CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

RAMP

Resolution No.: 10-14-26E

Resolution Title:

Resolution Authorizing an Amendment to Resolution 06-10-26F to Extend the Deadline For Execution of a Redevelopment Agreement by the Redeveloper for 576 Clinton Street Designated as Block 1416, Lot 6 of the City of Camden Tax Map

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 "Project Site").
- Shanta Hunter (the Redeveloper), the adjacent property owner of 574 Clinton Street designated as Block 1416, Lot 5, proposes to acquire the Project Site and construct a three (3)-unit residential dwelling located at 576 Clinton Street.
- By Resolution 06-10-26F the CRA authorized the sale of the Project Site to the Redeveloper and through a Redevelopment Agreement for the property's fair market value as established by a qualified appraiser, plus reasonable costs, expenses, and fees.
- Douglas V. Kolton, SCGREA, CTA, in a report dated August 19, 2025, determined the fair market value of the Project Site to be $10,000.00.
- The Redeveloper is requesting an extension of the deadline to enter into a Redevelopment Agreement due to delays associated with Zoning Board approval.

Purpose of Resolution:
Extend the Deadline to Enter Into a Redevelopment Agreement

Award Process:
N/A

Cost Not to Exceed:
N/A

Total Project Cost:
$325,000.00 (projected), plus reasonable costs, expenses, and fees

10-14-26E

Resolution Authorizing an Amendment to Resolution 06-10-26F to Extend the Deadline For Execution of a Redevelopment Agreement by the Redeveloper for 576 Clinton Street Designated as Block 1416, Lot 6 of the City of Camden Tax Map

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 547 Clinton Street designated As Block 1416, Lot 5 of the City of Camden Tax Map, proposes to acquire the Project Site to develop as new 3-unit residential dwelling located at 576 Clinton Street, Camden, NJ; and

WHEREAS, by Resolution 06-10-26F the CRA designated Shanta Hunter as the Redeveloper for the Project Site, and authorized a Redevelopment Agreement for the purchase and redevelopment of the Project Site; and

WHEREAS, Resolution 06-10-26F also provided that the Redeveloper Designation would expire if the Redeveloper did not execute an acceptable Redevelopment Agreement by August 30, 2026; and

WHEREAS, the Redeveloper is requesting an extension of the deadline to enter into a Redevelopment Agreement due to delays in obtaining Zoning Board approval; and

WHEREAS, CRA staff recommends that the deadline to execute an acceptable Redevelopment Agreement be extended until January 29, 2027.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that deadline for the Redeveloper, Shanta Hunter, to execute an acceptable Redevelopment Agreement for the above referenced project is extended to January 29, 2027; and

BE IT FURTHER RESOLVED, that the remaining terms of Resolution 06-10-26F shall remain in full force and effect except as amended by this Resolution; and

BE·IT FUTHER 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.

10-14-26E (cont'd)

ON MOTION OF: **Maria Sharma**

SECONDED BY: **Tasha Humphrey**

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

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

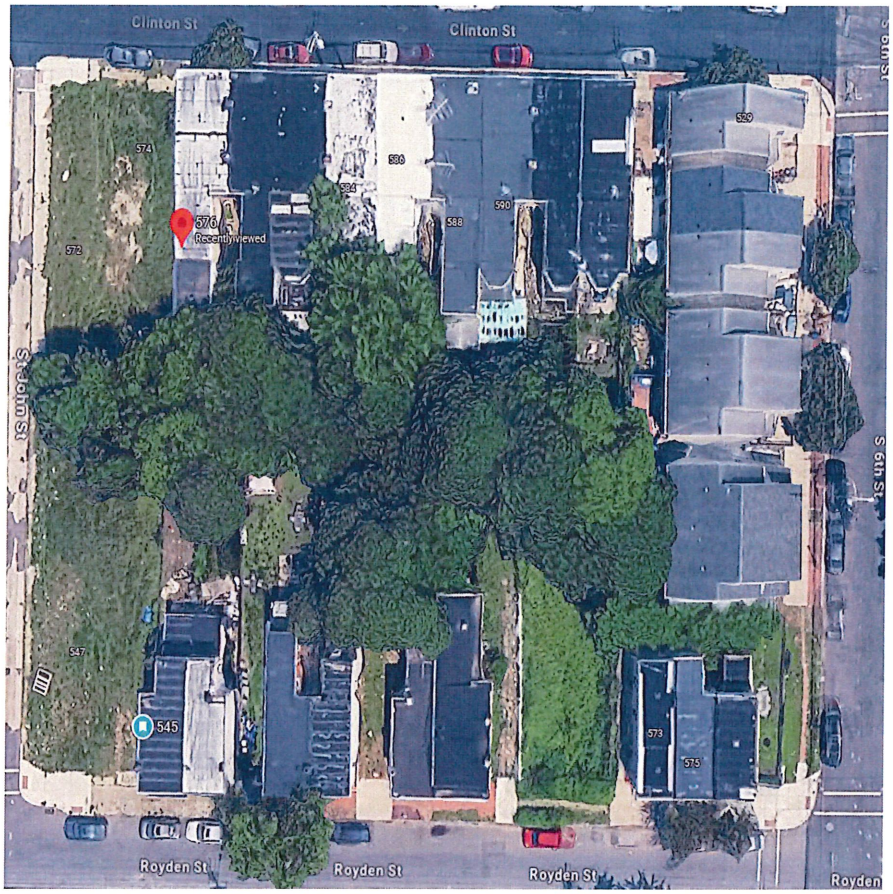
10-14-26E (cont'd)

Exhibit A

Property List

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

Aerial Photo



10-14-26E (cont'd)

Exhibit A (cont'd)
Tax Map of Block 1416, Lot 6
576 Clinton Street

