



Regular Meeting - Minutes

October 19, 2020 @ 5pm

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

The meeting began at approximately 5:01pm on Monday, October 19, 2020.

OPMA Statement: On December 30, 2019, notice of this meeting was e-mailed to the Courier-Post & Gloucester City News newspapers for publication, and duly posted on the official Bellmawr Redevelopment Agency website, as well. The Official Notice to Borough Clerk was emailed on January 2, 2020, which included requests for posting notice to the official Borough of Bellmawr website & Bulletin Board.

On July 8, 2020, notice of this meeting's location change to "online", which included all remaining scheduled Meetings for 2020, was duly posted to the Agency's official website, as well as emailed to the Courier- Post & Gloucester City News newspapers for publication. The corresponding 'Official Notice to Borough Clerk' was emailed the same day (7/8/2020), which included requests for posting 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.

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Roll Call:

Attending: Frank R. Filipek, Chairman
Jay Garagozzo, Vice Chairman
Nick Kappatos, Commissioner <Mayor- Runnemedede>
Tom Whitman, Commissioner
Anil Patel, Commissioner

Absent: Steve Hagerty, Commissioner <Councilman- Bellmawr>
Paul DeAngelis, Commissioner <Councilman- Bellmawr>

Staff: Joshua T. Tregear, Executive Director / Agency Secretary
Michael C. McKenna, Esquire, Agency Solicitor
David Weinstein, Esquire, Special Counsel- Contracts
Agency Engineer / Planner: Remington & Vernick

Reading of Minutes: Regular Meeting- September 21, 2020

Motion: Patel Second: Garagozzo All in Favor.

Communications: N/A

Commissioner Reports:

Executive Director's Report:

- Professional Services- 2021 RFP: authorization of via Resolution on this evening's Agenda; to be published week of Oct. 26th
- Required Educational Courses: reviewing individual status of BOC members for Winter-2021; Executive Director registered for the NJ- DCA required "Planning & Development of Affordable Housing" course
- Revising financial/admin schedule relating to Audit- 2019 & Budget- 2021

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Solicitor’s Report:

- “Big Timber” Project Redevelopment Contracts Update
 - Agreement of Sale & Project Site Lease <co- presenting: *David Weinstein, Esquire, Special Counsel- Contracts*>
 - McKenna: general structure of both docs governed by Redevelopment Agreement doc
 - Weinstein: ‘Agreement of Sale’ provides for acquisition of lands for Agency to lease; ‘Site Lease’ controls relationship between Agency & Redeveloper; Additional docs still required prior to closing such as insurance, title, etc.

New Business:

RESOLUTION #10:036-20 . . . OF THE BELLMAWR REDEVELOPMENT AGENCY ESTABLISHING A PROCEDURE FOR THE AWARDING OF PROFESSIONAL SERVICE CONTRACTS- 2021

Motion: Filipek Second: Garagozzo All in Favor.

RESOLUTION #10:037-20 . . . OF THE BELLMAWR REDEVELOPMENT AGENCY AUTHORIZING PAYMENT OF OUTSTANDING BILLS

Motion: Patel Second: Filipek All in Favor.

Public Portion: N/A

Adjournment: Meeting Adjourned @ 5:21pm.

Motion: Filipek Second: Patel All in Favor.

MINUTES PREPARED & PRESENTED TO BOARD OF COMMISSIONERS BY:

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

APPROVED BY AGENCY BOARD OF COMMISSIONERS: REGULAR MEETING- Nov. 16, 2020:

Motion: Hagerty Second: Filipek All in Favor.

CERTIFICATION OF ADOPTED MINUTES REGULAR MEETING- Nov. 16, 2020

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