

City of Boston BERDO Review Board  
Public Meeting Minutes  
Zoom Virtual Meeting  
April 14, 2025, at 4:30 pm  
[View recording here](#)

**Board Members in Attendance:** Jessica Boatright, Rashida Boyd, Stephen Ellis, Gail Latimore, and Reginald “Reggie” Stovell Jr.

**Board Members not in Attendance:** Councilor Gabriela Coletta Zapata, Hessann Farooqi, Lori Ferriss, and Jack Nelson.

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

**Others:** Approximately nine (9) members of the public attended this meeting.

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### Call Meeting to Order

**4:34 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 14 at 4:34 pm. This meeting was held virtually.

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### Roll Call

**4:47 pm:** The following BERDO Review Board members were in attendance: Chair Jessica Boatright, Rashida Boyd, Stephen Ellis, Gail Latimore, and Reginald “Reggie” Stovell Jr.

The following Environment Department staff were in attendance: Hannah Payne, Diana Vasquez, Zengel ‘Ziggy’ Chin, and Dr. Claudia Diezmartinez.

**Others:** Approximately nine (9) members of the public attended this meeting.

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### First Agenda Item: Building Portfolio Hearing

**4:39 pm:** Avalon Bay presented information and details about their Pathway 3 Building Portfolio application.

**4:46 pm:** City staff presented staff comments.

**4:47 pm:** Board Q&A Session

- J. Boatright requested that Avalon Bay consider the distribution of Environmental Justice benefits as it continues decarbonizing and updating their buildings.

- S. Ellis asked how Avalon Bay approaches tenant impact and whether updates to the building will impact rent.
  - R. Younis answered that the centralized metering setup at Avalon Bay's Prudential campus has made energy retrofit projects easier to manage with minimal tenant impact. Since the infrastructure is already centralized, tenants generally won't notice changes in metering or utility costs, and any disruptions are limited to coordinating access for apartment-level upgrades like system replacements. These projects are not expected to affect rental rates beyond typical annual increases.
- S. Ellis asked what strategies Avalon Bay uses for benchmarking, given the issues with utility companies not metering correctly or mismetering.
  - R. Younis explained that Avalon Bay uses a detailed and transparent approach to manage and audit its metering and utility data, especially in cases where meters aren't reported correctly in aggregate. For example, Avalon Bay track, which meters serve specific systems like chillers and links that data to the corresponding buildings, creating a clear audit trail for third-party verifiers. Avalon Bay is exploring using shadow meters to improve data accuracy, particularly for tenant consumption. This would provide better internal quality control and allow them to piece together complete building consumption data without relying solely on utility-provided figures.
- G. Latimore asked when Avalon Bay acquired the Prudential buildings.
  - O. Behrle answered that Avalon Bay acquired the buildings in 1997.
- G. Latimore asked how the cross-metering impacted tenants and common area costs.
  - R. Younis explained that one of Avalon Bay's biggest challenges was transitioning from steam absorption chillers to electric chillers across three buildings. The new electric chillers were powered through a centralized electric service tied to the address at 800 Boylston. As a result, a significant amount of energy consumption was recorded under that address. However, when the aggregate data was compiled, the energy usage associated with 800 Boylston wasn't properly attributed to the correct buildings, sometimes lumped into the wrong property altogether. While their actual costs remained consistent, the misalignment in reporting aggregate data created confusion and inaccuracies in building-level energy tracking.

- G. Latimore requested more information about Avalon Bay's MWBE utilization policy.
- R. Stovell asked who would have access to the shadow-metering data.
  - R. Younis answered that it would be only for Avalon Bay to track energy consumption.

**5:00 pm:** Chair J. Boatright opened a public comment period.

**5:01 pm:** Chair J. Boatright closed a public comment period.

**5:01 pm:** Board Member S. Ellis made a motion to approve Avalon Bay's Building Portfolio application with standard conditions. Board Member G. Latimore seconded the motion. All Board members in attendance (5) voted in favor. The motion carried at 5:03 pm.

### **Second Agenda Item: Vote on Flexibility Measure Applications**

**5:03 pm:** Chair J. Boatright called the public meeting to order.

**5:04 pm:** D. Vasquez presented information and details about Tufts University's Building Portfolio application.

**5:06 pm:** Board Q&A Session

- S. Ellis asked for more information about the central heat and power plant (CHP) that Tufts University uses for their campus.
  - M. Keith explained that Tufts University has a CHP in Medford for their campus.
- S. Ellis asked if Tufts University will collaborate with Tufts Medical Center to decarbonize their buildings.
  - M. Keith answered that Tufts University and Tufts Medical Center are taking individual approaches to complying with BERDO.
- G. Latimore asked what engagement Tufts University has with the community surrounding Chinatown buildings.
  - M. Keith answered that he will follow up with specific information about engagement between Tufts University and Chinatown.

- J. Boatright asked if there are two separate Building Portfolio applications for Tufts Medical Center and Tufts University.
  - M. Keith confirmed that two different applications that cover all Tufts' BERDO buildings.
- G. Latimore asked if Tufts University has an MWBE utilization policy.
  - M. Keith answered that he will follow up with specifics.

**5:15 pm:** Board Member S. Ellis made a motion to approve Tufts University's Building Portfolio application with standard conditions. Board Member G. Latimore seconded the motion. Five (5) Board members voted in favor. The motion carried at 5:16 pm.

**5:17 pm:** A member of the public A. Pulintas asked if Tufts University owns the Museum School Building in Fenway.

- H. Payne answered that the MFA owns that building.
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### **Third Agenda Item: Approval of Meeting Minutes.**

**5:19 pm:** The Review Board voted on approving the [March 10 Meeting Minutes](#). Board Member G. Latimore made a motion to approve the meeting minutes. Board Member S. Ellis seconded the motion. Three (3) Board Members voted in favor. Two (2) Board Members abstained. The motion carried at 5:21 pm.

**5:21 pm:** The Review Board voted on approving the [March 24 Meeting Minutes](#). Board Member G. Latimore made a motion to approve the meeting minutes. Board Member R. Stovell seconded the motion. Three (3) Board Members voted in favor. Two (2) Board Members abstained. The motion carried at 5:22 pm.

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### **Fourth Agenda Item: Administrative Updates**

**5:22 pm:** Z. Chin shared that the BERDO team received no new submissions for Long-term Hardship Compliance Plans since the deadline was April 1.

The next and last webinar the BERDO team will host is on May 21. It will cover Building Portfolios and Individual Compliance Schedules. More information can be found at <https://www.boston.gov/berdo#events>.

The next in-person workshop will be at the Bruce C. Bolling Municipal Buildings on April 16 from 3:00 to 7:00 pm.

The first information session for the Equitable Emissions Investment Fund is on April 15 from 10:00 am to 11:00 am.

A reminder that May 15 is the reporting deadline to report 2024 energy data.

The Review Board approved moving the May 26 BERDO Review Board meeting to May 27, since May 26 is an observed holiday for Memorial Day.

The next meeting is scheduled for April 28.

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### **Meeting Adjournment**

**5:28 pm:** Board Member S. Ellis made a motion to adjourn the meeting. Board Member G. Latimore seconded. All board members in attendance (5) voted in favor. The motion carried at 5:29 pm.