

Good morning,

The TSC Board has approved an Option Agreement for the potential sale of approximately (20) Acres of land to Empire Pipeline Inc. This land would be for the proposed National Fuel Compressor Station.

The Board has spent the last two plus months negotiating restrictions on the project to help minimize impact to the Pendleton community. We have had several meetings with National Fuel on the project. We have visited another National Fuel compressor station to review the operation, noise and the release of natural Gas associated with the compressor. The compressor in Wales was quite impressive and we believe the proposed new compressor would minimize the concerns brought up by the Pendleton Action Team. Each of these items can be reviewed in detail at a future TSC meeting.

The finances of the proposed sale work in two parts:

1) Immediate Initial Payment:

- Initially, we have simply signed an agreement to allow them to evaluate the site for the proposed compressor. This does NOT mean the project will go through. It simply gives Empire Pipeline / National Fuel the right to enter our property to do various surveys to see if the site is suitable for the construction of the compressor.
- TSC has received an initial payment to allow the site to be evaluated for the Compressor project. This payment is non-refundable regardless of if the project proceeds or not.
- This payment is large enough to pay off 100% of our debt to the Bank and our Members.

2) Final Payment upon Sale:

- If the Compressor project is approved and TSC sells the (20) acres to Empire Pipeline / National Fuel, TSC will receive a second payment for the land.
- This payment will stabilize the finances of the Club for years to come.
- This payment will allow the Board to lower the Membership dues.
- This payment gives us the funds to pursue purchasing a few pieces of property adjacent to the Club. If we can purchase them, we would expand the total Club owned property to be over 400 Acres.

Restrictions we have negotiated with Empire Pipeline / National Fuel:

- Only (5-8) acres will be developed. The remaining (12-15) will remain forever green.
- The Compressor station will be designed to look like an agriculture building in areas that can be seen.
- The Compressor station must include acoustically designed structures, low noise exhaust and air intake systems and blow down silencers.

There certainly will be questions on this project and the Board will address them at the Thursday October 1st General meeting (which can only be attended by TSC members who have paid their dues)
