



## Re- Organization Meeting | Minutes

January 31, 2022 @ 5pm

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

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**\*Oaths of Office:** Ray Bider, Councilman (Bellmawr)  
James D'Angelo, Councilman (Bellmawr)  
Frank Filipek

*\*Note: Commissioners sworn- in by Solicitor McKenna prior to start of Meeting.*

### OPMA Statement:

On January 25, 2022, 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 25, 2022, 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> James D'Angelo, Commissioner <Councilman- Bellmawr> Tom Whitman, Commissioner Anil Patel, Commissioner
Absent:	Nick Kappatos, Commissioner <Mayor- Runnemedede> Jeff Simpson, Commissioner
Staff / Pros:	Joshua T. Tregear, Executive Director / Agency Secretary Michael C. McKenna, Esquire, Agency Solicitor Dennis McNulty, Agency Engineer

**Bellmawr Redevelopment Agency  
Re- Organization Meeting | Minutes  
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**Reading of Minutes: Regular Meeting – December 14, 2021**

Motion: Filipek

Second: Bider

All in Favor.

**Communications:**

- Redeveloper’s Report | Jan-2022: *pending*
- Traffic Engineer’s Quarterly <Q-1> Report: *submitting March*

**Commissioner Reports:**

- N/A

**Executive Director’s Report:**

- Edmunds Governmental Finance/Admin management software
  - Conversion went live 8/12/2021; System training ongoing
  - Q/C measures under triage; establishing reporting/processing protocols
  - De- fragmenting incorrect codes & chart of account allocations
    - 2019: complete | 2020: 50% <final by 2/15/2022> | 2021: by 3/15/2022
- Financial/Admin
  - Audit- 2019 delayed due to financial data conversion during process
  - Working w/ Bowman <Auditor> to finalize: all required support files/docs in-hand & under review by Auditor – targeting late Feb for completion
  - Drafting schedule to satisfy outstanding reports: targeting Feb Meeting for presentation
- Year- End Close / Prep Re- Org Meeting
  - Public Notices, 2022 schedule, Financials
  - Published/processed Professional Services RFP & Submittals for CY-2022

**Solicitor’s Report:**

- Redeveloper Report <Jan. 2022>: *pending at time of Meeting*
- Active dialogue continues w/ Redeveloper Counsel, Agency Special Counsel, Borough Solicitor, along with various stakeholders on many fronts
- Anticipating more to report for February Meeting

**New Business:**

***A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY . . .***

**RESOLUTION # 01:001-22 . . . ELECTING THE CHAIRMAN- NOMINATION: FRANK FILIPEK**

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

**RESOLUTION # 01:002-22 . . . ELECTING THE VICE CHAIRMAN- NOMINATION: RAY BIDER**

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

**RESOLUTION # 01:003-22 . . . APPOINTING THE EXECUTIVE DIRECTOR- NOMINATION:  
JOSHUA T. TREGEAR**

Motion: Filipek    Second: Patel    All in favor.

**RESOLUTION # 01:004-22 . . . APPOINTING PROFESSIONAL SERVICES- AGENCY SOLICITOR:  
MICHAEL MCKENNA, ESQUIRE**

Motion: Bider    Second: Filipek    All in favor.

**RESOLUTION # 01:005-22 . . . ESTABLISHING THE ORDER OF BUSINESS**

Motion: Filipek    Second: Patel    All in favor.

**RESOLUTION # 01:006-22 . . . DESIGNATING THE REGULAR MEETING SCHEDULE (FEB – DEC  
2022)**

Motion: Whitman    Second: Filipek    All in favor.

**RESOLUTION # 01:007-22 . . . DESIGNATING THE OFFICIAL NEWSPAPERS OF RECORD FOR  
PUBLIC & LEGAL NOTICES**

Motion: Filipek    Second: Patel    All in favor.

**RESOLUTION # 01:008-22 . . . APPROVING TEMPORARY OPERATIONS BUDGET- 2022**

Motion: Filipek    Second: Whitman    All in favor.

**RESOLUTION # 01:009-22 . . . DESIGNATING BANK DEPOSITORY AND AUTHORIZED  
SIGNATURES**

Motion: Filipek    Second: Patel    All in favor.

**New Business (cont.):**

***A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY . . .***

**RESOLUTION # 01:010-22 . . . DESIGNATING AUTHORIZED PERSON TO PREPARE, CODE & SIGN PURCHASE ORDERS FOR THE AGENCY**

Motion: Bider                      Second: Patel                      All in favor.

**RESOLUTION # 01:011-22 . . . PROVIDING FOR A DEFENSE & INDEMNIFICATION OF OFFICIALS, EMPLOYEES & SERVANTS**

Motion: Filipek                      Second: Patel                      All in favor.

**RESOLUTION # 01:012-22 . . . APPOINTING PROFESSIONAL SERVICES- AGENCY ARCHITECT: GARRISON ARCHITECTS**

Motion: Filipek                      Second: Patel                      All in favor.

**RESOLUTION # 01:013-22 . . . APPOINTING PROFESSIONAL SERVICES- AGENCY AUDITOR: BOWMAN & COMPANY**

Motion: Filipek                      Second: Bider                      All in favor.

**RESOLUTION # 01:014-22 . . . APPOINTING PROFESSIONAL SERVICES- AGENCY GENERAL ENGINEER: REMINGTON & VERNICK**

Motion: Filipek                      Second: Whitman                      All in favor.

**RESOLUTION # 01:015-22 . . . APPOINTING PROFESSIONAL SERVICES- AGENCY PLANNER: REMINGTON & VERNICK**

Motion: Filipek                      Second: Patel                      All in favor.

**RESOLUTION # 01:016-22 . . . APPOINTING PROFESSIONAL SERVICES- AGENCY RISK MANAGEMENT CONSULTANT: CONNER, STRONG & BUCKELEW**

Motion: Filipek                      Second: Whitman                      All in favor.

**RESOLUTION # 01:017-22 . . . APPOINTING PROFESSIONAL SERVICES- SPECIAL COUNSEL- CONTRACT LAW: ARCHER GREINER**

Motion: Filipek                      Second: Patel                      All in favor.

**New Business (cont.):**

***A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY . . .***

**RESOLUTION # 01:018-22 . . . APPOINTING PROFESSIONAL SERVICES- SPECIAL COUNSEL- ENVIRONMENTAL LAW: ARCHER GREINER**

Motion: Filipek                      Second: Patel                      All in favor.

**RESOLUTION # 01:019-22 . . . APPOINTING PROFESSIONAL SERVICES- AGENCY TRAFFIC ENGINEER: MCMAHON ASSOCIATES**

Motion: Filipek                      Second: Patel                      All in favor.

**RESOLUTION # 01:020-22 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS**

Motion: Bider                      Second: Whitman                      All in favor.

**Public Portion:** N/A

**\*Chairman Filipek:** thanked the Board of Commissioners for their appointment as Chairman.

**Adjournment: Meeting Adjourned @ 5:32pm.**

Motion: Filipek                      Second: Patel                      All in favor.

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**MINUTES PREPARED & PRESENTED TO BOARD OF COMMISSIONERS BY:**

*Joshua T. Tregear, Executive Director, Secretary to the Board- February 15, 2022*

**APPROVED BY BOARD OF COMMISSIONERS: REGULAR MEETING- February 15, 2022**

*Motion: Filipek                      Second: Patel                      All in Favor.*

**CERTIFICATION OF ADOPTED MINUTES: REGULAR MEETNIG- February 15, 2022**

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