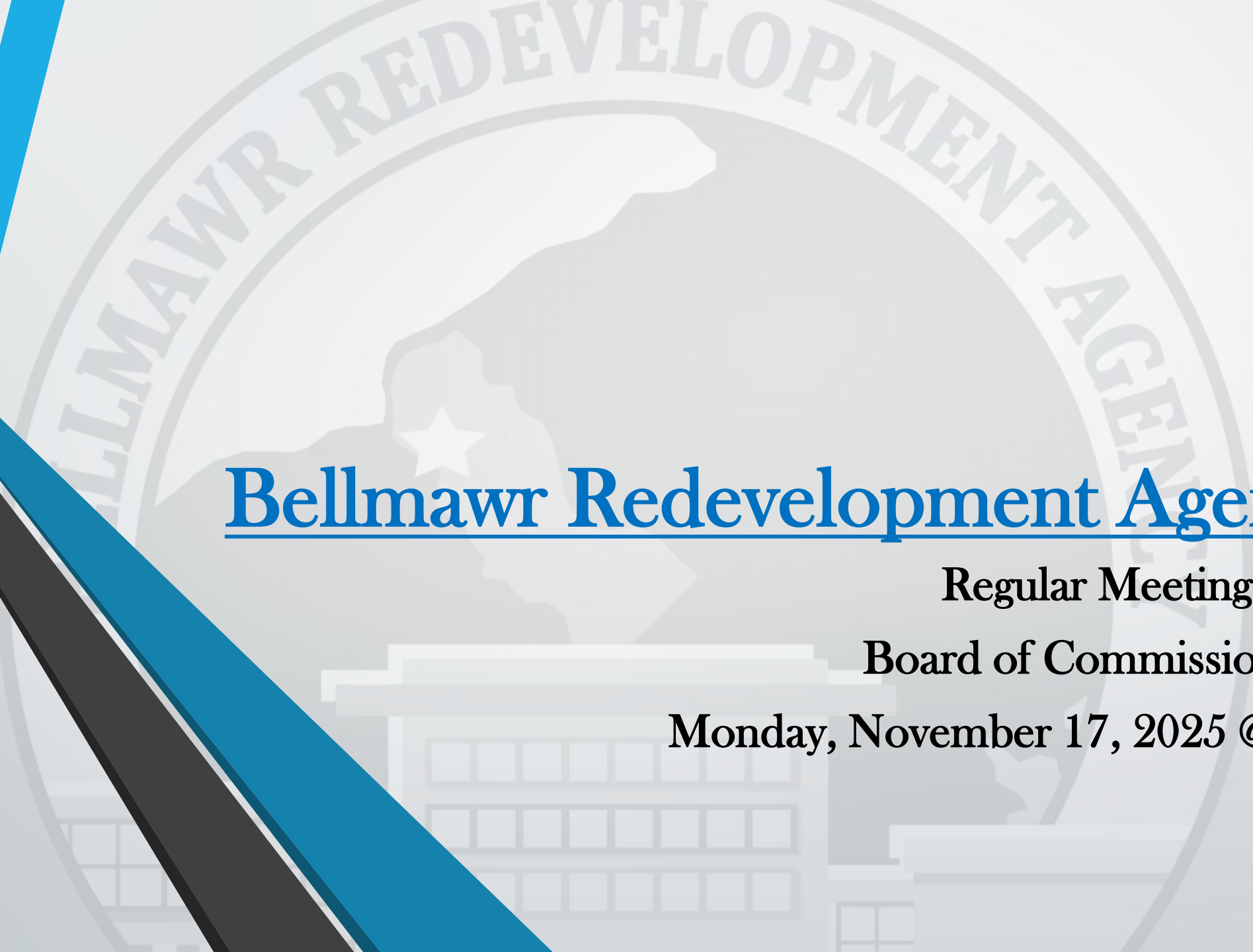


The background features a large, light gray watermark of the Bellmawr Redevelopment Agency logo. The logo is circular, with the words "BELLMAWR REDEVELOPMENT AGENCY" around the perimeter. Inside the circle is a silhouette of a mountain with a white star on its left side. Below the mountain is a stylized building with a grid of windows. On the left side of the image, there are two diagonal stripes: a blue one on top and a black one below it, both pointing towards the bottom left corner.

Bellmawr Redevelopment Agency

Regular Meeting of the
Board of Commissioners |
Monday, November 17, 2025 @ 5pm



Open Meeting

- Call to Order
- Reading of OPMA Statement:
 - On November 12, 2025, notice of this meeting was placed on the official Bellmawr Redevelopment Agency website, and e-mailed to both the *Courier-Post & Gloucester City News* newspapers for publication. The official 'Notice to Borough Clerk' was emailed on November 14, 2025, which included requests for posting of the Notice to the official Borough of Bellmawr website & Bulletin Board.
 - *All requirements of the Open Public Meetings Act <OPMA> have been met in compliance with the Sunshine Law.*





Flag Salute





Roll Call

- Board of Commissioners

- Chairman Frank Filipek
- Vice Chair Ray Bider (Councilman- Bellmawr)
- Commissioner James D'Angelo (Councilman- Bellmawr)
- Commissioner Tom Whitman
- Commissioner Anil Patel
- Commissioner Jeff Simpson
- Commissioner Eric Beck

- Management / Professionals

- Joshua T. Tregear | Executive Director
- Michael J. McKenna, Esquire | Agency Solicitor
- Dennis McNulty | Agency Engineer

Meeting Agenda

Reading of Minutes: Regular Meeting – September 16, 2025

Communications

Commissioner's Reports

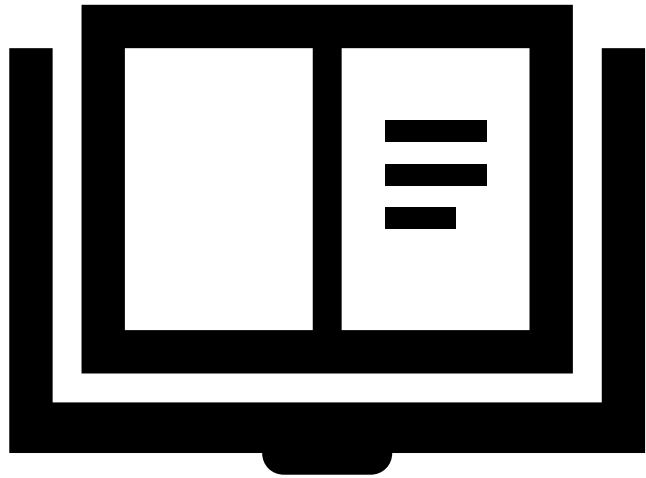
Executive Director's Report

Solicitor's Report

New Business

Public Portion

Adjournment



Reading of Minutes

Regular Meeting | September 16, 2025

Communications

- Redeveloper's Report <monthly> | Nov- 2025: *rec'd 11/17/2025*

Commissioner's Reports

Chairman Frank Filipek

Vice Chair Ray Bider (Councilman- Bellmawr)

Commissioner James D'Angelo (Councilman- Bellmawr)

Commissioner Tom Whitman

Commissioner Anil Patel

Commissioner Jeff Simpson

Commissioner Eric Beck



Executive Director's Report | Key Items

- Budget- 2026
 - Complete workbook from NJ-DCA FAST portal
 - Introduction @ Nov meeting
- Agency IT
 - Procure new PC
 - Set up in line with government standards & practices
 - Re-establish systems, portals, etc

Solicitor's Report

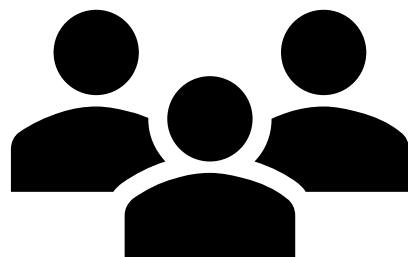
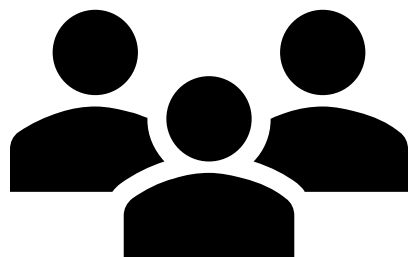
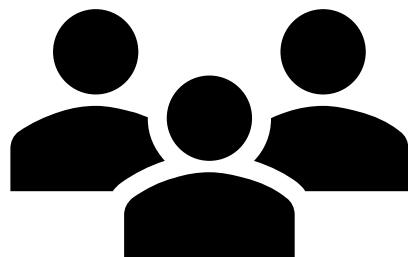
- Review Redeveloper's Report
- General Comments



New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY...

- **RESOLUTION # 11:036-25 . . . APPROVING BALANCE TRANSFER FROM ESCROW ACCOUNT TO OPERATIONS ACCOUNT**
- **RESOLUTION # 11:037-25 . . . AUTHORIZING INTRODUCTION OF OPERATIONS BUDGET- 2026**
- **RESOLUTION # 11:038-25 . . . AUTHORIZING PROCEDURE TO RELEASE RFP FOR PROFESSIONAL SERVICE CONTRACTS- 2026**
- **RESOLUTION # 11:039-25 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS**



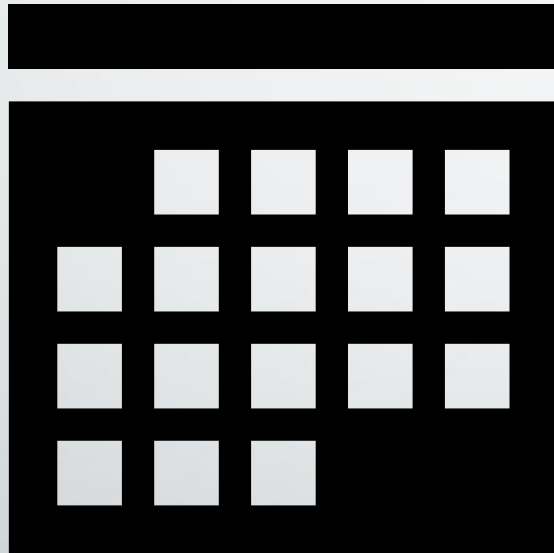
Public Portion



Meeting
Adjournment



Coming up. . .



Regular Meeting

Adjusted Schedule

Tuesday, December 9, 2025

Re-Org 2026 Meeting:
Tentative 1/20/2026



THANK YOU!!