your full consideration of these concerns prior to your vote on this matter. Thank you for your commitment to protecting the safety and interests of Rock Island County property owners and residents.*

Next one

*Good Afternoon. The above case which is scheduled to be brought before the Rock Island County zoning board on July 15th 2026 has been brought to my attention. My Residence is located at* [redacted] *We are the first residence located directly North of the proposed site on the same East side of 14th Street West and have resided here for 33 years. I would like to voice some serious concerns about this proposed facility. Mainly the environmental Impact of such a Facility not only on the local wildlife, there are a number of Deer and Wild Turkeys that occupy this area and give birth and Hatch their young in the vicinity, but also the Environmental impact on the ground water, run off and contamination of mine and my neighbors well water from the Forever Chemicals that this facility will house. The property's runoff drains North towards my property then flows under 14th Street West to the West directly into an approximate 9 acre Lake located across the street from my residence on my neighbor's property. The Property is Serviced by Coyne Center Volunteer Fire Department. In speaking to the Fire Chief they do not have the man power or the Foam to extinguish a large Chemical Fire should one occur and it they did the Forever Chemicals from the Foam used would also have a devastating lasting Impact on the environment, ground water and Our Well Water. In addition to the toxins released into the air which would cause mass evacuations of the residence in the area. There is also a Cattle Farm located directly West across the road from the proposed site which pollution of the ground water or toxins in the air would devastate. Another concern is How will the Facility be secured from Domestic or Terrorists attacks or sabotage. This will also dramatically decrease the future Value of mine and My Neighbors Property when the time comes to sell. 14th Street West also has a weight restriction on it which does not allow for The vehicles it would take to transport equipment in and out of the proposed facility. I would greatly appreciate your consideration for mine and my neighbors concerns before voting to approve the installation of this Facility which will House Highly Toxic Hazmat Forever Chemicals.*

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**From:** Nick Standiford <nstandiford@schainbanks.com>
**Sent:** Tuesday, June 23, 2026 5:17 PM
**To:** Greg Thorpe <gthorpe@rockislandcountyil.gov>; Kelly Humphrey <khumphrey@rockislandcountyil.gov>

**Cc:** William Peregoy <wperegoy@newleafenergy.com>; James Griffin <jgriffin@schainbanks.com>
**Subject:** Notice for Tiger Storage project

Hi Greg and Kelly,

I am a land use attorney working with the applicant on this matter. I am checking to see if you have a draft of the notices that we could review?

I understand that they have to go out to the publisher tomorrow.

Also, do you have a list of neighboring property owners? If not, I am happy to have my office provide a list and mail out the notices, unless the county takes care of the mailing.

Thanks so much for your help,

Nick

**NICHOLAS D. STANDIFORD**
PARTNER

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**William Peregoy, PE***
Civil Project Engineer II
*PE in MA
wperegoy@newleafenergy.com
[redacted]