



## Special Meeting | Minutes

**Wednesday, December 17, 2025 @ 5pm**

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

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### **OPMA Statement:**

On December 15, 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 December 15, 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 5:01pm 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  
Jeff Simpson, Commissioner

Absent: Eric Beck, Commissioner

**Staff / Pros:** *Joshua T. Tregear, Executive Director / Agency Secretary*  
*Michael McKenna, Agency Solicitor*  
*David Weinstein, Special Counsel- Negotiations/Contracts*

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**Reading of Minutes:** N/A

**Communications:**

- N/A

**Commissioner Reports:**

- N/A

**Executive Director's Report (Key Items):**

- N/A

**Solicitor's Report:**

- N/A

***Motion to Enter Executive Session to Discuss Contract Negotiations***

Motion: Simpson                      Second: Filipek                      All in Favor.    Entered 5:08pm

***Motion to Exit Executive Session***

Motion: Whitman                      Second: Simpson                      All in Favor.    Exited 5:30pm

**New Business:**

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

**RESOLUTION # 12:043-25 . . . APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY  
OF PURCHASE AND SALE AGREEMENTS, SITE LEASE AGREEMENT AND SUCH OTHER  
AGREEMENTS AS CONTEMPLATED UNDER THE REDEVELOPMENT AGREEMENT**

Motion: Filipek                      Second: Patel                      All in favor.

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**Public Portion:** N/A

## **Adjournment: Meeting Adjourned @ 5:35pm**

**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: Simpson      Second: Bider      All in favor.**

**CERTIFICATION OF ADOPTED MINUTES: REORGANIZATION MEETING | January 20, 2026**  
**Attest: Joshua T. Tregear, Executive Director, Secretary to the Board of Commissioners**