

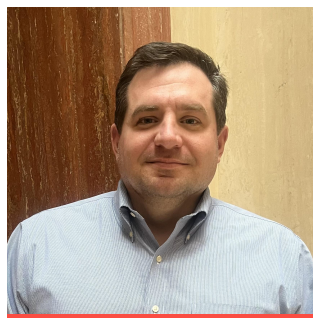
AIR POLLUTION CONTROL COMMISSION PUBLIC HEARING



April 15, 2026

This public hearing will include opportunity for public comment. During public comment periods, members of the public may submit any comments or questions by “raising their hand” or by typing in the chat box.

AIR POLLUTION CONTROL COMMISSION



Nick Gove
*Transportation
Department*



**Oliver
Sellers-Garcia**
*Environment
Department*



Julien Farland
*Boston Public Health
Commission*



**Russell
Preston**
*Commissioner
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Eric Burkman
*Commissioner
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**Irmak
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CITY OF BOSTON STAFF



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Public Hearing

Parking Freeze Permit Applications

CONTINUED TO AN UPCOMING HEARING

Continued: Application for a Modified South Boston Parking Freeze Permit from Kennedy Law Office on behalf of Stanhope Garage, Inc. for 15 commercial spaces in a surface lot at 19–21 A Street. This application requests modification of an existing permit for 11 commercial spaces. Issuance of permit would withdraw 4 spaces from the South Boston parking freeze bank.

Continued: Application for a Modified East Boston Parking Freeze Permit from VHB on behalf of Cargo Ventures LLC for 575 park and fly spaces. This permit is to relocate spaces from a surface lot at 320 McClellan Highway to a new parking garage at 440 McClellan Highway. Modification of the permit would have no effect on the East Boston parking freeze bank.

Continued: Application for a Modified East Boston Parking Freeze Permit from VHB on behalf of Cargo Ventures LLC for 127 park and fly spaces. This permit is to relocate spaces from a surface lot at 380 McClellan Highway to a new parking garage at 440 McClellan Highway. Modification of the permit would have no effect on the East Boston parking freeze bank.

Public Meeting

The background of the slide is a dark blue aerial wireframe illustration of a city, showing the outlines of numerous buildings and streets. The lines are light blue and create a sense of depth and urban density.

Building Emissions Reduction and Disclosure Ordinance (BERDO)

Discussion & Potential Vote to Open Public Comment Period

Background

MA Class I RECs are intended to provide an option for building owners to come into compliance with emissions standards during the BERDO reporting season.

Regulations set requirements for when MA Class I RECs can be generated and retired for a given compliance year

For 2025 emissions compliance, MA Class I RECs must be generated any time between Q1 2024 and Q4 2025.



NEPOOL sets specific trading periods for when MA Class I RECs can be bought and retired from the market

Q4 2025 RECs (the last RECs that are eligible for 2025 emissions compliance) can be traded from April 15 to June 15, 2026.



REC brokers usually need to receive REC orders in advance of trading periods to set aside enough RECs for their clients

For Q4 2025 RECs, building owners need to purchase RECs from brokers by March 1 under our MA Class I REC Connector Program

These conditions do not feasibly allow building owners to buy MA Class I RECs during the annual reporting season



MA Class I REC Requirements Comparison

What MA Class I RECs can be used for 2025 emissions compliance?

DATE OF GENERATION	NEPOOL ISSUANCE DATE (FIRST DAY A REC CAN BE RETIRED IN NEPOOL)	NEPOOL TRADING DEADLINE (LAST DAY A REC CAN BE RETIRED IN NEPOOL)	CURRENT ELIGIBILITY
Q1 2024	July 15, 2024	September 15, 2024	Yes
Q2 2024	October 15, 2024	December 15, 2024	Yes
Q3 2024	January 15, 2025	March 15, 2025	Yes
Q4 2024	April 15, 2025	June 15, 2025	Yes
Q1 2025	July 15, 2025	September 15, 2025	Yes
Q2 2025	October 15, 2025	December 15, 2025	Yes
Q3 2025	January 15, 2026	March 15, 2026	Yes
Q4 2025	April 15, 2026	June 15, 2026	Yes
Q1 2026	July 15, 2026	September 15, 2026	No
Q2 2026	October 15, 2026	December 15, 2026	No
Q3 2026	January 15, 2027	March 15, 2027	No
Q4 2026	April 15, 2027	June 15, 2027	No

← Under MA Class I REC Connector Program, Q4 2025 RECs needed to be bought by March 1

Proposed Solution

- We are proposing draft regulations language that extends when MA Class I RECs can be generated and retired for a given compliance year by six months.

Proposed Draft Regulations Language



Section X. Additional Compliance Mechanisms

a. Renewable Energy Certificates.

- (i) Owners that utilize unbundled or bundled RECs, including local Power Purchase Agreements that generate RPS Class I RECs pursuant to 225 CMR 14.05, as a method of compliance shall provide documentation demonstrating that the RECs comply with the conditions in Section 7-2.2(m)(b), provided that, notwithstanding anything to the contrary in the Ordinance:
 - (a) RECs may be generated ~~either with~~ in ~~(1)~~ the twelve (12) months before the compliance year, ~~or (2)~~ ~~with~~ in the compliance year, **or in the six (6) months following the compliance year** in which they are used, and
 - (b) Owners must demonstrate that RECs are retired no later than ~~six (6)~~ **twelve (12)** months after the end of the compliance year in which they are used.
 - (i) Pursuant to section IV.h., Owners who acquire RECs after May 15 or the alternative reporting deadline for the applicable year shall submit proof of REC purchase **within thirty (30) Days of said purchase.**
 - (ii) Pursuant to section IV.h., Owners who do not have proof of REC retirement by May 15 or the applicable alternative reporting deadline shall submit proof of REC retirement by the earlier of (a) thirty (30) Days from retirement and (b) December 31 of the year the REC was retired.
 - (c) **The Review Board may extend the REC generation and retirement deadlines for a given year based upon changes to the annual reporting deadline pursuant to Section IV.j., changes to the availability of RPS Class I RECs, unforeseen circumstances related to the RPS Class I REC market, or other extenuating circumstances.**

Extends MA Class I REC generation and retirement timeline requirements

Clarifies reporting for RECs bought and retired after reporting deadlines

Gives BERDO Review Board flexibility to react to unforeseen changes and adjust requirements

This provision supersedes Sections 7-2.2(m)(b)(iii) and (iv).



MA Class I REC Requirements Comparison

What MA Class I RECs can be used for 2025 emissions compliance?

DATE OF GENERATION	NEPOOL ISSUANCE DATE (FIRST DAY A REC CAN BE RETIRED IN NEPOOL)	NEPOOL TRADING DEADLINE (LAST DAY A REC CAN BE RETIRED IN NEPOOL)	CURRENT ELIGIBILITY	PROPOSED CHANGES
Q1 2024	July 15, 2024	September 15, 2024	Yes	Yes
Q2 2024	October 15, 2024	December 15, 2024	Yes	Yes
Q3 2024	January 15, 2025	March 15, 2025	Yes	Yes
Q4 2024	April 15, 2025	June 15, 2025	Yes	Yes
Q1 2025	July 15, 2025	September 15, 2025	Yes	Yes
Q2 2025	October 15, 2025	December 15, 2025	Yes	Yes
Q3 2025	January 15, 2026	March 15, 2026	Yes	Yes
Q4 2025	April 15, 2026	June 15, 2026	Yes	Yes
Q1 2026	July 15, 2026	September 15, 2026	No	Yes
Q2 2026	October 15, 2026	December 15, 2026	No	Yes
Q3 2026	January 15, 2027	March 15, 2027	No	No
Q4 2026	April 15, 2027	June 15, 2027	No	No

← Under MA Class I REC Connector Program, Q2 2026 RECs will be able to be bought as late as Oct 31

Next Steps

- We ask that the Commission considers voting to open a public comment period on the proposed draft regulations language.
 - ◆ *The public comment period would open on **Friday, April 17, 2026** and close on **Friday, May 8, 2026 at 12:00 p.m.***

The background of the slide is a dark blue wireframe illustration of a city skyline, showing various building shapes and structures from an aerial perspective.

Commission Q&A

Commissioners may discuss and ask staff questions.

The background of the slide is a dark blue wireframe illustration of a city skyline, viewed from an elevated perspective. The buildings are represented by white and light blue lines, creating a complex, geometric pattern of rectangular shapes and heights. The overall aesthetic is modern and architectural.

Public Q&A

The public may discuss and ask staff questions.

The background of the slide is a dark blue aerial wireframe illustration of a city, showing various building footprints, streets, and a central park-like area with a fountain. The lines are white and light blue, creating a technical, architectural feel.

Commission Motion & Vote

Open public comment period on draft regulations revisions



The background of the slide is a dark blue wireframe map of a city, showing the outlines of buildings, streets, and parks. The map is viewed from an elevated perspective, looking down at the city grid.

Administrative Updates

Permit Renewal Updates

- **399 facilities (99%) have completed the 2025 renewal**
- 1st Notices of Violation (Nov 3rd): 16 permits
- 2nd Notices of Violation (Dec 3rd): 8 permits
- 3rd Notices of Violation (Jan 8th): 4 permits
- Final Notices of Violation (Feb 6th): 2 permits
- Notices of Revocation (March 6th): 2 permits
- Notice of Revocation to new owner (April 9th): 1 permit

All violation notices sent by certified mail and email

Enforcement timeline

Past Dues:

- 60 days → 1st past due
- 35 days → 2nd past due

Violations:

- 30 days → 1st violation
- 30 days → 2nd violation
- 30 days → 3rd violation
- 30 days → final violation

2026 Community Clean Air Grant Program Application Cycle

The 2026 cycle of Boston's Community Clean Air Grant is now open and accepting applications until June 30! Learn more at boston.gov/clean-air-grant.

- The Community Clean Air Grant program supports local initiatives that improve air quality, protect public health, and address climate change.
- We encourage interested applicants to attend a virtual information session or office hour (sign up at boston.gov/clean-air-grant#support).



Boston Area Air Quality Summit



BOSTON AREA AIR QUALITY SUMMIT



May 15, 2026, 9AM-5PM



**Northeastern University
Interdisciplinary Science and
Engineering Complex**



boston.gov/baaqs

- The City of Boston Environment Department invites community leaders, researchers, agencies, policymakers, and businesses to the [Boston Area Air Quality Summit](#) exploring the present and future of air quality in Boston and beyond.
- Join us on May 15th to:
 - *Map the ecosystem of past and current air quality efforts*
 - *Align across sectors and foster deeper collaboration*
 - *Connect existing air quality data to action*
 - *Co-develop a long-term roadmap for research priorities, funding strategies, and policy pathways*

Acceptance of the Meeting Minutes



The background of the slide is a dark blue wireframe illustration of a city skyline, viewed from an elevated perspective. The buildings are represented by white and light blue lines, creating a complex geometric pattern. A semi-transparent dark blue horizontal band runs across the middle of the image, serving as a backdrop for the text.

Commission Motion & Vote

Acceptance of the November 12, 2025 Meeting Minutes

The background of the slide is a dark blue aerial view of a city, rendered as a white wireframe or line-art style. The buildings are represented by simple rectangular outlines, creating a dense urban grid. The perspective is from a high angle, looking down on the city.

Commission Motion & Vote

Acceptance of the January 14, 2026 Meeting Minutes

The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The lines are light blue and create a complex, geometric pattern.

Commission Motion & Vote

Acceptance of the March 11, 2026 Meeting Minutes