

**CERTIFICATE OF SECRETARY
A BETTER CAMDEN CORPORATION**

I, Tracee Battis, hereby certify that I am the Secretary of the A Better Camden Corporation, and as the Secretary, I certify that the attached copy of the proceedings of the Board Meeting of the A Better Camden Corporation is a true and correct copy of the minutes of the September 10, 2007 meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the A Better Camden Corporation this 11th day of September 2007.

A handwritten signature in black ink that reads "Tracee Battis". The signature is written in a cursive style and is positioned above a horizontal line.

Tracee Battis
Secretary, A Better Camden Corporation

FINAL

**MINUTES OF THE
A BETTER CAMDEN CORPORATION**

MEMBERS

Charles Richman, Acting Commissioner, DCA
Marge Della Vecchia, President, ABC Corporation, Executive Director, HMFA
Eileen Hawes, Treasurer of ABC, Chief Financial Officer, HMFA
Tracee Battis, Secretary of ABC, Chief of Programs, HMFA
* Dennis Kille, City Attorney - Camden
(representing Gwendolyn Faison, Mayor of the City of Camden)
John Kromer, Camden Redevelopment Agency

OFFICIALS

PRESENT:

Peter Kasabach, Vice President, ABC Corporation, HMFA
Claudia Lovas, Director of Program Development, HMFA
Maura McManimon Fennessy, Director of Policy and Planning, HMFA
Nancy Zielinski, Community Development Officer, HMFA
Gira Desai, Director of Government Relations, HMFA
Frank Tucci, General Services Assistant, HMFA
Carilyn Willis, Executive Secretary, HMFA

OTHERS

PRESENT:

Bob Shaughnessy, Deputy Attorney General

* Letter of March 22, 2001 designating Dennis G. Kille to represent Gwendolyn A. Faison, Mayor of Camden

September 10, 2007

SUNSHINE ACT

"The A Better Camden Corporation gave notice of the time, place and date of this meeting by facsimile, regular mail and hand delivery on August 16, 2007 to the Secretary of State of New Jersey, THE STAR LEDGER, THE TIMES, and the COURIER POST, and by posting the notice at the office of the New Jersey Housing and Mortgage Finance Agency in Trenton, New Jersey. Pursuant to the New Jersey Open Public Meetings Act, a resolution must be passed by the ABC Corporation in order to hold a session from which the public is excluded."

1. REPORT ITEM

ANNUAL MEETING: PRESIDENT'S REPORT ON APPOINTMENT OF OFFICERS

Tracee Battis moved and Dennis Kille seconded 1. Officer appointments for the A Better Camden Corporation (ABC Corporation) are as follows: the Chief of Policy and Community Development of the New Jersey Housing and Mortgage Finance Agency (HMFA) as Vice President, the Chief Financial Officer of the HMFA as Treasurer and the Chief of Programs of the HMFA as Secretary. Assistant Officer appointments are as follows: the Chief of Program Services of the HMFA and the Director of Finance of the HMFA as Assistant Treasurers and the Chief of Regulatory Affairs of the HMFA, the Community Development Officer of HMFA and the Director of Policy and Planning of the HMFA as Assistant Secretaries. These appointments are made pursuant to the By-Laws of the ABC Corporation.

*Aye-Charles Richman, Marge Della Vecchia, Eileen Hawes, Tracee Battis, Dennis Kille
Nay-None*

2. ACTION ITEMS

DESIGNATION OF SIGNATORY POWERS – ITEM 2A.

Tracee Battis moved and Marge Della Vecchia seconded 1. Approval to segregate signatory duties among the newly appointed Officers and Assistant Officers of the A Better Camden Corporation (ABC Corporation), which were identified by title and by name in the previous Board action of even date entitled "Appointment of Officers." As the following dictates:

- a. The President, Vice President, Treasurer and Secretary shall have the authority to legally bind the ABC Corporation on documents such as, but not limited to, Contracts, Contracts of Sale, Corporate Deeds, Corporate Affidavits, Corporation Resolutions, and Letters of Intent.
- b. The President, the Treasurer and the Assistant Treasurer(s) shall have signatory authority on the ABC Corporation checking account to disburse necessary payments.

- c. The Community Development Officer shall have the authority only to initially approve via signature all payment vouchers (with necessary documentation attached) that is required in the Finance Division of the Agency to issue a check. The President, the Vice President, the Secretary, and the Assistant Secretary identified below as the Director of Policy and Planning shall have the authority to approve via signature all payment vouchers (with necessary documentation attached) that is required for the Finance Division of the Agency to issue a check.
- d. All officers including the Assistant Secretaries shall each have the authority to attest to all required documents and to have signatory power to execute HUD-1 settlement sheets when transferring properties on behalf of the ABC Corporation.

*Aye-Charles Richman, Marge Della Vecchia, Eileen Hawes, Tracee Battis, Dennis Kille
Nay-None*

APPROVAL OF THE AMENDMENT TO THE ABC CORPORATION BY-LAWS

- REQUIRING THE FISCAL YEAR TO BE THE SAME AS THE CALENDAR YEAR – ITEM 2B.

Marge Della Vecchia moved and Tracee Battis seconded 1. Authorization to amend the By-laws of the A Better Camden (ABC) Corporation as set forth in the Request for Action.

*Aye-Charles Richman, Marge Della Vecchia, Eileen Hawes, Tracee Battis, Dennis Kille
Nay-None*

AUTHORIZATION FOR ABC TO LEASE AUBURN STREET PROPERTIES TO THE CENTER FOR FAMILY SERVICES – ITEM 2C.

Marge Della Vecchia moved and Tracee Battis seconded 1. Approval for ABC Corporation (“ABC”) to lease properties on Auburn Street (“Auburn Lot”) to the Center for Family Services (CFS) to be used for parking. The terms and conditions of the lease shall be finalized once the final economics of the arrangement have been determined. 2. Approval to use a portion of the funds allocated to the Cooper-Lanning Project Revitalization Area, pursuant to the ABC Board action of May 19, 2003, to support improvements to the Auburn Lot. 3. Authority for any ABC officer, after consultation with the Attorney General’s office, to complete all tasks and executes all documentation and agreements necessary or advisable to effectuate the above transaction.

John Kromer arrived via phone at 4:14 p.m.

*Aye-Charles Richman, Marge Della Vecchia, Eileen Hawes, Tracee Battis, Dennis Kille,
John Kromer*

Nay-None

AUTHORIZATION FOR ABC TO REQUEST AND ACCEPT FUNDING FROM THE NJ HOUSING AND MORTGAGE FINANCE AGENCY FOR THE ACQUISITION OF PROPERTIES FROM THE NORTH CAMDEN AND TRUST – ITEM 2D.

Marge Della Vecchia moved and Tracee Battis seconded 1. Authorization to request and accept funds from the NJ Housing and Mortgage Finance Agency (HMFA) for the purposes of acquiring properties from the North Camden Land Trust (NCLT). 2. Authorization to acquire up to 15 properties from the North Camden Land Trust. 3. Authorization for any Officer of the ABC Corporation, in consultation with the Attorney General's office, to execute any and all documents required to effectuate the above actions.

*Aye-Charles Richman, Marge Della Vecchia, Eileen Hawes, Tracee Battis, Dennis Kille,
John Kromer
Nay-None*

3. REPORT ITEM

ANNUAL MEETING: FISCAL YEAR TREASURER'S REPORT – ITEM 3A.

Marge Della Vecchia moved and Tracee Battis seconded acceptance of the Financial Statements for the A Better Camden Corporation (ABC Corporation) for the period July 1, 2006 through December 31, 2006 as presented and verified by Eileen Hawes, the ABC Treasurer.

*Aye-Charles Richman, Marge Della Vecchia, Eileen Hawes, Tracee Battis, Dennis Kille,
John Kromer
Nay-None*

4. MINUTES

APPROVAL OF MINUTES OF THE ABC CORPORATION MEETING HELD SEPTEMBER 10, 2007 IN SUBSTANTIALLY FINAL FORM – ITEM 2A.

Marge Della Vecchia moved and Tracee Battis seconded approval of the minutes of the ABC Corporation meeting held September 10, 2007 in substantially final form.

*Aye-Charles Richman, Marge Della Vecchia, Eileen Hawes, Tracee Battis, Dennis Kille,
John Kromer
Nay-None*

MOTION TO ADJOURN

Marge Della Vecchia moved and Tracee Battis seconded a motion to adjourn at 4:20 p.m.

*Aye-Charles Richman, Marge Della Vecchia, Eileen Hawes, Tracee Battis, Dennis Kille,
John Kromer
Nay-None*



OFFICE OF THE MAYOR
CITY OF CAMDEN

NEW JERSEY
City Hall - Fourth Floor
Post Office Box 95120
Camden, New Jersey 08101-5120
(856) 757-7200 OFFICE (856) 963-1841 FAX

GWENDOLYN A. FAISON
MAYOR

BARBARA SMITH
Aide to the Mayor

CYRUS P. SAXON
Liaison to the Mayor

March 22, 2001

Stephen Brame
Vice President of ABC Corporation
New Jersey Housing and Mortgage Finance Agency
P.O. Box 18550
637 South Clinton Avenue
Trenton, New Jersey 08650-2085

RE: ABC CORPORATION BOARD MEETING

Dear Mr. Brame:

Please be advised that I hereby designate City Attorney, Dennis G. Kille to attend meetings of the ABC Corporation and act in my stead at those meetings, which I cannot personally attend.

Very truly yours,

Gwendolyn A. Faison
Gwendolyn A. Faison, Mayor
City of Camden