

City of Boston BERDO Review Board  
Public Meeting Minutes  
Zoom Virtual Meeting  
May 12, 2025, at 4:30 pm  
[View recording here](#)

**Board Members in Attendance:** Jessica Boatright, Stephen Ellis, Lori Ferriss, Gail Latimore, Jack Nelson, and Reginald “Reggie” Stovell Jr.

**Board Members not in Attendance:** Rashida Boyd, Councilor Gabriela Coletta Zapata, and Hessann Farooqi.

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

**Others:** Approximately ten (10) members of the public attended this meeting.

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### Call Meeting to Order

**4:36 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 May 12 at 4:40 pm. This meeting was held virtually.

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### Roll Call

**4:38 pm:** The following BERDO Review Board members were in attendance: Chair Jessica Boatright, Stephen Ellis, Lori Ferriss, Gail Latimore, Jack Nelson, and Reginald “Reggie” Stovell Jr.

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

**Others:** Approximately ten (10) members of the public attended this meeting.

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### First Agenda Item: Building Portfolio Hearing

**4:39 pm:** Pine Street Inn Inc. presented information and details about their Pathway 3 Building Portfolio application.

**4:45 pm:** City staff presented staff comments.

**4:46 pm:** Board Q&A Session

- J. Boatright asked for a status update on completing reporting for the building in the Building Portfolio that is out of compliance for reporting.

- E. Floyd explained that 444 Harrison Ave is close to being in compliance with reporting. For reporting year 2024, the building is still pending revision for their submission, and for reporting year 2023, the data needs to be third-party verified.
- J. Boatright asked if the building is projected to be able to meet the emissions standard for 2025.
  - C. Walker answered that the building is older and runs as a 24-hour shelter. It also has a kitchen where 2,000 meals are made a day and uses a lot of energy, which will raise the building's emissions above the emission standard.
- J. Boatright asked for more information about engagement with residents in the building where construction or work will be done.
  - C. Walker answered that Pine Street Inn is making a plan with each of the communities' case managers to communicate with residents about the work that will be done in the buildings.
- S. Ellis asked what decarbonization strategies Pine Street Inn is considering for the buildings that will not meet the emissions standards.
  - E. Floyd answered that a Short-term Hardship Compliance Plan will relieve Pine Street Inn as they plan a long-term decarbonization strategy.
  - C. Walker added that Pine Street Inn is planning a major renovation of the kitchens to improve energy efficiency as part of its overall plan.
- G. Latimore asked if Pine Street Inn has considered offering training for the residents on decarbonization work.
  - C. Walker commented that he could discuss offering training to cover those topics with the case manager and community-building teams.
- G. Latimore asked if Pine Street Inn has an MWBE utilization policy.
  - C. Walker answered that he believes Pine Street Inn does, but he will need to follow up with confirmation.
- R. Stovell asked if residents will need to move out for the decarbonization work to be done.
  - C. Walker explained that Pine Street Inn has protocols should residents need to be moved.

**5:05 pm:** Chair J. Boatright opened a public comment period.

**5:06 pm:** Chair J. Boatright closed a public comment period.

**5:07 pm:** Board Member S. Ellis made a motion to approve Pine Street Inn Inc.'s Building Portfolio application with standard conditions and a special condition that it completes 2023-2025 reporting years (2022-2024 data years) for BERDO ID 100810, unless the Environment Department determines reporting specific years cannot be completed. Board Member L. Ferriss seconded the motion. All Board members in attendance (6) voted in favor. The motion carried at 5:10 pm.

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

**5:11 pm:** Chair J. Boatright called the public meeting to order.

**5:11 pm:** D. Vasquez presented information and details about BXP Inc.'s Building Portfolio application.

**5:14 pm:** Board Q&A Session

No questions from the Review Board.

**5:15 pm:** Board Member L. Ferriss made a motion to approve BXP Inc.'s Building Portfolio application with standard conditions. Chair J. Boatright seconded the motion. All Board members in attendance (6). The motion carried at 5:16 pm.

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**Third Agenda Item:** Discussion and Vote on Procedures for 2025 BERDO Reporting and Verification Extensions.

**5:17 pm:** A. Callan presented the City's proposal.

**5:25 pm:** Board Q&A Session

- S. Ellis asked what the City is doing to engage with the utility companies that are having difficulties providing energy information to building owners.
  - A. Callan answered that Eversource is developing a direct integration with Energy Star Portfolio Manager, reducing the need for third-party platforms. National Grid allows direct uploads but only supports one service address at a time, something they hope will expand soon. Long term, state rules

requiring utilities to send aggregate data directly to the state could drive broader automation, benefiting Boston's reporting process.

- S. Ellis asked how building owners engage with Vincity and the Boston Water and Sewer Commission.
  - A. Callan explained that automation efforts have focused mainly on Eversource and National Grid, since building owners must request aggregated data from those utilities. In contrast, building owners typically manually enter Vicinity Energy and Boston Water and Sewer data using bill copies. While there's currently no automation with Vicinity or Boston Water and Sewer, the City understands there is a need to work toward automating those processes in the future.
- S. Ellis requested that the City open the reporting extension request earlier in the upcoming years.
- L. Ferriss asked the City to summarize how many selections of 'other' within the extension request were made last year.
  - A. Callan explained that very few extension requests last year qualified as "other" extenuating circumstances. Most did not meet the standard; for example, simply not finishing the report on time isn't sufficient. Each request must clearly show that an unexpected issue genuinely prevented timely reporting.
- J. Boatright asked what the protocol is if a building owner did not file for an extension request in time.
  - A. Callan explained that the extension request process is still open and flexible. Even if someone misses the May 15 deadline, the City aims to keep working with them to ensure they report. Those who request extensions are considered engaged and not out of compliance, so the City is not closing the door on anyone making a good-faith effort.
- J. Boatright asked how many letters of non-compliance were issued last year.
  - A. Callan answered that he will follow up with the number.

**5:44 pm:** Board Member S. Ellis made a motion to delegate authority to the Environment Department to approve up to two 3-month extension requests for building owners facing extenuating circumstances, contingent upon adherence to the outline filing process.

Board Member R. Stovell seconded the motion. All Board members in attendance (6). The motion carried at 5:45 pm.

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#### **Fourth Item: Approval of Meeting Minutes.**

**5:45 pm:** The Review Board voted on approving the [April 14 Meeting Minutes](#). Board Member S. Ellis 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 5:46 pm.

**5:49 pm:** The Review Board voted on approving the [April 28 Meeting Minutes](#). Chair J. Boatright made a motion to approve the meeting minutes. Board Member J. Nelson seconded the motion. Four (4) Board Members voted in favor. Two (2) Board Members abstained. The motion carried at 5:50 pm.

**5:53 pm:** Chair J. Boatright requested that the City provide an overview of District Energy Systems at a future Review Board meeting.

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#### **Fifth Agenda Item: Administrative Updates**

**5:54 pm:** Z. Chin shared that the BERDO team hosted two information sessions on the Equitable Emissions Investment Fund, with materials available online. The final in-person BERDO workshop was completed for the year.

In June 2025, the Environment Department will begin a public process to update BERDO regulations, focusing on flexibility measure applications and related procedures. A survey launching next week will gather feedback from building owners to help streamline these processes.

The next meeting is scheduled for May 27, 2025.

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#### **Meeting Adjournment**

**5:59 pm:** Board Member S. Ellis made a motion to adjourn the meeting. Board Member G. Latimore seconded. All board members in attendance (6) voted in favor. The motion carried at 6:00 pm.