



City of Newton

Agenda

Land Bank Meeting

Thursday, June 18, 2026 @ 11:30 AM

3rd Floor Conference Room

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A. CALL TO ORDER	
1. Consider the minutes of the December 18, 2025 meeting. 12.18.25 Newton Land Bank Minutes	2
2. Consider the sale of 324 E 11th St. Sale of 324 E 11th St - Pdf	3 - 5
3. Property Donation Request - 444 SW 14th St. Property Donation Request - 444 SW 14th St	6 - 7
4. Land Bank Manager update. Land Bank 2026 Adopted Budget	8
B. ADJOURNMENT	

**Newton Land Bank
Meeting Minutes
December 18, 2025**

The regular Newton Land Bank Meeting was called to order by Casie Powell, at 12:31 pm, at City Hall, in the Commission Chambers.

Those present: Alex Carbajal, Brian Donley, Rod Kreie, Zach McHatton, Casie Powell, Chip Westfall.

1. Review and Approve the Minutes from November 25, 2025.

Motion by Westfall, seconded by Kreie, to approve the minutes as presented

Vote: Carbajal – yea, Donley – yea, Kreie – yea, Powell – yea, Westfall – yea.

Motion carried.

2. Consider 309 E 5th St, Newton, KS 67114

The Board considered the proposed acquisition of 309 East 5th Street and discussed terms for a counteroffer. Following discussion, the Board directed staff to prepare a counteroffer that would maintain the \$1 purchase price while requiring the Land Bank to pay 50% of the title and insurance costs, 100% of the recording fees, and 50% of the closing costs. Board members emphasized the importance of ensuring that all anticipated expenses and obligations are clearly identified and accounted for within the Purchase and Sale Agreement.

Motion by Donley, seconded by Kreie, to approve the counteroffer and authorize staff to submit it to the realtor representing the property.

Vote: Carbajal – yea, Donley – yea, Kreie – yea, Powell – yea, Westfall – yea.

Motion carried.

Adjournment

The meeting of Newton Land Bank adjourned at 12:55 pm.



TO: Land Bank
FROM: Zach McHatton
DATE: June 18, 2026
SUBJECT: Sale of 324 E 11th St

PURPOSE:

324 E 11th St Purchase Application

Staff has received an application to purchase the Land Bank owned property located at 324 E 11th Street. The applicant has indicated an interest in developing the property with a tiny home that would be utilized as a rental unit.

The proposed project would return a vacant property to productive use, increase housing inventory, and place the parcel back on the tax rolls. Staff has reviewed the application and believes the proposed use is consistent with the goals of the Land Bank to encourage redevelopment and reinvestment in underutilized properties.

Consistent with previous Land Bank transactions, staff recommends selling the property at 75% of the Harvey County assessed value, subject to the execution of a Purchase and Sale Agreement and any development requirements deemed appropriate by the Board.

FINANCIAL IMPLICATIONS:

Approve the sale of 324 E 11th Street for 75% of the Harvey County assessed value and authorize staff to prepare the necessary Purchase and Sale Agreement for Board consideration.



Land Bank Property Purchase Application



Submitted on	8 May 2026, 2:02PM
Receipt number	1
Related form version	0

Purchaser's Name:	Marcus Herrman
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Purchaser's Address:	[REDACTED]
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Purchaser's Phone:	[REDACTED]
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Purchaser's Email:	[REDACTED]
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Property Information

Property Address:	324 E. 11th St
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Estimated Cost of Improvement:	100,000
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Plans for property improvements (please be as specific as possible):	Building a tiny home rental house.
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TO: Land Bank
FROM: Zach McHatton
DATE: June 18, 2026
SUBJECT: Property Donation Request - 444 SW 14th St

PURPOSE:

444 SW 14th St

The Newton Land Bank is requesting that the City Commission donate approximately 3.84 acres located at 444 SW 14th Street to the Land Bank for future housing development purposes.

If acquired, the Land Bank would work with community partners to evaluate development opportunities on the site. Potential projects include a partnership with Habitat for Humanity for the construction of affordable owner occupied housing or collaboration with the Housing Coalition to develop additional housing options that address identified community needs.

The property presents an opportunity to place underutilized land into productive use while supporting the City's housing goals. Transfer of the property to the Land Bank would provide flexibility to pursue grant opportunities, partnerships, and development strategies that may not otherwise be available.

RECOMMENDATION:

Recommend that the City Commission donate approximately 3.84 acres located at 444 SW 14th Street to the Newton Land Bank for future housing development and community housing initiatives.



LAND BANK FUND

	ACTUAL	ACTUAL	ADOPTED	ADOPTED
DEPARTMENT REVENUES	2023	2024	2025	2026
REVENUES	\$ -	\$ 13,667	\$ 5,595	\$ 5,595
	<u>\$ -</u>	<u>\$ 13,667</u>	<u>\$ 5,595</u>	<u>\$ 5,595</u>

	ACTUAL	ACTUAL	ADOPTED	ADOPTED
DEPARTMENT EXPENDITURES	2023	2024	2025	2026
TITLE WORK/CLOSING	\$ -	\$ -	\$ 550	\$ 550
SIGNS/MARKETING			\$ -	\$ 500
FEES/COMMISSIONS	\$ -	\$ -	\$ 120	\$ 300
MOWING	\$ -	\$ -	\$ 500	\$ 500
MAINTENANCE/DEMO	\$ -	\$ -	\$ 2,500	\$ 3,500
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,670</u>	<u>\$ 5,350</u>