

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

RAMP

Resolution No.: 06-10-26F

Resolution Title:

Resolution Amending Resolution 12-10-25G Authorizing the Sale of Block 1416, Lot 6 of the City of Camden Tax Map and Known as 576 Clinton Street to the Adjacent Property Owner of Block 1416, Lot 5 in the Cooper Plaza Redevelopment Area to Change the Proposed Residential Use

Project Summary:

- 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 "Property").
- CRA by Resolution 12-10-25G authorized the sale of the Property to Shanta Hunter, the adjacent property owner of 574 Clinton Street designated as Block 1416, Lot 5 of the City of Camden Tax Map, for development of a new owner-occupied residence.
- The Redeveloper is seeking to amend the proposed use of the Property from construction of a single-family dwelling to a 3-unit residential dwelling.
- Douglas V. Kolton, SCGRE, CTA, in a report dated August 19, 2025, determines the fair market value of the Property to be \$10,000.00.
- This Resolution will amend Resolution 12-10-25G to change proposed residential use.

Purpose of Resolution:

To amend a resolution to change the proposed use

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

Estimated \$325,000.00, plus reasonable costs, expenses, and fees

06-10-26F

Resolution Amending Resolution 12-10-25G Authorizing the Sale of Block 1416, Lot 6 of the City of Camden Tax Map and Known as 576 Clinton Street to the Adjacent Property Owner of Block 1416, Lot 5 in the Cooper Plaza Redevelopment Area to Change the Proposed Residential Use

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 "Property"); and

WHEREAS, CRA by Resolution 12-10-25G authorized the sale of the Property to Shanta Hunter, the adjacent property owner of 574 Clinton Street designated as Block 1416, Lot 5, as a side yard for development of a new owner-occupied single -family residence (the "Redeveloper"); and

WHEREAS, the Redeveloper is seeking to amend the proposed use of the Property from construction of a single-family dwelling to a 3-unit residential dwelling; and

WHEREAS, CRA deems the proposed use of the Property to be an appropriate use 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 Resolution 12-10-25G is hereby amended to designate Shanta Hunter as the Redeveloper of 576 Clinton Street designated as Block 1416, Lot 6 of the City of Camden Tax Map and change the proposed use of the property from the new construction of a residential single-family dwelling to a three-unit residential dwelling; and

BE IT FURTHER RESOLVED 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 the Redeveloper and to convey in addition to Block 1416, Lot 6 of the City of Camden Tax Map for the property's fair market value of \$10,000.00 plus the Agency's reasonable costs, expenses, and fees; and

BE IT FURTHER RESOLVED that this Resolution and the right to purchase the Property from the CRA shall expire August 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.

06-10-26F (cont'd)

ON MOTION OF: Christopher Collins

SECONDED BY: Jose Javier Ramos

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	X		
Gilbert Harden, Sr.	X		
Tasha 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

Exhibit A
Property List

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

Aerial Photo



