

**VILLAGE OF YELLOW SPRINGS, OHIO
RESOLUTION 2025-10**

APPROVING \$100,000 TOWARDS COMPLETION OF NEW COMMUNITY SOCCER FIELDS

WHEREAS, Council for the Village of Yellow Springs has engaged in efforts to obtain land both suitable and eligible for grant opportunities for development as low-income housing, and acknowledges that should the 3.6 acres identified receive funding for development it will displace community recreational soccer fields now in use by village youth; and

WHEREAS, Council appreciates the generous offer made by developer Woda Cooper of \$200,000 of development efforts to convert donated land into recreational soccer fields; and

WHEREAS, the Yellow Springs Community Foundation has likewise generously offered to provide \$100,000 in funds, contingent upon a Village match, to assure that adequate funding exists to convert said donated land into recreational soccer fields,

NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS OHIO HEREBY RESOLVES THAT:

Section 1. Village Council authorizes \$100,000, to be used to cover contingencies associated with construction of new community soccer fields to accommodate the development of affordable housing.

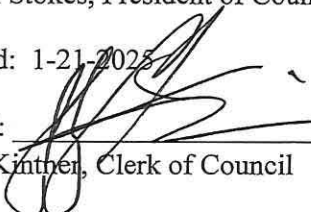
Section 2. This contribution is contingent upon the award of LIHTC credits by the Ohio Housing Finance Agency for low income housing development on the identified 3.6 acres and Woda Cooper's subsequent donation of up to \$200,000 of in-kind construction work to develop the new community recreational soccer fields, as described in Attachment A, attached.

Section 3. This contribution is further contingent upon the offer and conditions set forth by the Yellow Springs Community Foundation, attached hereto as Attachment B.



Kevin Stokes, President of Council

Passed: 1-21-2025

Attest: 

Judy Kintner, Clerk of Council

Roll Call:

Stokes_Y_

DeVore Leonard_Y_

Housh_Y_

Brown_Y_

Gustafson_Y_



WODA COOPER COMPANIES

January 16th, 2025

Village of Yellow Springs School Board

RE: Improvement of Replacement Land

Dear Members of the School Board,

Woda Cooper Companies, Inc. (WCCI) has been selected by the Village of Yellow Springs through a competitive RFP process to lead the redevelopment of the approximate 3.6 acres of land located at 330 E Enon Rd, Yellow Springs, OH 45387 (the “**Property**”). WCCI recognizes that the Yellow Springs Exempted Village School District has entered an Option to Purchase with the Yellow Springs Village Council for this site.

Section 2(e) Option Contingencies of the Option Agreement reads:

“Buyer exercising the Option will be contingent upon 1. An award of Low-Income Housing Tax Credits by the Ohio Housing Finance Agency for development on the Property; and 2. **Seller previously providing written confirmation to Buyer that Seller has secured land to replace the Property and has funds available to convert the replacement land into athletic fields.**”

WCCI has identified the second contingency in bold as an impediment to development that will cause the Ohio Housing Finance Agency (OHFA) to disqualify the site, making the first contingency unattainable.

It is WCCI’s understanding that the Yellow Springs Exempted Village School District has finalized an agreement for land donation for a replacement site that is acceptable to the School Board. It is also WCCI’s understanding that the entirety of the Three Hundred and Thirty-Nine Thousand and no/100 Dollars (\$339,000.00) of the sale of the Property will go towards costs related to the land transfer and the improvement of the replacement site into athletic fields. It is expected that at least Two Hundred and Eighty-Nine Thousand and no/100 Dollars (\$289,000.00) of funds from the sale price will go towards construction activities of the athletic fields. To remove the second contingency all together, WCCI commits to providing up to Two Hundred Thousand and no/100 Dollars (\$200,000.00) above and beyond the (\$339,000.00) to improve the replacement site into athletic fields substantially the same as the existing athletic fields on the Property as of the date of this letter.

The proposed improvements include:

- Converting the donated land currently used as farmland to an athletic field of equal quality to the existing athletic fields on the Property.
- An ADA-compliant walking path from the newly created athletic fields to the existing parking area at the Yellow Springs High School. A proposed layout for example only can be seen in Exhibit A.
- A paved pad for portable toilets and location of a storage shed. See Exhibit A.

- A storage shed on the paved pad.
- Initial removal of brush to ensure pedestrian access to the newly created athletic fields.

WCCI's commitment of funds is for the cost of the above improvements over the (\$339,000.00) purchase price that will be put towards the same improvements. It is WCCI's belief that the additional commitment will provide the appropriate funding to satisfy the second contingency. This commitment is contingent on the successful award of Tax Credits from OHFA and the closing of the land and start of construction by WCCI. The contractor who completes the work will be identified at WCCI's sole discretion, it is expected the General Contractor for the work would be Woda Cooper Construction, Inc. WCCI recognizes the need to ensure the replacement site is of adequate use to Yellow Springs Exempted Village School District. We request that with our commitment of funding above, the second contingency be removed from the Option Agreement to allow the project to move forward.

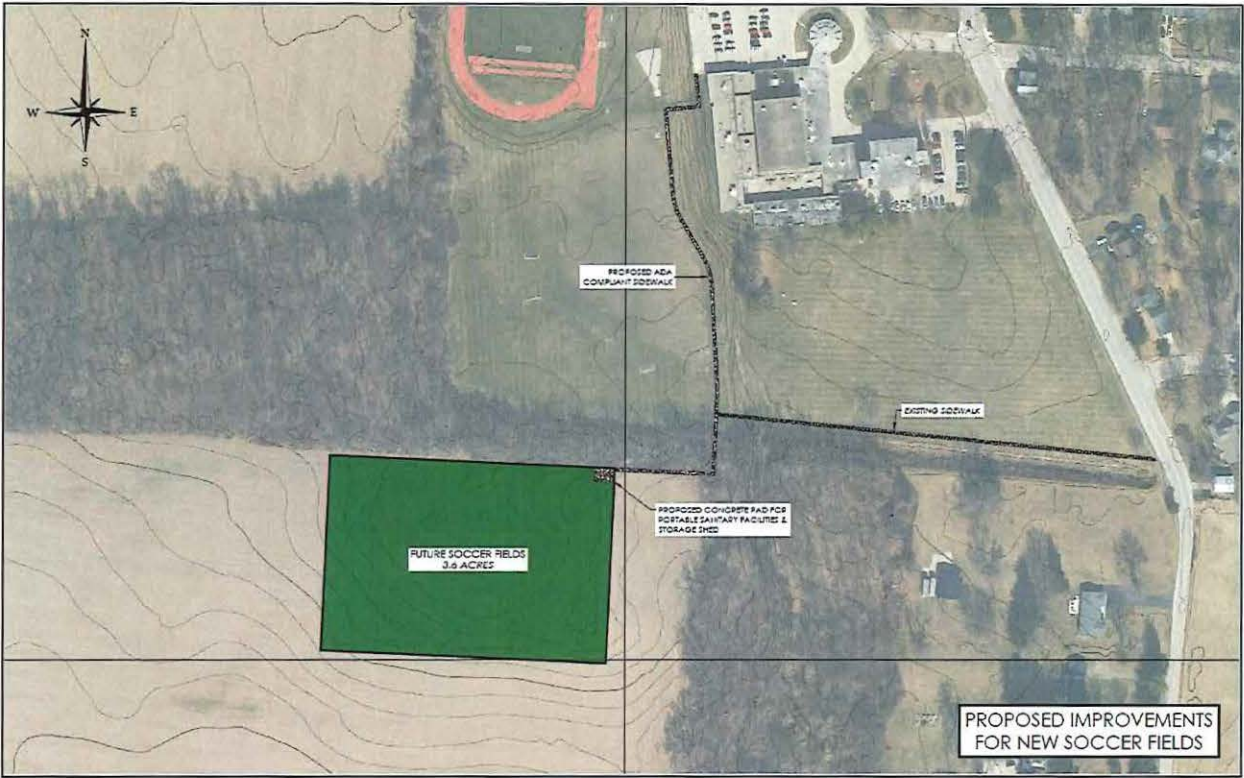
Respectfully,



Jared Miller
Vice President of Development
Woda Cooper Companies, Inc.



Exhibit A





Staff

Executive Director

Jeannamarie Cox

Operations Manager

Brianna Ayers

Outreach Manager

Melissa Heston

Program Manager

Chloe Manor

Payroll & Operations Admin

Sara Gray

Donor Relations Admin

Mychael Roberts

Accountant

Kim McCarthy

Trustees

Art Boulet

Lisa Abel (Emeritus)

Richard Bullock

Matthew Denman

Terry Graham

Angie Hsu

Artie Isaac

Jalana Lazar

Joshua Mabra

Todd Leventhal

Joanne Lakomski

Kathryn Van der Heiden

January 21, 2025

Johnnie Burns
Village Manager
Village of Yellow Springs
100 Dayton Street
Yellow Springs, Ohio 45387
jburns@vil.yellowsprings.oh.us

re: Soccer Fields "and" LIHTC

Dear Johnnie,

The Foundation is pleased to provide \$100,000 towards the Soccer Fields and LIHTC project with the confirmation of a shared agreement from the YS Schools, the Village, the Contractor and the donated land.

The YSCF makes this commitment with the understanding that the Village of Yellow Springs will commit \$100,000 towards contingencies associated with construction of the new soccer fields including, but not limited to legal fees, changes to specifications and/or increased cost for construction, etc.

We are at a moment of opportunity for our vibrant community, a time to come together, to partner, and deliver on our shared values. As we each carry the flag of our individual organization's mission it is easy to miss the overlapping consistency of our core values. Each of us benefits by having a diverse community, diversity *with* inclusion has been at the core of our community values throughout our Village's history.

The Foundation believes we need and can have *both* Youth Soccer and affordable housing, and these can be adjacent to one another. Therefore, we will provide these funds for the new Soccer Fields and LIHTC in the hope that the LIHTC Project moves forward with a collaborative community partnership. In addition to this direct funding, a donor has created a fund at the Foundation with the hope to inspire a community-wide effort for our thriving youth soccer program, while simultaneously supporting affordable housing in Yellow Springs.

We understand the cost of the new soccer fields is an estimate and we expect there will be unknown costs associated with the project. In the event that collective funding exceeds the cost of building the new field, we ask that these funds be set aside for future maintenance of the fields through a fund at the Foundation.

In partnership,



Jeannamarie Cox
Executive Director