Regular Meeting | Minutes

Tuesday, October 20, 2026 @ 5pm

Remote <Virtual> Meeting: ***https://us02web.zoom.us/j/9694859482***

OPMA Statement:

On January 28, 2026, 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 January 28, 2026, 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 have been met in compliance with the Sunshine Law.

Call to Order: The meeting was called to order at 5:01pm by Chairman Frank Filipek, with the salute to the flag.

Roll Call:

Attending:
Frank Filipek, Chairman
Ray Bider, Vice Chair <Councilman- Bellmawr>
James D'Angelo, Commissioner <Councilman- Bellmawr>
Tom Whitman, Commissioner
Anil Patel, Commissioner

Absent:
Jeff Simpson, Commissioner
Peter Macrina, Commissioner

Staff / Pros:
Joshua T. Tregear, Executive Director / Agency Secretary
Michael McKenna, Agency Solicitor
David Weinstein, Special Counsel- Contracts
Dennis McNulty, Agency Engineer

Reading of Minutes: **Regular Meeting | September 15, 2026**

Motion: Filipek Second: Patel All in favor.

Communications:

- *None*

Commissioner Reports:

- *None*

Executive Director's Report (Key Items):

- Closing Settlement
  - Prepared docs & invoices related to such
  - Executed all required docs on behalf of the Agency at settlement on 10/2/2026

- Financials | State Reporting
  - Budget- 2027: will begin preparations
  - Audit- 2025: all files, docs & reports submitted to Auditor
    - Agency in Auditor's work queue and anticipate scheduling shortly
  - Integrated manual paper checks for "Pro Services / Escrow Account" into Edmunds <gov't financial management platform> per past Audit recommendations
  - Working w/ Redeveloper counsel to address tax notice bills for Agency parcels located in West Deptford, Runnemede & Deptford

Solicitor's Report:

- Recap of closing settlement on 10/2/2026
- Agency will continue administrative relationship with Greystar
- Acknowledged contributions on reaching closing settlement from David Weinstein, Esquire, Special Counsel- Contracts and Josh Tregear, Executive Director
- David Weinstein explained the reasoning behind Resolution # 10:032-26

New Business:

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY . . .

RESOLUTION # 10:032-26 . . . APPROVING AND AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT PROJECT SCHEDULE AND THE EXECUTION AND OF SUCH AGREEMENTS AS CONTEMPLATED UNDER THE REDEVELOPMENT AGREEMENT BY AND AMONG THE BELLMAWR REDEVELOPMENT AGENCY, BELLMAWR BOROUGH, BIG TIMBER JUNCTION, LLC AND BELLMAWR WATERFRONT DEVELOPMENT, LLC
Motion: Patel Second: Filipek All in favor.

RESOLUTION # 10:033-26 . . . AUTHORIZING PROCEDURE TO RELEASE RFP FOR PROFESSIONAL SERVICE CONTRACTS- 2027
Motion: Patel Second: Whitman All in favor.

RESOLUTION # 10:034-26 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS
Motion: Filipek Second : Bider All in favor.

Public Portion:

Adjournment: **Meeting Adjourned @ 5:21pm**
Motion: Patel Second: Whitman All in favor.

MINUTES PREPARED & PRESENTED TO BOARD OF COMMISSIONERS BY:
Joshua T. Tregear, Executive Director, Secretary to the Board- November 10, 2026

APPROVED BY BOARD OF COMMISSIONERS: REGULAR MEETING | November 10, 2026
Motion: Filipek Second: Macrina All in favor.

CERTIFICATION OF ADOPTED MINUTES: REGULAR MEETING | November 10, 2026
Attest: Joshua T. Tregear, Executive Director, Secretary to the Board of Commissioners