

**MINUTES OF THE
A BETTER CAMDEN CORPORATION**

MEMBERS

Lori Grifa, Commissioner, DCA
Anthony L. Marchetta, President, ABC Corporation, Executive Director, HMFA
* Claudia Lovas, Director of Program Development & Outreach, HMFA
(representing Terry Fink, Treasurer of ABC, Director of Finance, HMFA)
Tracee Battis, Secretary of ABC, Chief of Programs, HMFA
Saundra Ross Johnson, Executive Director, Camden Redevelopment Agency
**Ralph Kramer, Counsel to the Mayor - Camden
(representing Dana Redd, Mayor of the City of Camden)

OTHERS

PRESENT:

Bob Huether, Assistant Director of Program Development & Outreach
Nancy Zielinski, Community Development Officer I
Laura Shea, Director of HAS
Harry Stevens, General Assistance
Carilyn Willis, Executive Secretary
Kavin Mistry, Deputy Attorney General

* Memo dated June 23, 2011 designating Claudia Lovas to represent Terry Fink

**Letter of January 14, 2010 designating Ralph Kramer to represent Dana Redd, Mayor of Camden

June 23, 2011

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 17, 2011 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."

ACTION ITEMS

AUTHORIZATION FOR THE OFFICERS OF THE A BETTER CAMDEN (ABC) CORPORATION TO TAKE ANY AND ALL ACTIONS NECESSARY TO ENTER INTO A TRI-PARTY ASSIGNMENT, ASSUMPTION AND MODIFICATION AGREEMENT BY AND BETWEEN THE TAX LIEN FINANCING CORPORATION AND THE CITY OF CAMDEN IN CONSULTATION WITH THE OFFICE OF THE ATTORNEY GENERAL – ITEM 1.

Tracee Battis moved and Anthony Marchetta seconded 1. Authorization for the Officers of the A Better Camden Corporation, (“ABC”), to take any and all actions necessary to enter into and comply with a Tri-Party Assignment, Assumption and Modification Agreement (the “Tri-Party Agreement”), in substantially final form as attached in the Request for Action, by and between the Tax Lien Financing Corporation (“TLFC”) and the City of Camden in consultation with the Office of the Attorney General. 2. Authorization for the Officers of the ABC to take all appropriate actions, and to execute and deliver all agreements, certificates, instruments and other documents necessary in connection with the transfer of any Final Properties, as that term is defined in the Tri-Party Agreement, to ABC from the City of Camden. 3. Authorization for the Officers of ABC to take all appropriate actions, and to execute and deliver all agreements, certificates, instruments and other documents necessary in connection with the transfer of any of the Final Properties, as that term is defined in the Tri-Party Agreement, from ABC to certain non-profit organizations in Camden or their assignees.

*Aye-Lori Grifa, Anthony Marchetta, Tracee Battis, Claudia Lovas, Ralph Kramer,
Saundra Ross Johnson
Nay-None*

APPOINTMENT OF TREASURER OF THE A BETTER CAMDEN (ABC) CORPORATION – ITEM 2.

Saundra Ross Johnson moved and Tracee Battis seconded 1. The following Officer appointment for A Better Camden Corporation (ABC Corporation) has been made: The Chief Financial Officer of the HMFA shall serve as the Treasurer of the ABC Corporation. This appointment is made pursuant to the By-Laws of the ABC Corporation.

*Aye-Lori Grifa, Anthony Marchetta, Tracee Battis, Claudia Lovas, Ralph Kramer,
Saundra Ross Johnson
Nay-None*

MOTION TO ADJOURN

Saundra Ross Johnson moved and Tracee Battis seconded a motion to adjourn at 10:40 a.m.

*Aye-Lori Grifa, Anthony Marchetta, Tracee Battis, Claudia Lovas, Ralph Kramer,
Saundra Ross Johnson*

Nay-None