

City of Boston BERDO Review Board
Public Meeting Minutes
Zoom Virtual Meeting
April 13, 2026, 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 Brian Worrell

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

Others: Approximately five (5) 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), within the Air Pollution Control Commission, was called to order on April 13 at 4:37 pm. This meeting was held virtually.

Roll Call

4:37 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, Dr. Claudia Diezmartínez, and Zengel “Ziggy” Chin.

Others: Approximately five (5) members of the public attended this meeting.

First Agenda Item: Discussion and Vote on Proposed Policies & Procedures Update

4:39 pm: C. Diezmartínez presented information and details about proposed updates to the BERDO Policies & Procedures.

4:45 pm: Board Q&A Session

- S. Ellis asked how this update to building types will affect emissions standards for buildings affected?

- C. Diezmartínez answered that the proposed reclassification will maintain existing BERDO emission standards for the healthcare and lodging sectors while shifting residential care and senior living communities to the healthcare category. Previously classified under lodging, these facilities will now be subject to the higher emission thresholds assigned to healthcare institutions, providing them with a less restrictive compliance limit. This administrative adjustment acknowledges the specific operational needs of senior living environments who typically have medical-grade equipment and healthcare staff on site by aligning their emissions standard with the broader medical and care-based property types.
- S. Ellis asked if the emissions standard for lodging will have to be re-evaluated to reflect the removal of the senior care facilities.
 - C. Diezmartínez explained that residential care facilities and senior living communities represent a unique regulatory case because Energy Star Portfolio Manager allows them to be categorized under two distinct building uses, a flexibility not available to other property types. While BERDO's original emission standards were derived from historical data for specific building uses, the small sample size means that reclassifying them from lodging to healthcare will not significantly alter the healthcare category's overall emissions profile. This targeted shift does not currently necessitate a wholesale update of the lodging standards. However, the City will continue to monitor these thresholds through the periodic review process built into the Ordinance, ensuring that standards remain aligned with the more comprehensive data being collected under BERDO 2.0.
- S. Ellis asked when the next review of the implementation of BERDO will occur.
 - C. Diezmartínez answered that the next review of the Ordinance will happen in 2027.
- L. Ferriss asked if this would set a precedent for building owners to ask for their buildings to be reclassified under a different building use type.
 - C. Diezmartínez answered that analyses of reported data highlight a unique misalignment for residential care facilities, which, unlike other building types, show a consistent need for reclassification supported by Energy Star Portfolio Manager. While other property types may express dissatisfaction with their categories, those cases are better suited for Flexibility Measures. Given the clear data and established precedent for this specific group, this shift from lodging to healthcare remains a unique, data-driven exception.

- G. Latimore asked if the shift was driven by advocacy from the building owners of residential care facilities and senior living communities.
 - C. Diezmartínez explained that the proposal to reclassify senior care facilities was not the result of a formal advocacy campaign, but rather emerged from direct technical consultations and building-owner feedback regarding near-term compliance struggles. By identifying these challenges through regular programming, the BERDO team cross-referenced owner concerns with existing performance data to justify the administrative shift. This proactive adjustment ensures that BERDO remains responsive to the operational realities of these specific facilities, even in the absence of an organized external request.
- R. Stovell asked if the amount of medical equipment at these facilities contributed to the reclassification.
 - C. Diezmartínez confirmed that it was the amount and constant use of medical equipment, as well as nursing services, that contributed to their profile being better aligned with healthcare over lodging.

4:58 pm: Board Member S. Ellis made a motion to approve the move of residential care facilities and senior living communities from ‘lodging’ to ‘healthcare’ in the BERDO policies & Procedures. Board Member G. Latimore seconded the motion. All board members in attendance (6) voted in favor. The motion carried at 4:58 pm.

Second Agenda Item: Discussion and Vote on 2026 BERDO Reporting Extensions

4:59 pm: H. Payne presented information and details about the 2026 reporting extensions.

5:09 pm: Board Q&A Session

- J. Boatright asked how the BERDO team would communicate the reporting extensions with building owners.
 - H. Payne answered that the Environment Department is proposing a one-time extension for this year's compliance deadline to account for administrative delays in the Renewable Energy Credit (REC) purchasing process and the timing of the APCC review. This shift is framed as an extenuating circumstance resulting from internal department timelines, making a broad extension the most equitable solution for affected participants.

- S. Ellis asked for an explanation of the Regulations update that is going before the Air Pollution Control Commission (APCC).
 - H. Payne explained that building owners seeking to reduce their electricity emissions after they report are limited as many options, such as power purchase agreements or net metering, must be established before the compliance year ends. Currently, the primary remaining option is to purchase Mass Class I RECs, but regulatory windows and market deadlines often close before owners can finalize their reporting. To address this, the City proposes extending the eligibility window to allow RECs generated in the first six months of 2026 to count toward 2025 emissions compliance.
- H. Farooqi asked how extending the reporting deadline would affect the collection of Alternative Compliance Payments (ACPs).
 - H. Payne answered that the City anticipates that ACPs will be submitted on a rolling basis, so some payments may come in before August 15 as owners complete their reporting. Others may wait until the deadline to report and decide to make ACPs then. The extended reporting deadline will likely push back the issuance of past-due notices and subsequent enforcement actions. Given the extensive notification process, actual fine collection is not expected to commence until the following spring or summer.
- G. Latimore asked for clarification on whether the Environment Department would return to the Review Board to request another 3-month reporting extension, to November 15.
 - H. Payne explained that the proposed extension aligns with regulatory requirements requiring a three-month buffer between regulatory updates and reporting deadlines. By proactively setting this timeline, the Environment Department aims to provide building owners with sufficient notice while ensuring the new regulations are properly integrated. While the board maintains the authority to grant further extensions through mid-November, the current plan is to finalize all requirements within this initial timeframe

5:17 pm: Board Member G. Latimore made a motion to approve, granting a three-month extension for the 2026 reporting year, extending the deadline for all building owners from May 15, 2026, to August 15, 2026. Chair J. Boatright seconded the motion. All board members in attendance (6) voted in favor. The motion carried at 5:18 pm.

Third Agenda Item: Notice and Vote on City of Boston Building Portfolio Modifications

5:18 pm: D. Vasquez presented information and details about the City of Boston's Building Portfolio modification

5:25 pm: Board Q&A Session

- G. Latimore asked for an explanation for the removal of the BERDO ID from the City of Boston's Building Portfolio.
 - D. Vasquez explained that the City of Boston does not own, operate, or maintain the building; therefore, the City is not responsible for the building under BERDO.
- L. Ferriss expressed her support for how BERDO has matured and developed.
- S. Ellis asked why the 35 Freeport buildings were being added to the Building Portfolio.
 - C. Baker answered that the long-term leases explicitly state that the City is responsible for BERDO reporting.
- S. Ellis asked what would happen if a building owner were trying to add a building that is out of compliance to a Building Portfolio.
 - C. Diezmartínez answered that the BERDO team would work with the building owner to get the building in compliance before the modification came before the Review Board.
- S. Ellis expressed his support for someday delegating the power to approve Building Portfolio additions to the Environment Department.
- G. Latimore asked how the Review Board will receive updates on the special conditions of a Building Portfolio.
 - D. Vasquez answered that the Building Portfolios with special conditions will provide an update in their emissions standard compliance plan.
- S. Ellis requested that in future Building Portfolio modifications to add the pathway the Building Portfolio applied under.

5:43 pm: Chair J. Boatright made a motion to approve adding three BERDO IDs to the City of Boston's Building Portfolio. Board Member H. Farooqi seconded the motion. All board members in attendance (6) voted in favor. The motion carried at 5:44 pm.

Fourth Item: Approval of Meeting Minutes.

5:44 pm: The Review Board voted to approve the [March 9 Meeting Minutes](#). Board Member G. Latimore made a motion to approve the meeting minutes. Chair J. Boatright seconded the motion. Five (5) board members voted in favor. One (1) board member abstained. The motion carried at 5:45 pm.

Fourth Agenda Item: Administrative Updates

5:45 pm: Z. Chin shared the following updates:

No new submissions for flexibility measures received.

The 2026 application cycle for the Equitable Emissions Investment Fund has been launched, and two information sessions have been scheduled. More information is available on boston.gov/berdo-fund

The BERDO team is planning to present proposed regulations updates related to Mass Class I RECs timeline requirements to the Air Pollution Control Commission this Wednesday, April 15.

The next meeting is scheduled for April 27, 2026.

Meeting Adjournment

5:51 pm: Board Member G. Latimore made a motion to adjourn the meeting. Board Member S. Ellis seconded. All board members in attendance (6) voted in favor. The motion carried at 5:51 pm.