

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

RAMP

Resolution No.: 12-22-25G

Resolution Title:

Resolution Authorizing the Sale of Property Designated as Block 1416, Lot 6 of the City of Camden Tax Map and Known as 576 Clinton Street to the Adjacent Property Owner in the Cooper Plaza Neighborhood

Project Summary:

- CRA owns a 0.037- acre vacant, lot known as 576 Clinton Street and designated as Block 1416, Lot 6 of the City of Camden Tax Map (the "Project Site").
- Shanta Hunter (the Redeveloper), the adjacent property owner of 574 Clinton Street designated as Block 1416, Lot 5, seeks to acquire the Project Site to develop a new personal residence.
- This resolution is to authorize the sale of the Project Site to the Redeveloper for a purchase price based on the property's fair market appraised value and reasonable transaction costs, expenses, and fees.
- Douglas V. Kolton, SCGRE, CTA, in a report dated August 19, 2025, has determined the fair market value of the Project Site to be \$10,000.00.

Purpose of Resolution:

To authorize the sale of property

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

\$10,000.00, plus reasonable costs, expenses, and fees

Resolution Authorizing the Sale of Property Designated as Block 1416, Lot 6 of the City of Camden Tax Map and Known as 576 Clinton Street to the Adjacent Property Owner in the Cooper Plaza Neighborhood

WHEREAS, the City of Camden Redevelopment Agency (CRA) is charged with the duty of redevelopment throughout the City of Camden; and

WHEREAS, CRA owns a vacant lot known as 576 Clinton Street and designated as Block 1416, Lot 6 of the City of Camden Tax Map (the "Project Site"); and

WHEREAS, Shanta Hunter, the adjacent property owner, of 574 Clinton Street designated as Block 1416, Lot 5 of the City of Camden Tax Map, proposes to acquire the Project Site to develop as her personal residence; and

WHEREAS, an appraisal of the Project Site completed by Douglas V. Kolton, SCGREA, CTA, in a report dated August 19, 2025, determines the fair market value to be \$10,000.00; and

WHEREAS, a side and rear-yard uses are permitted uses under the Cooper Plaza Redevelopment Plan; and

WHEREAS, CRA deems the proposed uses of the Project Site to be appropriate uses consistent with the Cooper Plaza Redevelopment Plan and to further the interests of the CRA and the City to facilitate area redevelopment.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into a Redevelopment Agreement with Shanta Hunter to convey to her Block 1416, Lot 6 of the City of Camden Tax Map for rear and side-yard uses at the property's fair market value of \$10,000.00 plus reasonable costs, expenses, and fees; and

BE IT FURTHER RESOLVED, that this Resolution and the right to purchase the Project Site from the CRA shall expire April 30, 2026, if an acceptable Redevelopment Agreement is not executed or extended in writing by CRA prior to such deadline; and

BE IT FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

12-22-25G (cont'd)

ON MOTION OF: Christopher Collins

SECONDED BY: Gilbert Harden, Sr.

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	X		
Gilbert Harden, Sr.	X		
Tasha Gainey-Humphrey	X		
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma			

Ian K. Leonard

Ian K. Leonard
Chairperson

ATTEST:



Olivette Simpson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

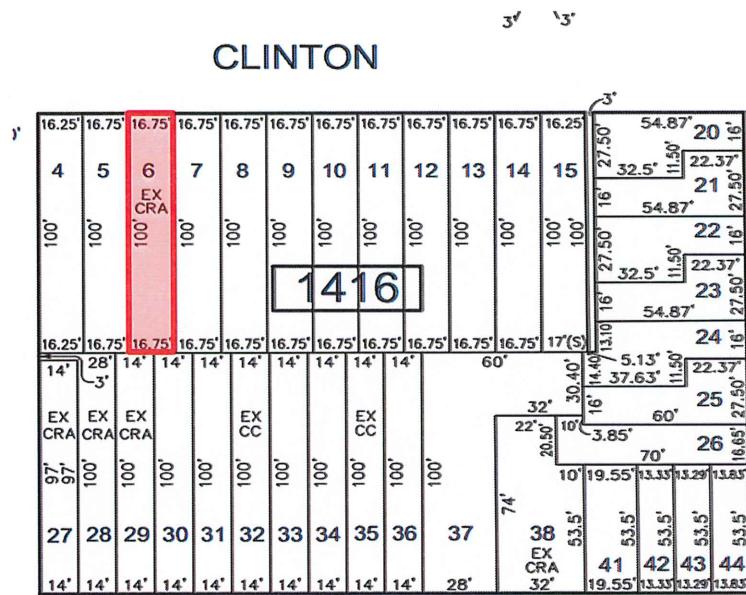
12-22-25G (cont'd)

Property List

	Block	Lot	Location	Owner
1	1416	6	576 Clinton Street	City of Camden Redevelopment Agency

12-22-25G (cont'd)

Tax Map of Block 1416 Lot 6, 576 Clinton Street



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12-22-25G (cont'd)

Aerial Photo of Block 1416, Lot 6-576 Clinton Street

