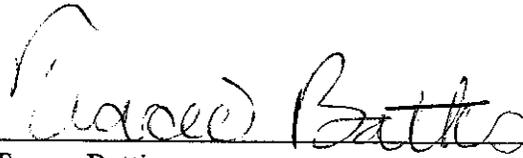


**CERTIFICATE OF SECRETARY  
A BETTER CAMDEN CORPORATION**

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 June 28, 2007 meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the A Better Camden Corporation this 3<sup>rd</sup> day of July 2007.

A handwritten signature in cursive script that reads "Tracee Battis". The signature is written in black ink 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, Deputy Commissioner, DCA  
(representing Susan Bass Levin, 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, NJHMFA  
Maura McManimon Fennessy, Director of Policy and Planning  
Nancy Zielinski, Community Development Officer

**OTHERS  
PRESENT:**

Robert Shaughnessy, Deputy Attorney General

\*Letter of June 26, 2007 designating Charles Richman to represent Susan Bass Levin,  
Commissioner of DCA

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

June 28, 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 June 25, 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 Department of Community Affairs 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. ACTION ITEMS

#### APPROVAL OF AMENDMENT TO JUNE 7, 2005 BOARD ACTION REGARDING FUNDING ALLOCATION TO FIVE CAMDEN NON-PROFIT ORGANIZATIONS TO INCLUDE CONSTRUCTION COSTS AS ELIGIBLE EXPENSE – ITEM 1A.

*Marge Della Vecchia moved and Tracee Battis seconded* 1. Authorization for ABC Corporation to amend the June 7, 2005 board action regarding the expenditure of \$1,250,000 for five housing projects in Camden, to include construction costs.

2. 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*

#### APPROVAL TO ENTER INTO AN AGREEMENT WITH THE CAMDEN REDEVELOPMENT AGENCY (CRA) AND THE OASIS DEVELOPMENT CORPORATION REGARDING THE ENVIRONMENTAL REMEDIATION OF THE OASIS HOUSING PROJECT SITE – ITEM 1B.

*Marge Della Vecchia moved and Tracee Battis seconded* 1. Authorization to for ABC Corporation to enter into a Memorandum of Agreement with the Camden Redevelopment Agency (CRA) and Oasis Development Corporation (Oasis), for the purpose of defining roles and responsibilities of the respective agencies in the cleanup of the Oasis Project Phase I property, located at 1158-1182 Sycamore Street, in the City of Camden.

2. Authorization to submit a Memorandum of Agreement Application for Residential Properties, in partnership with CRA and Oasis, in order to enter into the NJ Department of Environmental Protection Voluntary Cleanup Program. 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  
Nay-None  
Abstained-John Kromer*

APPROVAL TO ENTER INTO AN AGREEMENT WITH THE CRA REGARDING ABC FUNDING FOR CRA SITE ACQUISITION EXPENSES ASSOCIATED WITH THREE REDEVELOPMENT PROJECTS IN THE COOPER PLAZA AND LANNING SQUARE NEIGHBORHOODS – ITEM 1C.

*Marge Della Vecchia moved and Tracee Battis seconded* 1. Approval for ABC Corporation to enter into an agreement with the Camden Redevelopment Agency (CRA) to fund the CRA's acquisition expenses in connection with Redevelopment Projects included in any adopted redevelopment plans, in the Cooper Plaza and Lanning Square neighborhoods. 2. 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  
Nay-None  
Abstained-John Kromer*

2. MINUTES

APPROVAL OF MINUTES OF THE ABC CORPORATION MEETING HELD JUNE 28, 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 June 28, 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.

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



**State of New Jersey**  
DEPARTMENT OF COMMUNITY AFFAIRS  
101 SOUTH BROAD STREET  
PO BOX 800  
TRENTON, NJ 08625-0800

JON S. CORZINE  
*Governor*

SUSAN BASS LEVIN  
*Commissioner*

June 26, 2007

Marge Della Vecchia  
Executive Director  
NJ Housing and Mortgage Finance Agency  
PO Box 18550  
Trenton, New Jersey 08625

Dear Executive Director Della Vecchia:

Please accept this letter as formal notification that Deputy Commissioner Charles Richman will represent me at the ABC Meeting on June 28, 2007.

If you have any questions, please do not hesitate to call my office.

Sincerely,

A handwritten signature in black ink that reads "Susan Bass Levin".

Susan Bass Levin  
Commissioner





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

