

**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, SCGRE, 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*

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Ian K. Leonard  
Chairperson

ATTEST:

  
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Olivette Simpson  
Executive Director

The above has been reviewed and approved as to form.

*Mark P. Asselta*

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Mark P. Asselta, Esq.  
Board Counsel

12-22-25G (cont'd)

**Property List**

	<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Owner</b>
<b>1</b>	<b>1416</b>	<b>6</b>	<b>576 Clinton Street</b>	<b>City of Camden Redevelopment Agency</b>



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

