

City of Boston BERDO Review Board  
Public Meeting Minutes  
Zoom Virtual Meeting  
November 12, 2024, at 5:00 pm  
[View recording here](#)

**Board Members in Attendance:** Rashida Boyd, Hessann Farooqi, Gail Latimore, and Jack Nelson.

**Board Members not in Attendance:** Councilor Gabriela Coletta Zapata, Stephen Ellis, and Lovette Jacobs.

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

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

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**Motion to Nominate Acting Chair**

**5:14 pm:** Environment staff D. Vasquez led a vote for Acting Chair. Board Member G. Latimore made a motion to nominate Board Member H. Farooqi to serve as Acting Chair. All Board Members in attendance (4) at the time were in favor. The motion carried at 5:15 pm.

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**Call Meeting to Order**

**5:15 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 November 15 at 5:15 pm. This meeting was held virtually.

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**Roll Call**

**5:15 pm:** The following BERDO Review Board members were in attendance: Acting Chair Hessann Farooqi, Rashida Boyd, Gail Latimore, and Jack Nelson.

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

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

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**First Agenda Item: Vote on Flexibility Measure Applications**

**5:17 pm:** Z. Chin presented information and details about Mass. Bay Brewing Co., Inc.’s ICS application.

**5:19 pm: Board Q&A Session**

- H. Farooqi asked for a brief summary of the write-up submitted by Mass. Bay Brewing.
  - J. Beery shared details about Mass. Bay Brewing's decarbonization plans and green initiatives.
- G. Latimore asked when the decarbonization plan was to be completed.
  - J. Beery explained that Rethinking Power Management (RPM) is engaged with Mass. Bay Brewing to create a concrete decarbonization plan.
  - W. Lippincott added that the plan might be complete in a year since much work is needed, but the finish date could be extended.
- G. Latimore asked when the Combined Heat and Power plant (CHP) will reach the end of its life.
  - J. Beery answered that it will most likely reach the end of its life in about five years.
- G. Latimore asked if the product price would be affected as Mass. Bay Brewing implements decarbonization work.
  - J. Beery answered that this outcome is being analyzed with RPM.

**5:29 pm:** Board Member G. Latimore made a motion to approve Mass. Bay Brewing Co, Inc.'s ICS application with standard conditions. Board Member J. Nelson seconded the motion. All board members in attendance (4) voted in favor. The motion carried at 5:30 pm.

**5:30 pm:** Z. Chin presented information and details about Beth Israel Deaconess Medical Center's (BIDMC) Building Portfolio application.

**5:32 pm: Board Q&A Session**

- M. Luktisch gave information about why BIDMC is seeking a Building Portfolio.
- H. Farooqi asked what steps BIDMC has taken to expedite the MATEP transition toward cleaner energy.
  - M. Lukitsch explained that BIDMC is still waiting for MATEP's plan to transition to cleaner energy.
- H. Farooqi asked what initial challenges BIDMC sees as they try to achieve carbon net neutrality by 2050.

- M. Luktisch answered that generating capital to make changes in the hospital will be the biggest challenge.

**5:42 pm:** Board Member G. Latimore made a motion to approve Beth Israel Deaconess Medical Center's Building Portfolio application with standard conditions. Board Member J. Nelson seconded the motion. All board members in attendance (4) voted in favor. The motion carried at 5:44 pm.

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**Second Agenda Item: Discussion on December 9 Review Board Tenants' Meeting.**

**5:44 pm:** D. Vasquez presented the proposed agenda and outreach plan for the December 9 Review Board Meeting for Tenants.

**5:47 pm:** Board Q&A Session

- Hessann Farooqi commented that he supports the meeting and will help spread the word about it.
- G. Latimore asked if the City had developed a flyer for the meeting.
  - D. Vasquez answered that a flyer was planned to be published tomorrow.
- G. Latimore asked what percentage of the December 9 meeting will be dedicated to tenants.
  - D. Vasquez answered that the majority of the meeting will be for tenants, but there will be standard meeting items such as meeting minutes and administrative updates.
- J. Nelson asked if the purpose of the meeting is to ensure that tenants know BERDO is protecting their interests as tenants of a large building.
  - H. Payne answered that is one purpose, as well as to share resources and explain how tenants fit into BERDO. The City also wants to hear tenants' concerns.
- H. Farooqi requested that information about third-party suppliers be added to the agenda.
- G. Latimore requested information about utility assistance for low-income residents be added to the agenda.

**5:57 pm:** Acting Chair H. Farooqi opened a public comment period.

**6:00 pm:** Acting Chair H. Farooqi closed a public comment period.

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**Third Agenda Item: Approval of Meeting Minutes.**

**6:00 pm:** The Review Board voted on approving the [October 28 Meeting Minutes](#). Board Member J. Nelson made a motion to approve the meeting minutes. Board Member R. Boyd seconded the motion. All Board Members in attendance voted in favor. The motion carried at 6:01 pm.

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**Fourth Agenda Item: Administrative Updates**

**6:01 pm:** Z. Chin shared the number of building portfolios and ICS applications. The City has received two resubmissions from the long-term hardship compliance plan applicants. Jessica Boatright has been referred to the Development, Transportation, and Planning Committee.

An event in Allston-Brighton on December 10, from 3:00 to 7:00 p.m., will provide free BERDO assistance to building owners.

The next meeting is scheduled for November 25.

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**Meeting Adjournment**

**6:05 pm:** Board Member G. Latimore made a motion to adjourn the meeting. Board Member R. Boyd seconded. All board members in attendance (4) voted in favor. The motion carried at 6:05 pm.