



Bellmawr Redevelopment Agency

Regular Meeting of the
Board of Commissioners |
Tuesday, October 20, 2026 @ 5pm



Open Meeting

- Call to Order
- Reading of OPMA Statement:
 - On January 28, 2026, notice of this meeting was placed on the official Bellmawr Redevelopment Agency website. 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 <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 Peter Macrina

- Management / Professionals

- Joshua T. Tregear | Executive Director
- Michael J. McKenna, Esquire | Agency Solicitor
- Dennis McNulty | Agency Engineer
- David Weinstein | Special Counsel- Contracts

Meeting Agenda

Reading of Minutes: Regular Meeting | September 15, 2026

Communications

Commissioner's Reports

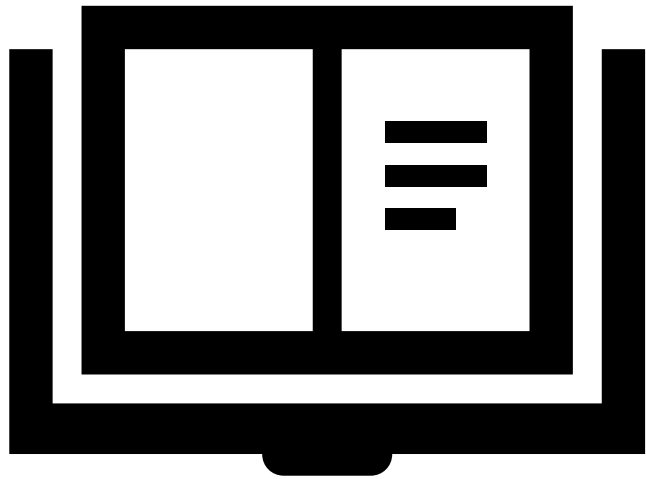
Executive Director's Report

Solicitor's Report

New Business

Public Portion

Adjournment



Reading of Minutes

Regular Meeting | September 15, 2026

Communications

- *No communications*

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 Peter Macrina



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

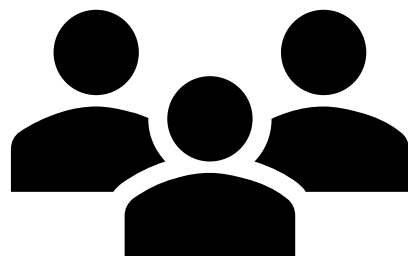
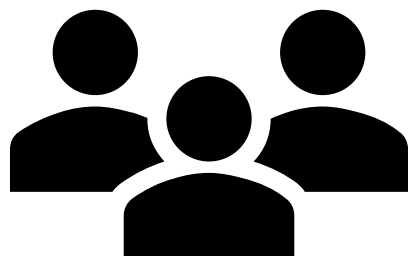
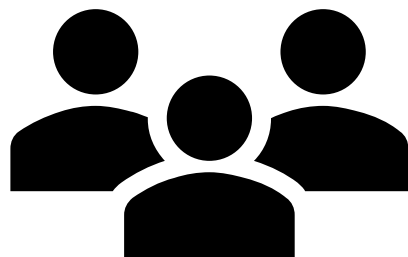
- Review Redeveloper's Report
- General Comments



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**
- **RESOLUTION # 10:033-26 ... AUTHORIZING PROCEDURE TO RELEASE RFP FOR PROFESSIONAL SERVICE CONTRACTS- 2027**
- **RESOLUTION # 10:034-26 ... AUTHORIZING PAYMENT OF OUTSTANDING BILLS**



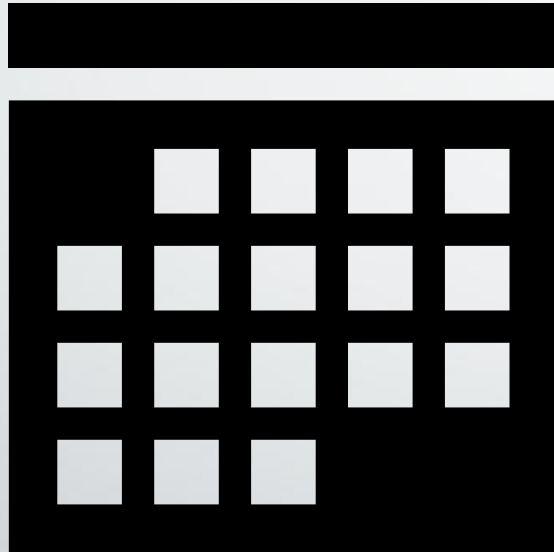
Public Portion



Meeting
Adjournment



Coming up. . .



Regular Meeting

November 10, 2026



THANK YOU!!