

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, and a building with a grid of windows at the bottom. On the left side of the image, there are two diagonal stripes: a blue one on top and a dark gray one below it, both pointing towards the bottom right.

Bellmawr Redevelopment Agency

Re- Organization Meeting of the
Board of Commissioners |
Tuesday, January 20, 2026 @ 5pm



Open Meeting

- Call to Order
- Reading of OPMA Statement:
 - On January 15, 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 15, 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

Meeting Agenda

Reading of Minutes:

Regular Meeting - December 9, 2025

Special Meeting - December 17, 2025

Communications

Commissioner's Reports

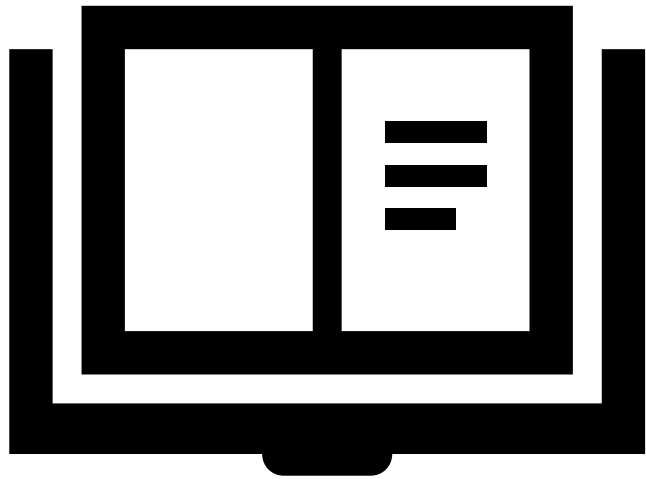
Executive Director's Report

Solicitor's Report

New Business

Public Portion

Adjournment



Reading of Minutes

Regular Meeting | December 9, 2025

Special Meeting | December 17, 2025

Communications

- Redeveloper's Report <monthly> | Jan- 2026: *pending*

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 Agreements: Sales, Deeds & Site Lease
 - Processed & executed as appropriate
- Financials | State Reporting
 - Budget- 2025: re- starting process w/ Intro @ ReOrg meeting
 - Settlement impacts 'Assets' reporting
 - Updating revenue & expenses given latest updates
 - Close out 2025 financials; establish templates for 2026
 - Executing 1099 distribution to appropriate vendors
 - Audit- 2025: began preparation; targeting May for prez/cert
- Year- End Closeout | ReOrg Meeting Planning
 - Prep Pro Services contracts for award at Re-Org Meeting
 - Coordinate any re-appointments & Oath of Office pledges
 - Update website to reflect all current 2025 info

Solicitor's Report

- Review Redeveloper's Report
- General Comments



New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY...

- RESOLUTION # 01:001-26 . . . ELECTING THE CHAIRMAN
- RESOLUTION # 01:002-26 . . . ELECTING THE VICE CHAIRMAN
- RESOLUTION # 01:003-26 . . . APPOINTING THE EXECUTIVE DIRECTOR
- RESOLUTION # 01:004-26 . . . APPOINTING PROFESSIONAL SERVICES- AGENCY SOLICITOR
- RESOLUTION # 01:005-26 . . . ESTABLISHING MEETING AGENDA 'ORDER OF BUSINESS'
- RESOLUTION # 01:006-26 . . . DESIGNATING THE REGULAR MEETING SCHEDULE (FEB – DEC 2026)



New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY...

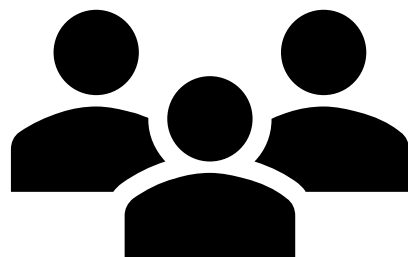
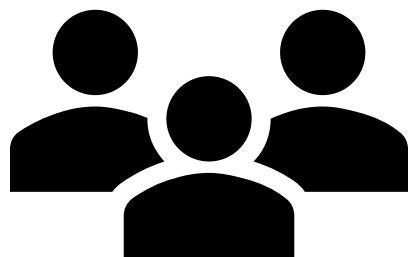
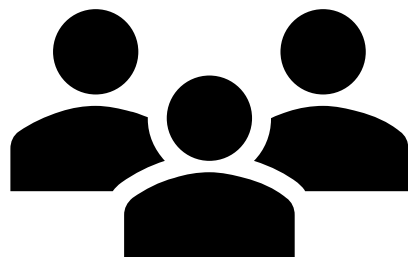
- RESOLUTION # 01:007-26 . . . DESIGNATING THE OFFICIAL NEWSPAPERS OF RECORD FOR PUBLIC & LEGAL NOTICES
- RESOLUTION # 01:008-26 . . . AUTHORIZING NARRATIVE ON ANNUAL BUDGET INTRODUCTION- 2026 TO LOCAL FINANCE BOARD
- RESOLUTION # 01:009-26 . . . APPROVING INTRODUCTION OF OPERATIONS BUDGET- 2026
- RESOLUTION # 01:010-26 . . . DESIGNATING BANK DEPOSITORIES AND AUTHORIZED SIGNATURES
- RESOLUTION # 01:011-26 . . . DESIGNATING AUTHORIZED PERSON TO PREPARE, CODE & SIGN PURCHASE ORDERS FOR THE AGENCY
- RESOLUTION # 01:012-26 . . . AUTHORIZING POLICY FOR A DEFENSE & INDEMNIFICATION OF OFFICIALS, EMPLOYEES & SERVANTS
- RESOLUTION # 01:013-26 . . . APPOINTING PROFESSIONAL SERVICES: AUDITOR / FINANCIAL CONSULTANT



New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY...

- **RESOLUTION # 01:014-26 . . . APPOINTING PROFESSIONAL SERVICES: GENERAL ENGINEER**
- **RESOLUTION # 01:015-26 . . . APPOINTING PROFESSIONAL SERVICES: RISK MANAGEMENT CONSULTANT**
- **RESOLUTION # 01:016-26 . . . APPOINTING PROFESSIONAL SERVICES: SPECIAL COUNSEL- CONTRACT LAW**
- **RESOLUTION # 01:017-26 . . . APPOINTING PROFESSIONAL SERVICES: SPECIAL COUNSEL- ENVIRONMENTAL LAW**
- **RESOLUTION # 01:018-26 . . . APPOINTING PROFESSIONAL SERVICES: GENERAL PLANNER**
- **RESOLUTION # 01:019-26 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS**



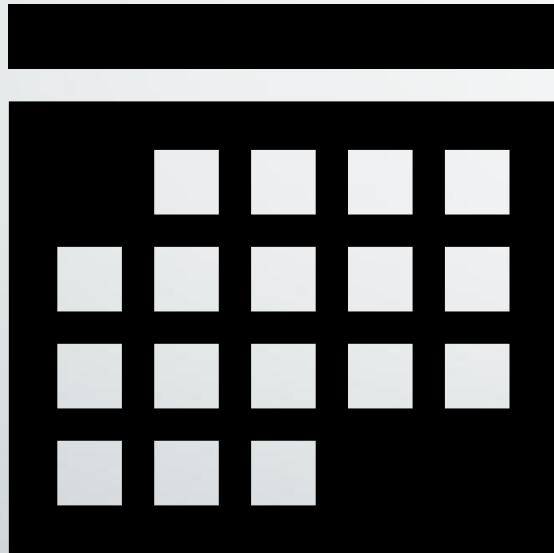
Public Portion



Meeting
Adjournment



Coming up. . .



Regular Meeting

Tuesday, February 17, 2026



THANK YOU!!