

# AIR POLLUTION CONTROL COMMISSION PUBLIC HEARING



*May 13, 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  
At-Large*



**Eric Burkman**  
*Commissioner  
At-Large*



**Irmak  
Turan**  
*Commissioner  
At-Large*



**Paul Chan**  
*Commissioner  
At-Large*

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*Commissioner  
At-Large*

# CITY OF BOSTON STAFF



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*Environment  
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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. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the text.

# **Building Emissions Reduction and Disclosure Ordinance (BERDO)**

*Discussion and vote to adopt revised draft BERDO regulations*

# Background

- The BERDO Team presented proposed draft regulations language related to requirements for MA Class I Renewable Energy Certificates (RECs).
- The Commission voted to open a public comment period on the proposed draft regulations language on April 15, 2026.
- The public comment period opened on Friday, April 17, 2026 and closed on Friday, May 8, 2026 at 12:00 p.m.
- Rulemaking notices were posted in the Boston Herald following required procedures.
- Notices of the public comment period were included in BERDO websites, newsletter, and outreach to partners.

# 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).

# Public Comments

→ The Air Pollution Control Commission received two public comment letters from the following organizations:

- A Better City
- NRG Energy, Inc.

→ Staff also discussed the proposed draft regulations updates with the BERDO Review Board at a public meeting held on April 27, 2026.

- The BERDO Review Board was supportive of the proposed draft regulations language.
- Minutes for Review Board meetings are published following approval [here](#).

# Public Comments



- A Better City and NRG Energy, Inc. expressed support for the proposed draft regulations that extend when MA Class I RECs can be generated and retired for a given compliance year by six months.
- A Better City and NRG Energy, Inc. requested extending the same flexibility to RECs associated with Power Purchase Agreements (PPAs) outside New England.
- A Better City requested extending the annual BERDO Reporting Deadline permanently by 6 months (i.e., August 15).

# Proposed Next Steps

- We ask that the Commission considers voting to adopt the proposed draft regulations language, as presented on April 15, 2026.

The background of the slide is a dark blue aerial wireframe illustration of a city, showing various building footprints and street layouts in a light blue color.

# 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 rectangles and squares. 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 wireframe illustration of a city skyline, showing various building shapes and structures from an aerial perspective.

# Commission Motion & Vote

*Adopt revised draft BERDO regulations*

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

- **402 facilities (99.5%) have completed the 2025 renewal**
  - All privately-owned facilities have been renewed!
  - We're working with a state agency partner to renew the 2 remaining permits.
- **The 2026 renewal cycle begins on June 1st.** Permit holders will receive an email on that date with renewal information.

# 2026 Community Clean Air Grant Program Application Cycle

The 2026 cycle of Boston's Community Clean Air Grant is accepting applications until June 30! Learn more at [boston.gov/clean-air-grant](https://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](https://boston.gov/clean-air-grant#support)).



# This Friday! 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](https://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 15<sup>th</sup> 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 aerial view of a city, rendered as a white wireframe or line-art style. It shows a dense grid of buildings and streets, with some taller structures standing out. The overall aesthetic is modern and urban.

# Commission Motion & Vote

*Acceptance of the April 15, 2026 Meeting Minutes*

# Adjourn

*Thank you for your participation!*

