

BERDO REVIEW BOARD MEETING

November 12, 2024



BERDO Review Board



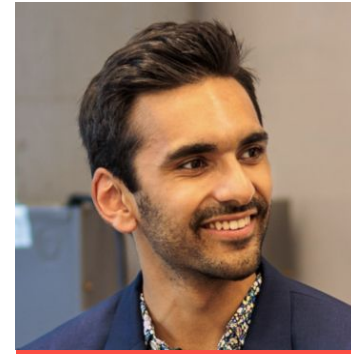
Rashida Boyd
Board Member



**Gabriela Coletta
Zapata**
City Councilor



Stephen Ellis
Board Member



Hessann Farooqi
Board Member



Lovette Jacobs
Board Member



Gail Latimore
Board Member



Jack Nelson
Board Member

City of Boston Staff



**Hannah
Payne**

*Director,
Carbon Neutrality*



**Diana
Vasquez**

*BERDO Review
Board Manager*



**Dr. Claudia
Diezmartinez**

*Policy and Equity
Advisor*



**Zengel
"Ziggy" Chin**

*BERDO Review Board
Assistant*

Agenda

Today's Meeting



Public Meeting

- 1.** *Vote on Flexibility Measure Applications*
- 2.** *Discussion on December 9 Review Board Tenants' Meeting*
- 3.** *Approval of Meeting Minutes*
- 4.** *Administrative Updates*
- 5.** *Adjournment*



Flexibility Measure Applications

Discussion and Vote

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. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, serving as a background for the text.

Mass. Bay Brewing Co, Inc.

Individual Compliance Schedule Application



ICS Application

Mass. Bay Brewing Co, Inc.

Background Information

- Baseline year of 2019.
- 1 building in the neighborhood of South Boston Waterfront.
- Applicant meets all eligibility criteria and application was deemed complete.

Standard Conditions

- Timely compliance with reporting and third-party verification requirements.
- Timely compliance with the requirements in [Section XII](#), including, when applicable, the submission of a satisfactory Emissions standard compliance plan.



Mass. Bay Brewing Co, Inc. Proposed ICS

Owner: Mass. Bay Brewing Co, Inc.

Building Use Types: Manufacturing/Industrial

Number of buildings: 1

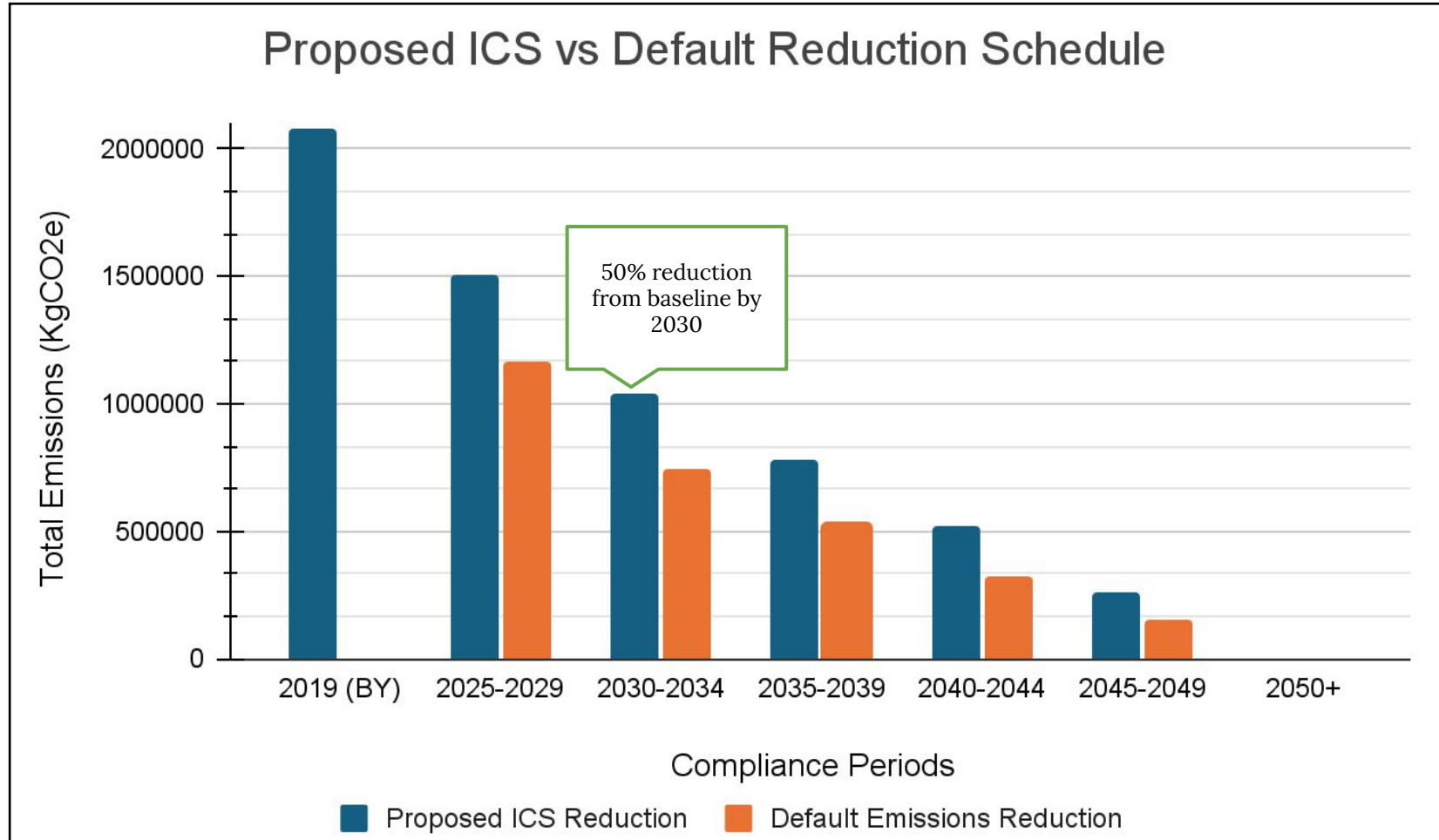
Address of building: 306 R Northern Ave, Boston, MA 02210

Calculated Absolute Emission Limit

Calculated Absolute Emissions Limit (KgCO2e)							
	Baseline Year (2019)	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Reduction Schedule	N/A	1,166,511	746,762	532,007	327,013	156,185	0
Proposed Alternative Reduction Schedule	2,076,080	1,506,876	1,038,040	778,530	519,020	259,510	0

Proposed ICS Reduction Schedule

Mass. Bay Brewing Co, Inc.



Board Request for Mass Bay Brewing

Additional information requested



Review Board requested additional information regarding the following:

- **Decarbonization Plan:** Any information Mass Bay Brewing can provide on a decarbonization plan or if a plan is currently being developed.
- **Renewable Energy Utilization:** Any information regarding renewable energy procurement or if a renewable energy strategy is being considered.
- **Additional Decarbonization Efforts:** Any other actions taken by Mass Bay Brewing to decarbonize or make operations more energy efficient.

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Board Q&A

Mass. Bay Brewing Co, Inc.



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Board Motion & Vote

Mass. Bay Brewing Co, Inc.





Beth Israel Deaconess Medical Center

Building Portfolio Application



Building Portfolio Application

Beth Israel Deaconess Medical Center

Background Information

- Submitted through Pathway 1.
- 6 BERDO IDs in the neighborhood of Fenway-Kenmore.
- Applicant meets all eligibility criteria and application was deemed complete.

Standard Conditions

- Timely compliance with reporting and third-party verification requirements.
- Timely compliance with the requirements in [Section XI.b](#), including, when applicable, the submission of a satisfactory Emissions standard compliance plan.
- The Review Board or its designee may inspect any Building that is part of an approved Building Portfolio, at reasonable times and with reasonable notice, in order to assess compliance with the terms and conditions of said Building Portfolio.



Beth Israel Deaconess Medical Center Proposed Portfolio

Owner: Beth Israel Deaconess Medical Center

Building Use Types: Healthcare, Storage, and Technology/Science

Number of buildings: 6 BERDO IDs representing 10 buildings

Addresses of buildings:

- 364-370 Brookline Ave Boston, MA 02215
- 320-350 Brookline Ave/315 Brookline Ave Boston, MA 02215
- 334 Riverway/175 Pilgrim Road Boston, MA 02215
- 1 Deaconess Rd Boston, MA 02215
- 110 Francis Street, Boston MA 02215
- 111 Francis Street, Boston MA 02215

Calculated Blended Emission Standards

Calculated Blended Emissions Standards (kgCO ₂ e/SF/yr)						
	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Emissions Standards: Healthcare	15.4	10.0	7.4	4.9	2.4	0
Portfolio Emissions Standards	14.4	9.3	6.8	4.5	2.2	0



Board Q&A

Beth Israel Deaconess Medical Center





Board Motion & Vote

Beth Israel Deaconess Medical Center



The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The lines are white and create a complex, geometric pattern.

December 9 Tenants' Meeting

Discussion



Annual BERDO Tenants' Meeting

Pulled from [BERDO Policies](#)

Background

- Community advocates requested an annual meeting dedicated to tenants of BERDO buildings to provide an opportunity to gather feedback and address issues.
- Final policies that were passed in December 2023 include a requirement for the Board to have an annual meeting for tenants.

From [BERDO Policies, Section 12, Subsection E:](#)

“MEETINGS DEDICATED TO RESIDENTIAL TENANTS

The Review Board shall hold one meeting per year dedicated to hear concerns raised by tenants of Residential Buildings covered by Ordinance and provide information directed towards tenants of said Buildings...”

Proposed Agenda

Introduction to BERDO for Tenants

- What is BERDO? What is the BERDO Review Board?
- Where do residential tenants fit?
 - *What benefits could BERDO have for tenants?*
 - *Where can tenants participate in BERDO?*
 - *How to engage with Review Board?*

Resources for Tenants such as:

- [Boston Community Choice Electricity](#)
- [Mass Save](#)
- [Boston's Anti-Displacement Plan Toolkit](#)

Public Comment Period / Q&A

Outreach Plan

Plan to share the meeting via:

- A digital flyer
- An event page on the City's website
- Newsletters:
 - BERDO
 - BERDO Review Board
 - Environment Department
- The Environment Department's social media
- Community partners and community advisory group members
- Community Development Corporations
- Different City Departments
- Review Board members

We are working with Environment Department's Community Engagement Manager to help spread the meeting more widely.

Board Q&A



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Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The lines are white and light blue, creating a technical, architectural feel.

Administrative Updates

Staff presents administrative updates



Upcoming Event: BERDO Allston-Brighton Workshop (Free BERDO Assistance)

December 10, 2024, 3:00 - 7:00 p.m.,
Faneuil Branch, Boston Public Library

Attend the event to:

- Find out if you are eligible for [free reporting and verification services](#)
- Get a free consultation with a BERDO expert to:
 - *Get to reporting compliance*
 - *Understand emissions projections + compliance options*
 - *Review flexibility measures*

[RSVP HERE](#)

BERDO ALLSTON-BRIGHTON WORKSHOP (FREE BERDO ASSISTANCE)

December 10, 2024

3:00PM - 7:00PM

FANEUIL BRANCH, BOSTON PUBLIC LIBRARY
419 FANEUIL ST
BRIGHTON, MA 02135

Contact: BERDO TEAM

[SEND AN EMAIL](#)

617-635-3850

Price: FREE

Neighborhood: ALLSTON BRIGHTON

Event Type: ENVIRONMENT AND GREEN LIVING

Posted: 11/01/2024 - 2:49PM

[ADD TO CALENDAR](#)

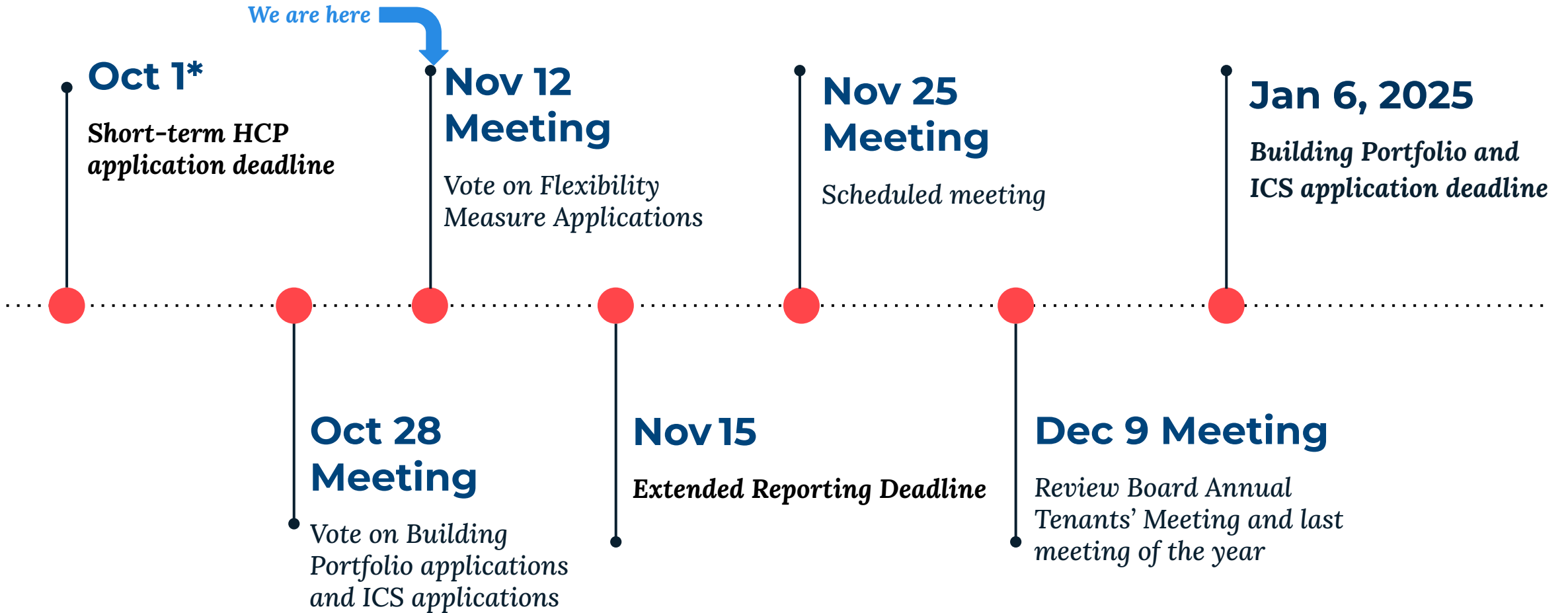
Are you a BERDO building owner in Allston-Brighton looking for resources or support with BERDO compliance?

Are you a BERDO building owner in Allston-Brighton looking for resources or support with BERDO compliance?

JOIN THIS FREE WORKSHOP TO:

- 1 Find out if you are eligible for [free reporting and verification services](#)
- 2 Get a free consultation with a BERDO expert to:
 - 2.1 Get to reporting compliance
 - 2.2 Understand emissions projections + compliance options
 - 2.3 Review flexibility measures

Review Board Upcoming Timeline



**Applications for Short-term Hardship Compliance Plans are being accepted on a rolling basis.*

Adjourn

Thank you! A recording and slide deck for this meeting will be available at boston.gov/berdo-review-board.

