



Regular Meeting | Minutes

December 9, 2025 @ 5pm

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

OPMA Statement:

On February 3, 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 February 3, 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 have been met in compliance with the Sunshine Law.

Call to Order: The meeting was called to order at 5:02pm by Chairman Frank Filipek, with the salute to the flag.

Roll Call:

Attending:	Frank R. Filipek, Chairman Ray Bider, Vice Chair <Councilman- Bellmawr> Tom Whitman, Commissioner Anil Patel, Commissioner Jeff Simpson, Commissioner
Absent:	James D'Angelo, Commissioner <Councilman- Bellmawr> Eric Beck, Commissioner
Staff / Pros:	Joshua T. Tregear, Executive Director / Agency Secretary Michael McKenna, Agency Solicitor Dennis McNulty, Agency Engineer

**Bellmawr Redevelopment Agency
Regular Meeting | Minutes
December 9, 2025**

Reading of Minutes: Regular Meeting | November 17, 2025

Motion: Filipek

Second: Patel

All in favor.

Communications:

- Redeveloper's Report <monthly> | Dec- 2025: *rec'd 12/9/25*

Commissioner Reports:

- N/A

Executive Director's Report (Key Items):

- Professional Service Contracts- 2026
 - Resolution to release RFP approved at November meeting
 - Published/posted to Agency website 12/3/2025
- Year- End Closeout | ReOrg Planning
 - Close out financials
 - Prep for select vendor 1099 distribution
 - Coordinate any re-appointments w/ Boro
 - Overall planning/prep for ReOrg Meeting to be held late January 2026
- Financials | State Reporting
 - Budget- 2026: Intro at Nov. 2025 meeting; re-submit to NJ-DCA w/ 'Budget Narrative' resolution; Target Re-Org Meeting for Adoption
 - Audit- 2025: prep for coordination w/ Auditors; target Feb/Mar- 2026

Solicitor's Report:

- Review Redeveloper's Report
- All parties diligently working to close by year's end

Motion to Enter Executive Session to Discuss Contract Negotiations

Motion: Patel Second: Filipek All in Favor. Entered 5:11pm

Motion to Exit Executive Session

Motion: Simpson Second: Patel All in Favor. Exited 5:24pm

New Business:

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY . . .

RESOLUTION # 12:040-25 . . . REVIEW AND EXECUTION OF SITE LEASE REVISIONS

Motion: Patel Second: Simpson All in favor.

**RESOLUTION # 12:041-25 . . . AUTHORIZING NARRATIVE ON ANNUAL BUDGET
INTRODUCTION- 2026 TO LOCAL FINANCE BOARD**

Motion: Filipek Second: Whitman All in favor.

RESOLUTION # 12:042-25 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS

Motion: Filipek Second: Simpson All in favor.

Public Portion: N/A

Adjournment: Meeting Adjourned @ 5:31pm

Motion: Patel Second: Filipek All in favor.

MINUTES PREPARED & PRESENTED TO BOARD OF COMMISSIONERS BY:

Joshua T. Tregear, Executive Director, Secretary to the Board- January 20, 2026

APPROVED BY BOARD OF COMMISSIONERS: REORGANIZATION MEETING | January 20, 2026

Motion: Filipek Second: Simpson All in favor.

CERTIFICATION OF ADOPTED MINUTES: REORGANIZATION MEETING | January 20, 2026

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