

# North Andover Housing Authority

One Morkeski Meadows  
North Andover, MA 01845

(978) 682-3932  
(978) 794-1142 FAX  
(800) 545-1833 Ext. 100 TDD



## Minutes of the Special Meeting of September 3, 2025

A special meeting of the North Andover Housing Authority was held remotely on September 3, 2025, at 10:00 a.m.

Proper 48-hour notice was filed with the Town Clerk.

1. Tracy Watson called the meeting to order at 10:00 a.m., and upon a roll call the following board members responded present:

Edward Capodilupo  
Marsha Finkelstein  
Stephen Long

Maggie Cleary was also in attendance. Adam Bagni was absent.

2. Board Vote: EOHLC Project 196077 Fountain Drive End Unit Window Replacement – Contract Award to Low Bidder, Vareika Construction, Inc. – The board reviewed the bid list and recommendation letter from Vance Stein Architecture. Edward Capodilupo made a motion to award the construction contract for Project 196077 to the low bidder, Vareika Construction, Inc. in the amount of \$77,300. Stephen Long seconded the motion, and it passed 3-0.
3. Board Vote: EOHLC Project 196078 Bingham Way Concrete Stair Repair / Replacement – Contract award to low bidder, New Boston Landscaping – The board reviewed the bid list and recommendation letter from GCG Associates Engineering. Stephen Long made a motion to award the construction contract for Project 196078 to New Boston Landscaping in the amount of \$57,000. Edward Capodilupo seconded the motion, and it passed 4-0.
4. Stephen Long made a motion to adjourn the meeting. The motion was seconded by Edward Capodilupo and passed 4-0. Tracy Watson declared the meeting adjourned at 10:02 a.m.

Respectfully Submitted,

*Maggie Cleary*

Maggie Cleary  
Executive Director