

VILLAGE OF SPARTA
Kent County, Michigan
Special Village Council Meeting
Monday, August 3, 2026 at 5:30 PM
276 W. Division St. (Sparta Village Complex)

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Additions or Corrections to Business Agenda**

5. **Approval of Business Agenda**

6. **Public Comment for Agenda Item**

Please Note: This Public Comment portion of the meeting is reserved for comment on agenda items. Personal or abusive attacks on Council members, staff members, or other participants will not be tolerated and may result in the Village President taking action, up to and including, having the speaker removed from the meeting by law enforcement officers.

7. **New Business**

- a. Ambulance Garage & 1055 13 Mile Rd. Trade

8. **Public Comment**

9. **Adjournment**



ACTION MEMO

Staff Communication

DATE: August 3, 2026
TO: Members of the Village Council
FROM: James A. Lower, Village Manager
RE: Ambulance Garage & 1055 13 Mile Trade

SUMMARY OF REQUEST:

At its previous meeting, the Village Council authorized the Village Manager to negotiate the sale of the former Ambulance Barn property. During those negotiations, the Village Manager identified an opportunity to exchange the Ambulance Barn for the approximately 1.6-acre parcel located at 1055 13 Mile Road owned by Chad Momber.

Staff believes this parcel's strategic value to the Village is difficult to quantify and far exceeds its appraised value. The property provides the practical public access needed to fully utilize more than 100 acres of Village-owned land at Rogue River Park. Without this parcel, much of the Village's long-term vision for the park—including expanded trails, river access, environmental education opportunities, and other recreational amenities—is significantly limited. In many respects, this property represents the missing piece needed to unlock the full potential of one of the Village's largest public assets.

The acquisition would also resolve several wetlands and permitting issues associated with the Village's ongoing Rogue River Park improvements while providing an existing parking lot and building that could be repurposed in the future as a trailhead, public restrooms, environmental education center, community meeting space, or other park-related facility.

As part of the proposed exchange, Mr. Momber has agreed to donate the difference in value between the two properties to the Village. Based on the appraised values, this represents a charitable contribution of approximately \$280,000, creating substantial additional value for Village taxpayers. Staff believes it would be extremely difficult, if not impossible, to assemble this property in the future under terms this favorable.

Under the agreement, the Village would assume responsibility for completing the remaining wetlands restoration work associated with the property. Staff estimates this cost to be approximately \$15,000 to \$20,000.

Because the opportunity was time-sensitive, the Village Manager executed the purchase agreement contingent upon approval by the Village Council. Council approval is required for the transaction to proceed.

FINANCIAL IMPACT:

The Village would exchange the former Ambulance Barn for the property located at **1055 13 Mile Road** and assume approximately \$15,000 to \$20,000 in wetlands restoration costs. The transaction also includes an estimated charitable donation of approximately **\$280,000** representing the difference in value between the two properties. While the direct financial benefit is significant, staff believes the strategic value of acquiring the property and unlocking the future potential of Rogue River Park is substantially greater.

We are waving the \$101,000 in cash we would have otherwise gotten, but we strongly believe the trade represents a much better long term value for the community.

STAFF RECOMMENDATION:

A Motion to Approve the property exchange agreement with Chad Momber and authorize the Village Manager to execute all documents necessary to complete the transaction.





