



Re-Organization Meeting | Minutes

January 28, 2025 @ 5pm

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

OPMA Statement:

On January 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 January 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 5:03pm by Chairman Frank Filipek, with the salute to the flag.

Roll Call: Attending: Frank R. Filipek, Chairman
James D'Angelo, Commissioner <Councilman- Bellmawr>
Tom Whitman, Commissioner
Anil Patel, Commissioner
Jeff Simpson, Commissioner
Ray Bider, Vice Chair <Councilman- Bellmawr>
Eric Beck, Commissioner

Absent: None

Staff / Pros: Joshua T. Tregear, Executive Director / Agency Secretary
Michael McKenna, Agency Solicitor
Dennis McNulty, Agency Engineer

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Reading of Minutes: Regular Meeting | December 10, 2024

Motion: Patel

Second: D'Angelo

All in favor.

Communications:

- Redeveloper's Report <monthly> | Dec- 2024: *rec'd 12/9/2024*

Commissioner Reports:

- N/A

Executive Director's Report (Key Items):

- Financials | State Reporting
 - Audit- 2023: Auditors have all requested files and targeting Feb- 2025 meeting for prez/cert
 - Audit- 2024: will do in tandem w/ 2023
 - Auditors have 80% of requested files; targeting April- 2025 meeting for prez/cert
 - Budget- 2025: completing State workbook; Intro @ ReOrg Meeting- Jan 28, 2025 w/ Adoption targeted for April- 2025 meeting, pending NJ-DCA approval
- Year- End Closeout | ReOrg Meeting Planning
 - Close out 2024 financials; establish templates for 2025
 - Executed 1099 distribution to appropriate vendors
 - 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
- Attended Deptford Redevelopment Committee meeting
 - Site plan approved to go on Planning Agenda
- Deptford to host meeting w/ Bellmawr officials to discuss inter- local agreements
- Establishing a final checklist to execute closing

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New Business:

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY . . .

RESOLUTION # 01:001-25 . . . ELECTING THE CHAIRMAN | *Nomination: Frank R. Filipek*

Motion: Bider Second: Patel All in favor.

RESOLUTION # 01:002-25 . . . ELECTING THE VICE CHAIRMAN | *Nomination: Ray Bider*

Motion: Filipek Second: Whitman All in favor.

RESOLUTION # 01:003-25 . . . APPOINTING EXECUTIVE DIRECTOR | *Nomination: Joshua T. Tregear*

Motion: Bider Second: Patel All in favor.

RESOLUTION # 01:004-25 . . . APPOINTING PROFESSIONAL SERVICES- AGENCY SOLICITOR | *Nomination: Michael J. McKenna of McKenna Law Office*

Motion: Filipek Second: Bider All in favor.

RESOLUTION # 01:005-25 . . . ESTABLISHING ORDER OF BUSINESS

RESOLUTION # 01:006-25 . . . DESIGNATING THE REGULAR MEETING SCHEDULE CY-2025

RESOLUTION # 01:007-25 . . . DESIGNATING THE OFFICIAL NEWSPAPERS OF RECORD FOR PUBLIC & LEGAL NOTICES

Motion: Patel Second: Simpson All in favor.

RESOLUTION # 01:008-25 . . . AUTHORIZING NARRATIVE ON ANNUAL BUDGET INTRODUCTION- 2025 TO LOCAL FINANCE BOARD

RESOLUTION # 01:009-25 . . . APPROVING INTRODUCTION OF BUDGET- 2025

Motion: Whitman Second: Patel All in favor.

New Business (cont.):

RESOLUTION # 01:010-25 . . . DESIGNATING BANK DEPOSITORIES AND AUTHORIZED SIGNATURES

RESOLUTION # 01:011-25 . . . DESIGNATING AUTHORIZED PERSON TO PREPARE, CODE & SIGN PURCHASE ORDERS FOR THE AGENCY

RESOLUTION # 01:012-25 . . . PROVIDING FOR THE DEFENSE & INDEMNIFICATION OF OFFICIALS, EMPLOYEES & SERVANTS

Motion: Filipek

Second: Patel

All in favor.

RESOLUTION # 01:013-25 . . . APPOINTING PROFESSIONAL SERVICES: AUDITOR & FINANCIAL CONSULTANT | *Nomination: Bowman & Company*

Motion: Filipek

Second: Patel

All in favor.

RESOLUTION # 01:014-25 . . . APPOINTING PROFESSIONAL SERVICES: GENERAL ENGINEER | *Nomination: Remington & Vernick Engineers*

Motion: Filipek

Second: Patel

All in favor.

RESOLUTION # 01:015-25 . . . APPOINTING PROFESSIONAL SERVICES: RISK MANAGEMENT CONSULTANT | *Nomination: Conner Strong & Buckelew*

Motion: Filipek

Second: Simpson

All in favor.

RESOLUTION # 01:016-25 . . . APPOINTING PROFESSIONAL SERVICES: SPECIAL COUNSEL- CONTRACT LAW | *Nomination: David Weinstein of Archer Greiner Law Firm*

Motion: Filipek

Second: Whitman

All in favor.

RESOLUTION # 01:017-25 . . . APPOINTING PROFESSIONAL SERVICES: SPECIAL COUNSEL- ENVIRONMENTAL LAW | *Nomination: Debra Rosen of Archer Greiner Law Firm*

Motion: Filipek

Second: Patel

All in favor.

RESOLUTION # 01:018-25 . . . APPOINTING PROFESSIONAL SERVICES: GENERAL PLANNER | *Nomination: Turek Consulting*

Motion: Filipek

Second: Patel

All in favor.

RESOLUTION # 01:019-25 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS

Motion: Patel

Second: Whitman

All in favor.

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Public Portion: N/A

Adjournment: Meeting Adjourned @ 5:31pm

Motion: Patel

Second: Simpson

All in favor.

MINUTES PREPARED & PRESENTED TO BOARD OF COMMISSIONERS BY:

Joshua T. Tregear, Executive Director, Secretary to the Board- February 18, 2025

APPROVED BY BOARD OF COMMISSIONERS: REORGANIZATION MEETING | February 18, 2025

Motion: Simpson

Second: Filipek

All in favor.

CERTIFICATION OF ADOPTED MINUTES: REORGANIZATION MEETING | February 18, 2025

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