

Lena LLC

**An application from
the Town of Westport
for acquisition
assistance from the
Dane County
Conservation Fund**



Yikes!

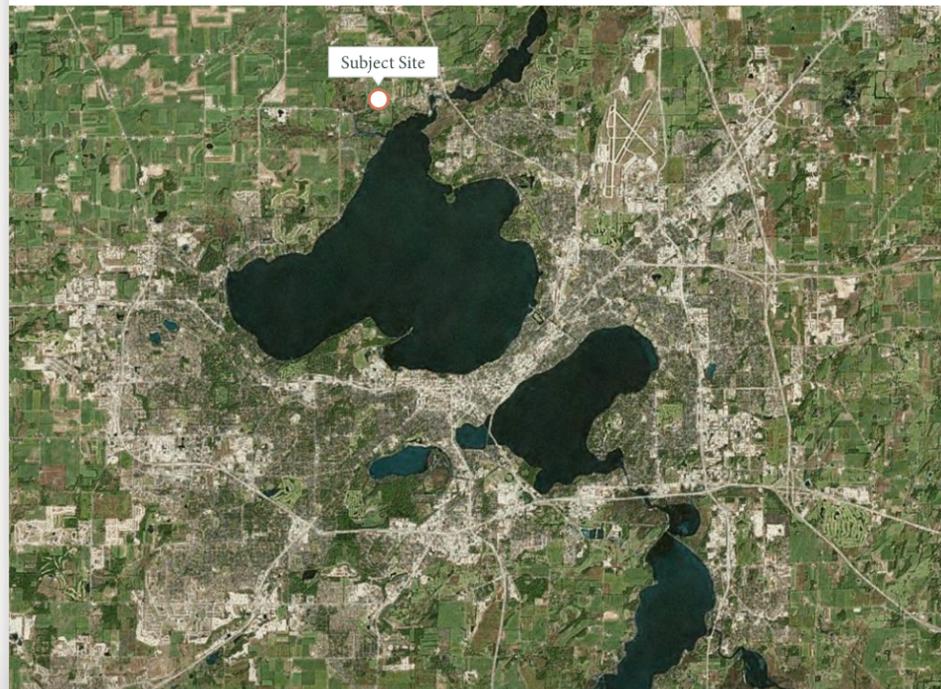
**At long last,
Lena LLC is
for sale**

What now?

Madison MSA Development Parcel | For Sale

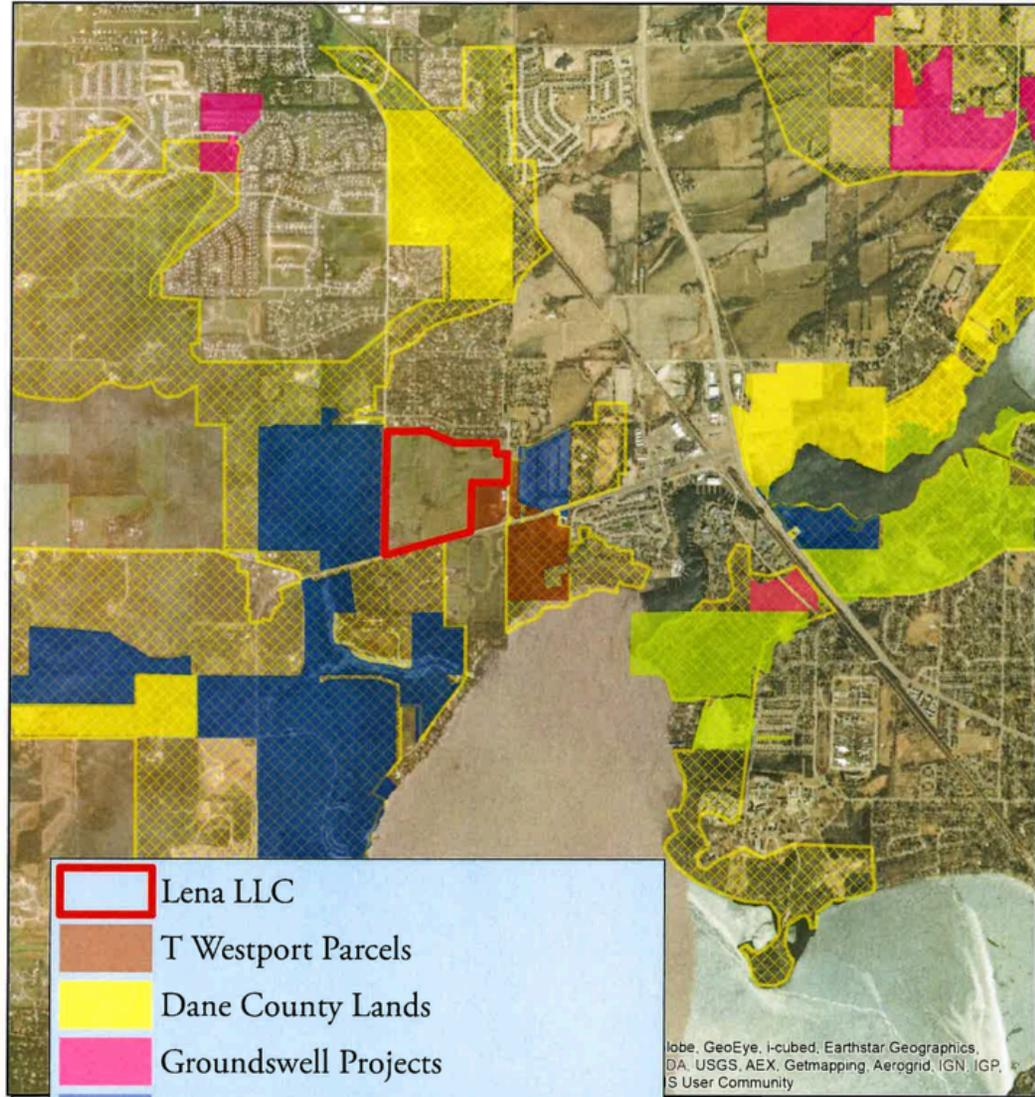
CBRE

Westport, WI Development Parcel



Lena could be a potential anchor for the North Mendota Natural Resource Area

Lena LLC

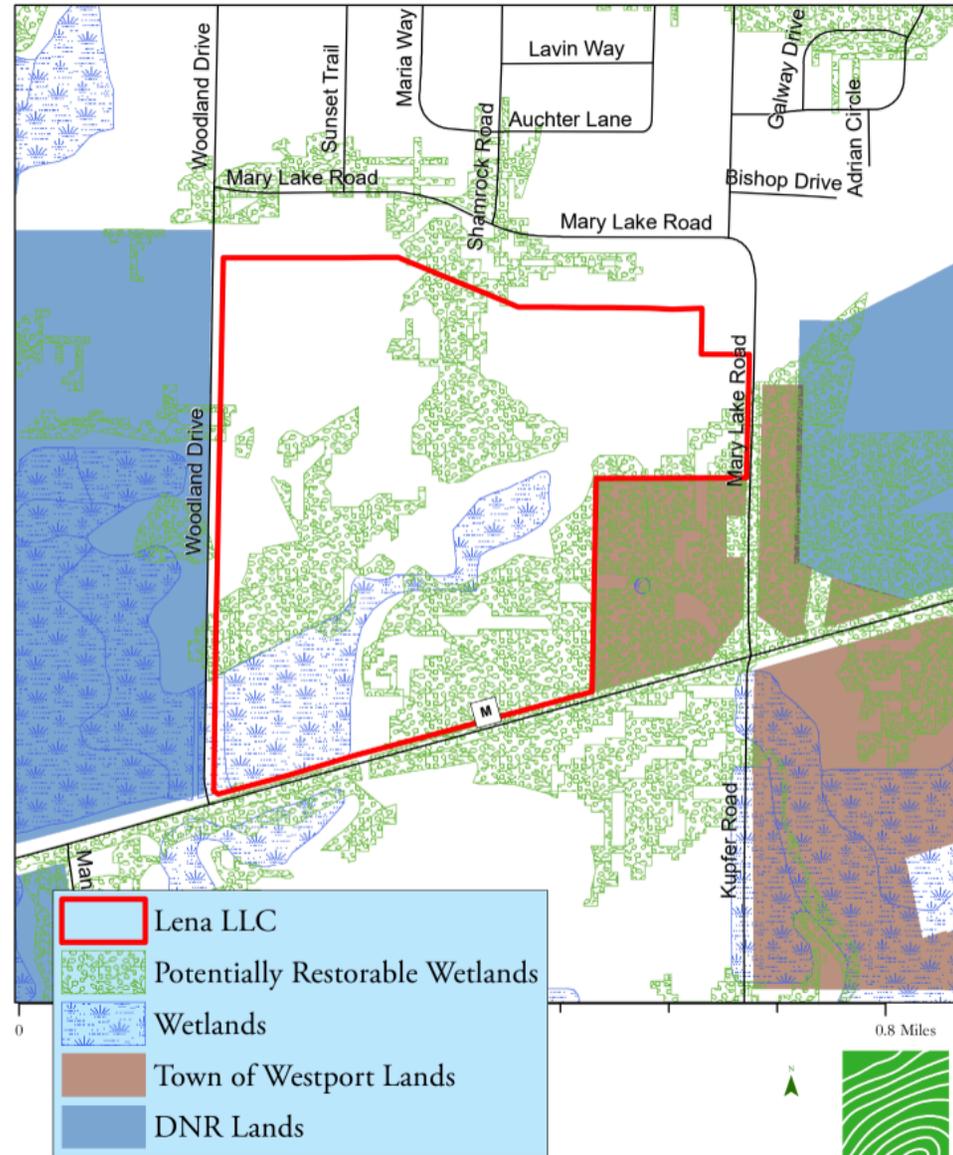


Source: GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, etc. © 2011 ESRI User Community



Lena offers significant wetland protection, stormwater, and Lake Mendota water quality benefits

Lena LLC



Lena Wetlands



Lena offers ready-made trail connections!



**Lena
offers
(blurry)
wildlife
and ...**

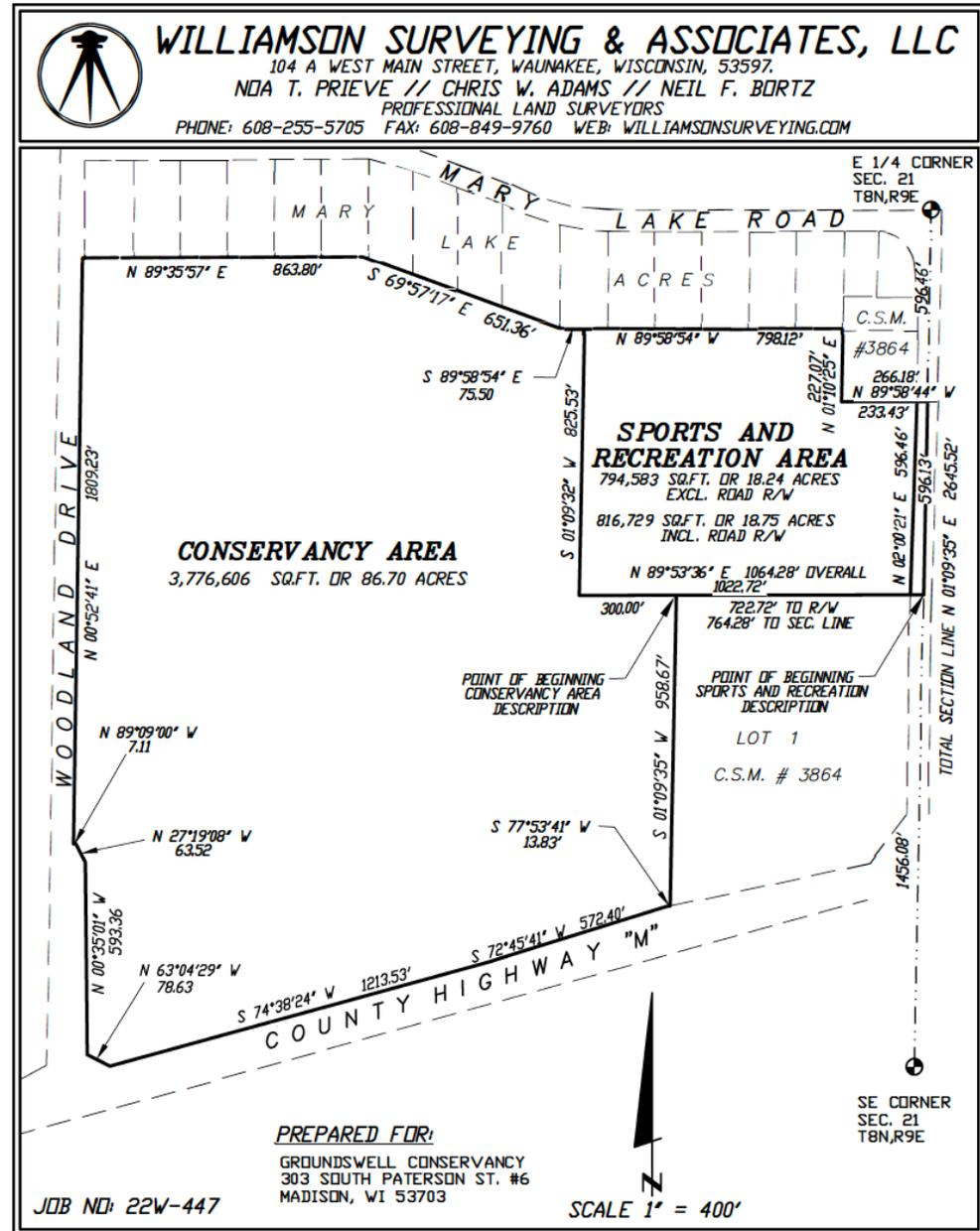


**...pollinator
habitat!**



Lena offers both an intensive Sports and Recreation Area and a passive Conservancy Area

EXHIBIT B
 MAP OF PROPERTY INCLUDING SPORTS AND RECREATION AREA AND CONSERVANCY AREA



Lena Acquisition Budget

- \$3 Million down payment
 - \$2 Million from the Town of Westport
 - \$1 Million from a private donor through Groundswell Conservancy
 - \$3 Million seller-financed mortgage to the Town of Westport
-
- \$6 Million total cash, plus seller's significant non-cash donation

So, what is Westport asking of the Dane County Conservation Fund?

- First, please joining me in taking a deep breath...
- Then, consider that the purchase agreement calls for a \$500,000 payment against principal due Dec. 31, 2023
- But, the Town is asking you for \$1 Million to make the first payment, and also to help pay down their mortgage.

**Oh, and by the way,
we closed yesterday!**

