

City of Boston BERDO Review Board
Public Meeting Minutes
Zoom Virtual Meeting
October 27, 2025, at 4:30 pm
[View recording here](#)

Board Members in Attendance: Jessica Boatright, Stephen Ellis, Hessann Farooqi, Lori Ferriss, Gail Latimore, and Reginald “Reggie” Stovell Jr.

Board Members not in Attendance: Councilor Gabriela Coletta Zapata

Staff Present: Hannah Payne, Diana Vasquez, Dima Moujahed, Dr. Claudia Diezmartinez, and Zengel “Ziggy” Chin

Others: Approximately eleven (11) members of the public attended this meeting.

Call Meeting to Order

4:37 pm: A meeting of the Building Emissions Reduction and Disclosure Ordinance, hereafter referred to as (BERDO), under the Air Pollution Control Commission, was called to order on October 27 at 4:37 pm. This meeting was held virtually.

Roll Call

4:38 pm: The following BERDO Review Board members were in attendance: Chair Jessica Boatright, Stephen Ellis, Hessann Farooqi, Lori Ferriss, Gail Latimore, and Reginald “Reggie” Stovell Jr.

The following Environment Department staff were in attendance: Hannah Payne, Diana Vasquez, Dima Moujahed, Dr. Claudia Diezmartinez, and Zengel “Ziggy” Chin.

Others: Approximately eleven (11) members of the public attended this meeting.

First Agenda Item: Update on the BERDO Building Decarbonization Advisor Program

4:39 pm: D. Moujahed presented an update on the Building Decarbonization Advisor Program (BDAP).

4:51 pm: Board Q&A Session

- S. Ellis asked how the City’s perspective on how well BDAP is going.
 - D. Moujahed answered that the program is progressing well, with positive feedback from building owners working with consultants. During final presentations, owners gain clarity on BERDO requirements and how to

begin decarbonizing. This guidance reduces uncertainty and stress, helping them understand the compliance impact, preserve building value, and reassure tenants about future upgrades.

- S. Ellis asked what would happen to the funding that was allocated from the Equitable Emissions Investment Fund if it is not used by BDAP.
 - H. Payne explained that the plan is to prioritize spending federal funds first due to their time limits. The Equitable Emissions Investment Fund enables larger, multi-year procurements, ensuring the project can continue in the long term. The goal is to fully use all available funds from every source. While procedures for reallocating funds are unclear, the team is committed to ensuring none of the Equitable Emissions funds go unused. If needed, the program could be adjusted to sustain participation, but the primary focus is to keep it running for multiple years so more people, not just early participants, can benefit.
- H. Farooqi asked if any of the participants from Cohort 1 or Cohort 2 were condo associations.
 - D. Moujahed explained that in the first two cohorts, the eligibility criteria was limited to multifamily buildings with either Section 8 housing or 80% below AMI. Cohort 3 is open to self-managed condo associations and those with low homeowners' association fees.
- L. Ferriss asked if any buildings get support from a historical architecture perspective.
 - D. Moujahed answered for those situations, the consultant will make more recommendations on work in the interior of the building, and to minimize the impact of the exterior building.
- G. Latimore asked what type of follow-up the City conducts to help building owners use BDAP funds to purchase equipment.
 - D. Moujahed answered that when a building owner applies, they can indicate early in the process if they need help purchasing equipment. If eligible for ARPA funds, they are designated as needing assistance, and a consultant helps determine what equipment to buy. The consultant provides an engineering report detailing the recommended system and expected energy savings. That information goes through city procurement, with the contractor responsible for buying the equipment. The process is tracked from funding to installation to ensure completion.

- R. Stovell asked what the ARPA Funds originally intended to fund.
 - H. Payne answered that the funds were set aside for residential energy efficiency.
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Second Agenda Item: Discussion and Update on BERDO Regulations

5:03 pm: C. Diezmartinez presented information about the updated BERDO Regulations.

5:30 pm: Board Q&A Session

- J. Boatright asked if non-engaged building owners will still be subject to fines even with the flexibility measure deadline extensions.
 - H. Payne explained that the proposal aims to offer flexibility for building owners who may be less familiar with BERDO processes. Owners who have not yet reported would still face fines for non-reporting, but if they later report and discover that some buildings are compliant while others are not, they could apply for a Building Portfolio. This would allow them to avoid alternative compliance payments (ACPs) for 2025 once the portfolio is approved and help them plan more effectively moving forward.
- S. Ellis expressed his support for delegating the power to approve Pathway 0 and Pathway 1 applications to the Environment Department.
- H. Farooqi asked if there is a particular documentation that tends to be a challenge for applicants to produce for a Hardship Compliance Plan.
 - C. Diezmartinez responded that many building owners face a range of challenges when applying under BERDO. Because the process is still new, applicants often submit large amounts of documentation, some of which may be outdated or not directly relevant. Staff have been working closely with applicants to clarify what materials are truly needed to support their case, helping them identify which documents best demonstrate their situation. Each case tends to be unique, and the main difficulty lies in understanding exactly what the City and the Review Board expect to see in a strong application.
- H. Farooqi asked for more information about the timeline for assessing fines.
 - H. Payne answered that the enforcement timeline for fines is quite extended due to legal notice requirements. Before issuing formal penalties, the City

plans to send informal warnings to alert building owners that they are at risk of noncompliance and need to act. After that, a notice of probable violation is issued, followed by a required waiting period, then a formal notice of violation, and finally, an appeal window. Altogether, this process means that the fining cycle likely won't conclude until early 2026.

- H. Farooqi expressed his support for delegating the power to approve Pathway 0 and Pathway 1 Building Portfolios to the Environment Department and requested that City staff present updates on who was approved to the Review Board periodically.
 - L. Ferriss expressed her support for delegating the power to approve Pathway 0 and Pathway 1 applications to the Environment Department.
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Third: Approval of Meeting Minutes

5:48 pm: The Review Board voted to approve the [October 14 Meeting Minutes](#). Board Member G. Latimore made a motion to approve the meeting minutes. Board Member R. Stovell seconded the motion. Four (4) Board members voted in favor. One (1) Board member abstained. The motion carried at 5:49 pm.

Fourth Agenda Item: Administrative Updates

5:50 pm: D. Vasquez shared the following updates:

The number of submissions and resubmissions of flexibility measure applications.

BERDO's annual Disclosure has been released on [Analyze Boston](#).

The BERDO team shared a quick follow-up about BERDO Fest and the number of attendees.

The BERDO team reviewed the agenda for the upcoming Review Board meeting and proposed forgoing the November 24 Review Board meeting.

The next meeting is scheduled for November 10, 2025.

Meeting Adjournment

6:01 pm: Board Member S. Ellis made a motion to adjourn the meeting. Board Member G. Latimore seconded the motion. All board members in attendance (5) voted in favor. The motion carried at 6:02 pm.