

# **Re-Organization Meeting | Minutes**

January 30, 2024 @ 5pm

Remote <Virtual> Meeting: <a href="https://us02web.zoom.us/j/9694859482">https://us02web.zoom.us/j/9694859482</a>

#### **OPMA Statement:**

On January 9, 2024, 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 9, 2024, 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 R. Filipek, Chairman

Ray Bider, Vice Chair < Councilman - Bellmawr>

James D'Angelo < Councilman - Bellmawr >

Tom Whitman, Commissioner Anil Patel, Commissioner Jeff Simpson, Commissioner

Absent: Nick Kappatos < Mayor- Runnemede>

Staff / Pros: Joshua T. Tregear, Executive Director / Agency Secretary

Michael McKenna, Agency Solicitor Dennis McNulty, Agency Engineer Reading of Minutes: Regular Meeting | December 13, 2023

Motion: Filipek Second: Bider All in favor.

### **Communications:**

Redeveloper's Report <monthly> | Dec- 2023: rec'd 1/30/2024

Traffic Engineer's Report <quarterly> | Q1-2024: due by 3/19/2024

# **Commissioner Reports:**

N/A

# **Executive Director's Report (Key Items):**

- Financial Reports
  - Audit- 2021 & Audit- 2022 presented & 'certified' at November meeting
    - All official corresponding documents delivered/uploaded to NJ-DCA
    - 'Synopsis of Audit' report published/posted on 11/13/2023
    - Audit 'Trial Balances' updated in Edmunds completed
  - Agency is now current w/ NJ-DCA reporting guidelines
  - Generated 1099 Report for 2023; 1099s processed & sent to applicable vendors
- Budget- 2024
  - Re- charted accounts based on historical usage for improved efficiencies
    - Completed NJ-DCA Budget package/submitted for approval
      - NJ-DCA "Approved" Budget for Board 'Adoption' on 1/26/2024
  - 'Adoption' scheduled for ReOrg Meeting (Jan- 2024)
- Professional Services contracts | 2024
  - RFP posted/published on 11/22/23 | Submittals due by 1/5/2024 @ 5pm
  - Submittals provided for Board review on 1/26/2024 | Contracts to be awarded @ ReOrg

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## **Solicitor's Report:**

- Review Redeveloper's Report
  - New info highlighted moving forward
  - Requested clarifications from Redeveloper's counsel on a number of items
- Redeveloper received conditional approval for site plan from Camden County Planning Board
- Requested revised & renewed Performance Bond from Redeveloper

#### **New Business:**

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY . . .

RESOLUTION # 01:001-24 . . . ELECTING THE CHAIRMAN: FRANK R. FILIPEK

Motion: Bider Second: Patel All in favor.

RESOLUTION # 01:002-24 . . . ELECTING THE VICE CHAIRMAN: RAY BIDER

Motion: D'Angelo Second: Patel All in favor.

RESOLUTION # 01:003-24 . . . APPOINTING EXECUTIVE DIRECTOR: JOSHUA T. TREGEAR

Motion: Filipek Second: D'Angelo All in favor.

RESOLUTION # 01:004-24 . . . APPOINTING PROFESSIONAL SERVICES- AGENCY SOLICITOR:

MICHAEL J. McKENNA, ESQUIRE

Motion: Filipek Second: Bider All in favor.

RESOLUTION # 01:005-24 . . . ESTABLISHING ORDER OF BUSINESS

RESOLUTION # 01:006-24 . . . DESIGNATING THE REGULAR MEETING SCHEDULE CY-2024

RESOLUTION # 01:007-24 . . . DESIGNATING THE OFFICIAL NEWSPAPERS OF RECORD FOR

**PUBLIC & LEGAL NOTICES** 

Motion: Patel Second: Whitman All in favor.

RESOLUTION # 01:008-24 . . . APPROVING ADOPTION OF BUDGET- 2024

Motion: Bider Second: D'Angelo All in favor.

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RESOLUTION # 01:009-24 . . . OF THE BELLMAWR REDEVELOPMENT AGENCY DESIGNATING BANK DEPOSITORIES AND AUTHORIZED SIGNATURES

RESOLUTION # 01:010-24 . . . DESIGNATING AUTHORIZED PERSON TO PREPARE, CODE & SIGN PURCHASE ORDERS FOR THE AGENCY

RESOLUTION # 01:011-24  $\dots$  PROVIDING FOR THE DEFENSE & INDEMNIFICATINON OF OFFICALS, EMPLOYEES & SERVANTS

Motion: Patel Second: Whitman All in favor.

RESOLUTION # 01:012-24 . . . APPOINTING PROFESSIONAL SERVICES- AUDITOR & FINANCIAL CONSULTANT: BOWMAN & COMPANY

Motion: Simpson Second: Patel All in favor.

RESOLUTION # 01:013-24 . . . APPOINTING PROFESSIONAL SERVICES- GENERAL ENGINEER: REMINGTON & VERNICK ENGINEERS

Motion: Patel Second: Simpson All in favor.

RESOLUTION # 01:014-24 . . . APPOINTING PROFESSIONAL SERVICES- RISK MANAGEMENT CONSULTANT: CONNER STRONG & BUCKELEW

Motion: Bider Second: Simpson All in favor.

RESOLUTION # 01:015-24 . . . APPOINTING PROFESSIONAL SERVICES- SPECIAL COUNSEL, CONTRACT LAW: DAVID WEINSTEIN, ESQUIRE (ARCHER GREINER)

Motion: Patel Second: Simpson All in favor.

RESOLUTION # 01:016-24 . . . APPOINTING PROFESSIONAL SERVICES- SPECIAL COUNSEL, ENVIRONMENTAL LAW: DEBRA ROSEN, ESQUIRE (ARCHER GREINER)

Motion: Simpson Second: D'Angelo All in favor.

RESOLUTION # 01:017-24 . . . APPOINTING PROFESSIONAL SERVICES- AGENCY TRAFFIC ENGINEER: MARK ROTH (BOWMAN, A McMAHON COMPANY)

Motion: Patel Second: D'Angelo All in favor

RESOLUTION # 01:018-24 . . . APPOINTING PROFESSIONAL SERVICES- GENERAL PLANNER: JAY PETRONGELO (TUREK CONSULTING)

Motion: D'Angelo Second: Patel All in favor.

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**RESOLUTION # 01:019-24... AUTHORIZING PAYMENT OF OUTSTANDING BILLS** 

Motion: Filipek Second: Patel All in favor.

**Public Portion: N/A** 

Adjournment: Meeting Adjourned @ 5:24pm.

Motion: Patel Second: Simpson All in favor.

MINUTES PREPARED & PRESENTED TO BOARD OF COMMISSIONERS BY:

Joshua T. Tregear, Executive Director, Secretary to the Board- February 20, 2024

APPROVED BY BOARD OF COMMISSIONERS: REGULAR MEETING | February 20, 2024

Motion: Filipek Second: Patel All in favor.

CERTIFICATION OF ADOPTED MINUTES: REGULAR MEETING | February 20, 2024

Attest: Joshua T. Tregear, Executive Director, Secretary to the Board