

**MINUTES OF THE  
A BETTER CAMDEN CORPORATION**

**MEMBERS**

\*Charles Richman, Assistant Commissioner, DCA  
(representing for Lori Grifa, Commissioner, DCA)  
Anthony L. Marchetta, President, ABC Corporation, Executive Director, HMFA  
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

**OTHERS**

**PRESENT:**

Leslie Lefkowitz, Chief of Legal & Regulatory Affairs  
Claudia Lovas, Director of Program Development  
Bob Huether, Assistant Director of Program Development and Outreach  
Dawn Dantzler, Legislatiave Liaison  
Eric Stout, General Services Assistant  
Carilyn Willis, Executive Secretary

**OTHERS**

**PRESENT:**

Bob Purcell, Deputy Attorney General  
Olivette Simpson, Camden Redevelopment Agency

\*Letter of September 16 2010 designating Charles Richman to represent Commissioner Grifa, DCA

**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 September 21, 2010 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. ACTION ITEMS

ANNUAL MEETING: APPOINTMENT OF OFFICERS – ITEM 1A.

*Tracee Battis moved and Sandra Ross Johnson seconded* 1. Officer appointments for the A Better Camden Corporation (ABC Corporation) are as follows: Director of HAS of the New Jersey Housing and Mortgage Finance Agency as Vice President, the Director of Finance 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 Legal and Regulatory Affairs of the HMFA, the Community Development Officer of HMFA and the Legal Affairs Officer of the HMFA as Assistant Secretaries. These appointments are made pursuant to the By-Laws of the ABC Corporation.

*Aye-Charles Richman, Anthony L. Marchetta, Tracee Battis, Terry Fink, Sandra Ross Johnson  
Nay-None*

ANNUAL MEETING: DESIGNATION OF SIGNATORY POWERS – ITEM 1B.

*Tracee Battis moved and Sandra Ross Johnson 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 by Finance Division of the Agency to issue a check. The voucher is then approved by the Director of Program Development, Outreach and Foreclosure Prevention. The President, the Vice President, the Secretary, and the Assistant Secretary identified below as the Legal Affairs Officer shall have the authority to issue final approval via signature for 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 and/or acquiring properties on behalf of the ABC Corporation.

*Aye-Charles Richman, Anthony L. Marchetta, Tracee Battis, Terry Fink, Sandra Ross Johnson  
Nay-None*

2. REPORT ITEM

ANNUAL MEETING: TREASURER'S REPORT FOR YEAR ENDING DECEMBER 31, 2009 – ITEM 2A.

*Tracee Battis moved and Charles Richman seconded* acceptance of the Treasurer's Report, which included the financial statements for the A Better Camden Corporation (ABC Corporation) for the year ending December 31, 2009, as presented and verified by ABC Treasurer, Terry Fink.

*Aye-Charles Richman, Anthony L. Marchetta, Tracee Battis, Terry Fink, Sandra Ross Johnson  
Nay-None*

MOTION TO ADJOURN

*Charles Richman moved and Tracee Battis seconded* a motion to adjourn at 11:15 a.m.

*Aye-Charles Richman, Anthony L. Marchetta, Tracee Battis, Terry Fink, Sandra Ross Johnson  
Nay-None*