

City of Boston BERDO Review Board
Public Meeting Minutes
Zoom Virtual Meeting
September 29, 2025, at 4:30 pm
[View recording here](#)

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

Board Members not in Attendance: Councilor Gabriela Coletta Zapata and Hessann Farooqi.

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

Others: Approximately seventeen (17) members of the public attended this meeting.

Call Meeting to Order

4:35 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 September 29 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, Stephen Ellis, Lori Ferriss, Gail Latimore, and Reginald “Reggie” Stovell Jr.

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

Others: Approximately seventeen (17) members of the public attended this meeting.

First Item: Approval of Meeting Minutes.

4:37 pm.: The Review Board voted to approve the [September 8 Meeting Minutes](#). Board Member G. Latimore made a motion to approve the meeting minutes. Board Member L. Ferriss seconded the motion. All board members in attendance (5) voted in favor. The motion carried at 4:38 pm.

Second Agenda Item: Administrative Updates

4:38 pm: Z. Chin shared the following updates:

The BERDO team shared more information about BERDO Fest, which will bring together building owners with decarbonization experts.

The BERDO team reviewed the agendas for the upcoming Review Board meetings.

The next meeting is scheduled for October 14, 2025.

Third Agenda Item: Presentations from Equitable Emissions Investment Fund 2025 Application Cycle Finalists.

4:40 pm: Diana presented background information about the Equitable Emissions Investment Fund before the presentations from finalists.

4:43 pm: Morville House Apartments presented their project: 100 Norway St Decarbonization Project

4:54 pm: Board Q&A Session

- G. Latimore requested clarification on whether Morville is seeking funding from the Fund solely for the solar component of their project.
 - C. Raynor confirmed that Morville is only requesting monies from the Fund for the solar component of the project.
- J. Boatright requested that the submitted project budget be updated to reflect changes in funding.

4:57 pm: Roxbury Tenants of Harvard presented their project: Levinson Tower: Heat Pump & Exhaust Heat Recovery System

5:09 pm: Board Q&A Session

- S. Ellis asked for clarification on the way the runaround loop HVAC system would function.
- G. Latimore asked for more information on how the proposed project budget has changed.
 - M. Schow explained that the funding request remains \$150,000, designed as a small cost-share similar to a utility incentive. The building handles 36,000 CFM of continuous exhaust and fresh air, and initially, the team expected to recover energy from only part of that airflow. However, further analysis showed stronger economics, allowing for greater energy recovery and

improved performance. As a result, the project's simple payback period dropped significantly, from 26 years to 9 years, making it financially viable for the site to cover costs through the resulting energy savings.

- J. Boatright requested that the City staff follow up with the finalist to get updated project budgets.

5:18 pm: Allston Brighton CDC presented their project: Hano Homes Deep Energy Retrofit (DER)

5:29 pm: Board Q&A Session

- R. Stovell asked for confirmation that the funding that was revoked was federal funding.
 - C. Robillard confirmed that it is correct.

5:31 pm: Boston Medical Center presented their project: Power to the People: Expanding Boston Medical Center's Clean Power Prescription Program with a new solar facility to benefit residents of the City of Boston.

5:43 pm: Board Q&A Session

- G. Latimore asked for information about the eligibility criteria and the care management program.
 - Dr. A Goldman answered that the care management model pairs community health workers with nurses to support high-need patients. To qualify, participants must have MassHealth, a chronic illness such as diabetes, heart failure, or a mental health condition, and evidence that their condition is poorly managed, such as frequent ER visits or hospitalizations. The program is still in a pilot phase, kept small to ensure quality and proper enrollment. Community health workers handle outreach and paperwork to guarantee patients receive care and benefits effectively.
- S. Ellis asked for more information on how the Power Prescription Plan works.
 - Dr. A. Goldman explained that BMC functions like a small power plant, generating electricity that feeds into the local grid. While nearby buildings use the power, the payment or credits received from Eversource for supplying that energy are transferred to patients. In effect, patients directly benefit from the solar power produced through these energy credits.

- L. Ferriss asked if the solar panels would help BMC with BERDO emissions compliance.
 - Dr A Goldman answered that BMC will not use the solar panels for BERDO emissions compliance, as the credits 100% go to eligible patients.

5:51 pm: Urban Edge Housing Corporation presented their project: Theroch Deep Energy Retrofit (DER) Project.

6:01 pm: Board Q&A Session

No questions from the Review Board.

6:02 pm: Boys & Girls Club of Dorchester presented their project: Marr HVAC Renovation

6:19 pm: Board Q&A Session

- J. Boatright asked if the delay in start time would affect the Boys & Girls Club's ability to receive funding already awarded to them.
 - J. Dudek explained that the Boys & Girls Club works directly with utilities such as National Grid, Eversource, and MassSave to obtain project approvals, and there is typically some flexibility in handling special circumstances. The labor required for this project is minimal, with construction expected to take only one or two days. Even with potential winter weather disruptions, the work is anticipated to be completed by the end of the year.
- R. Stovell asked if the condition of the roof will affect the ability to install the equipment.
 - M. Joyce answered that a prior building assessment conducted during partial roof repairs revealed mold in the central roof area near the hatch, likely caused by moisture from rain and snow entering when the hatch was opened. The organization plans to remediate the affected section during the next phase of roof work, having already completed repairs on the poolside and intending to address the core and gym sections next.
- J. Boatright asked if electrical upgrades are needed to complete the project.
 - J. Ducdeck confirmed that there will be no need for an electrical upgrade.

6:20 pm: D. Vasquez shared the next steps for the Review Board.

Meeting Adjournment

6:24 pm: Board Member S. Ellis made a motion to adjourn the meeting. Chair J. Boatright seconded the motion. All board members in attendance (5) voted in favor. The motion carried at 6:25 pm.