

City of Boston BERDO Review Board
Public Meeting Minutes
Zoom Virtual Meeting
June 22, 2026, at 4:30 pm
[View recording here](#)

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

Board Members not in Attendance: none.

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

Others: Approximately four (4) members of the public attended this meeting.

Call Meeting to Order

4:35 pm: A meeting of the Review Board for the Building Emissions Reduction and Disclosure Ordinance, hereafter referred to as BERDO, was called to order on June 22 at 4:35 pm. This meeting was held virtually.

Roll Call

4:36 pm: The following BERDO Review Board members were in attendance: Chair Jessica Boatright, Samira Ahmadi, Stephen Ellis, Hessann Farooqi, Lori Ferriss, Gail Latimore, Reginald “Reggie” Stovell Jr, and Councilor Brian Worrell.

The following Environment Department staff were in attendance: Diana Vasquez, Dr. Claudia Diezmartínez, and Zengel “Ziggy” Chin.

Others: Approximately four (4) members of the public attended this meeting.

First Agenda Item: Discussion on Building Decarbonization Advisor Program.

4:37 pm: C. Diezmartínez presented information on the Building Decarbonization Advisor Program (BDAP).

5:52 pm: Board Q&A Session

- J. Boatright asked whether all ARPA-related funding can be spent by the deadline.

- C. Diezmartínez answered that the BERDO team expects to fully utilize all remaining funds. In fact, current demand exceeds available funding, as more eligible building owners are seeking these services than the budget can support. The main task now is matching the remaining funds to specific projects, and because there is a strong pipeline of interested building owners, spending down the balance will not be an issue.
- J. Boatright asked about the timeline for future cohorts.
 - C. Diezmartínez answered that the next building cohort is scheduled to start this October and will run for four months, with a subsequent cohort expected in 2027. Each group typically includes 10 to 15 buildings. At this pace, the remaining Equitable Emissions Investment Fund money will cover at least two more cohorts, though the final number will depend on exactly how many building owners are admitted to each group.
- S. Ellis asked whether the BERDO team foresees a need for additional funding to support BDAP cohorts.
 - C. Diezmartínez explained that as the current cohorts wrap up, the team plans to review BDAP's successes and see what elements to keep or improve before requesting additional funding from the Review Board. While the goal is to secure additional funding to continue supporting building owners, any future requests will depend on insights from the upcoming program review.
- S. Ellis asked what the demographics of the building owners in BDAP.
 - C. Diezmartínez answered that an analysis of the first two program cohorts shows that the BERDO team has overwhelmingly supported income-restricted, multifamily housing across 16 different neighborhoods. The remaining support went to a small mix of businesses, offices, education, and assembly buildings. Once the team incorporates the third cohort into this ongoing research, a final analysis including all specific metrics will be shared with the board.
- H. Farooqi asked how many building owners have been accepted into BDAP relative to the number of applicants.
 - C. Diezmartínez answered that for the recent Cohort 4 application cycle, the program received 28 applications, though 6 were disqualified because they lacked a valid BERDO ID or did not meet the required property types. To maximize impact, the program prioritizes buildings projected to fall out of compliance by 2025 or 2030. While many high-performing buildings are

eager to do more, those already on track to meet standards until 2035 or beyond were not selected, ensuring limited resources go directly to the owners who need immediate help.

- L. Ferriss asked whether there is a condition attached to the funding requiring recipients to share lessons learned from implementation to help other building owners.
 - C. Diezmartínez explained that there are no formal conditions or requirements attached to the program for building owners who receive support. However, several participants have agreed to share their long-term zero-over-time plans publicly to serve as examples for others striving to meet the 2050 targets. The BERDO team hopes to use these examples to create case studies and presentations, but participation in these sharing efforts remains entirely voluntary.
- L. Ferriss asked whether the BDAP funding can be used to hire a qualified preservation consultant for building owners of historic buildings.
 - C. Diezmartínez answered that historic preservation-focused studies are not included in BDAP's current scope of services. The four building science firms contracted for this work, such as GreenerU and New Ecology, focus strictly on technical energy upgrades, such as ASHRAE Level 2 audits and domestic hot water engineering studies. Because their contracts are scoped specifically for these energy-saving tasks, they lack the capacity or mandate to conduct specialized historical preservation reviews.
- L. Ferriss recommended that future program rounds account for the physical impact of long-term energy upgrades on a building's structure, especially for historic properties.
- G. Latimore asked if the BERDO team is collecting feedback from participants.
 - C. Diezmartínez answered that while past surveys have had low response rates, the BERDO team is highly focused on following up with participants to see how they use their long-term compliance plans. The goal is to determine whether these plans are actively helping owners make changes or are just sitting on a shelf. This feedback will be critical in determining what the next version of the program will look like, ensuring future support matches exactly what building owners actually need.
- G. Latimore asked whether the BERDO team is tracking any energy-efficiency or decarbonization metrics after completing participation in BDAP.

- C. Diezmartínez explained that as part of the ongoing program analysis, the BERDO team is tracking the specific energy conservation measures (ECMs) recommended by building science firms, along with their expected emissions reductions, energy savings, and utility cost cuts. However, comparing utility cost savings across different projects can be difficult due to varying vendor calculation methods. While BERDO reporting does not require building owners to list their physical building upgrades, the City can still track the success of these plans over time by monitoring annual energy and emissions data.
 - R. Stovell asked how many non-profits have applied to BDAP.
 - C. Diezmartínez answered that most applicants to the recent cohort came from the multifamily housing sector, which mirrors the group of building owners ultimately approved for the program. While roughly three nonprofits applied in this last round, the BERDO team will look up and share the exact number of nonprofit applicants for a precise final count.
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Second Agenda Item: Notice of a Building Portfolio Modification from the City of Boston

5:07 pm: D. Vasquez gave notice of a Building Portfolio modification from the City of Boston to remove BERDO ID 106916 from its Building Portfolio.

Third Item: Approval of Meeting Minutes.

5:11 pm: The Review Board voted to approve the [April 27 Meeting Minutes](#). Chair J. Boatright made a motion to approve the meeting minutes. Board Member H. Farooqi seconded the motion. Seven (7) board members voted in favor. One (1) board member abstained. The motion carried at 5:12 pm.

Fourth Agenda Item: Administrative Updates

5:12 pm: Z. Chin shared the following updates:

No new submissions for flexibility measures have been received.

The updates to the BERDO Regulations were approved by the Air Pollution Control Commission in May and allow RECs purchased through the MA Class I REC Connector program to be used to meet emissions compliance for this reporting year.

The next meeting is scheduled for July 13, 2026.

Meeting Adjournment

5:13 pm: Board Member G. Latimore made a motion to adjourn the meeting. Board Member H. Farooqi seconded. All board members in attendance (8) voted in favor. The motion carried at 5:14 pm.