BERDO REVIEW BOARD MEETING

October 26, 2026

Mayor Michelle Wu

BERDO REVIEW BOARD

Jessica Boatright
Board Chair

Samira Ahmadi
Board Member

Stephen Ellis
Board Member

Camilo Esquivia- Zapata
Board Member

Hessann Farooqi
Board Member

Lori Ferriss
Board Member

Gail Latimore
Board Member

Councilor Brian Worrell
City Councilor, D4

CITY OF BOSTON STAFF

Hannah Payne

Director, Carbon Neutrality

Joy Jackson

Deputy Director, Operations

Claudia Diezmartinez, Ph.D.

Deputy Director, Policy & Programs

Diana Vasquez

Senior Policy Manager

Dylan Grant

BERDO Analytics Project Manager

AGENDA

Public Meeting

1. Vote on Flexibility Measure (Building Portfolio Application)
2. Update and Discussion on 2026 BERDO Annual Disclosure & Reporting
3. Discussion and Vote on Extending Flexibility Measure Application Deadline
4. Approval of Meeting Minutes
5. Administrative Updates
6. Adjournment

Flexibility Measure Application

Discussion and Vote

Retals LLC

Building Portfolio Application

Building Portfolio Application

Retals LLC

Background Information

- Submitted through Pathway 1
- 5 BERDO IDs in the neighborhoods of Brighton, Downtown, South Boston-Waterfront, and Fenway.
- 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.

Retals LLC Proposed Portfolio

Owner: Retals LLC

Building Use Types:

- Office and Multifamily Housing

Number of BERDO IDs: 5

- 100071: 1955 Commonwealth Ave, Brighton
- 100104: 290-286 Summer St, Boston
- 105302: 2-16 Tremont St, Boston
- 106008: 268-272 Summer St, Boston
- 100155: 409 Huntington Ave, Boston

Calculated Blended Emission Standards

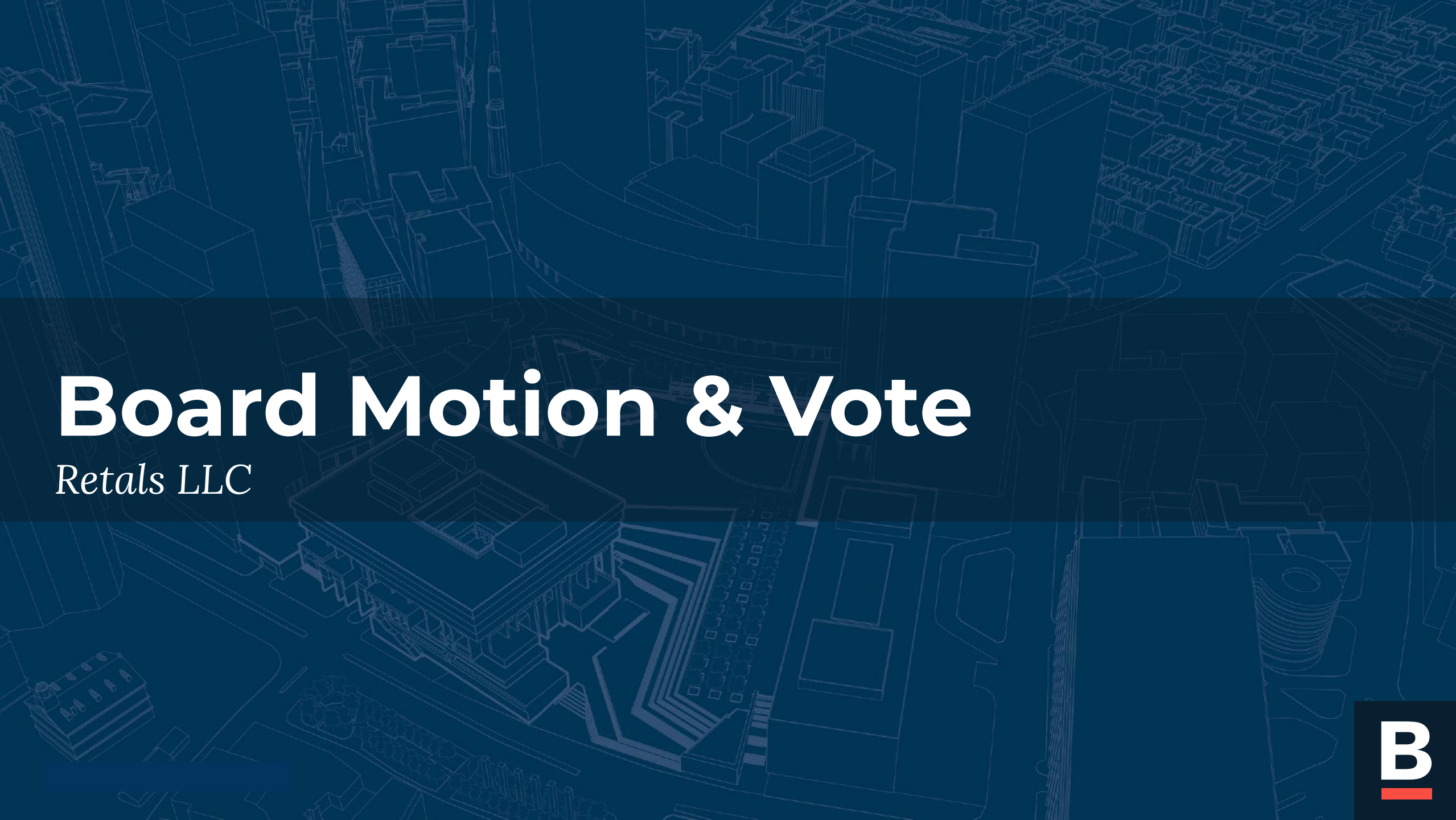
Calculated Blended Emissions Standards (kgCO2e/SF/Yr)						
Default Emissions Standard(s)	**2025-2029**	**2030-2034**	**2035-2039**	**2040-2044**	**2045-2049**	**2050-**
Office (n=3)	5.3	3.2	2.4	1.6	0.8	0
Multifamily Housing (n=2)	4.1	2.4	1.8	1.1	0.6	0
Portfolio Blended Emissions Standards	**5.0**	**3.0**	**2.2**	**1.5**	**0.7**	**0**

Staff Comments

Retals LLC

Board Q&A

Board Members may discuss and ask staff questions



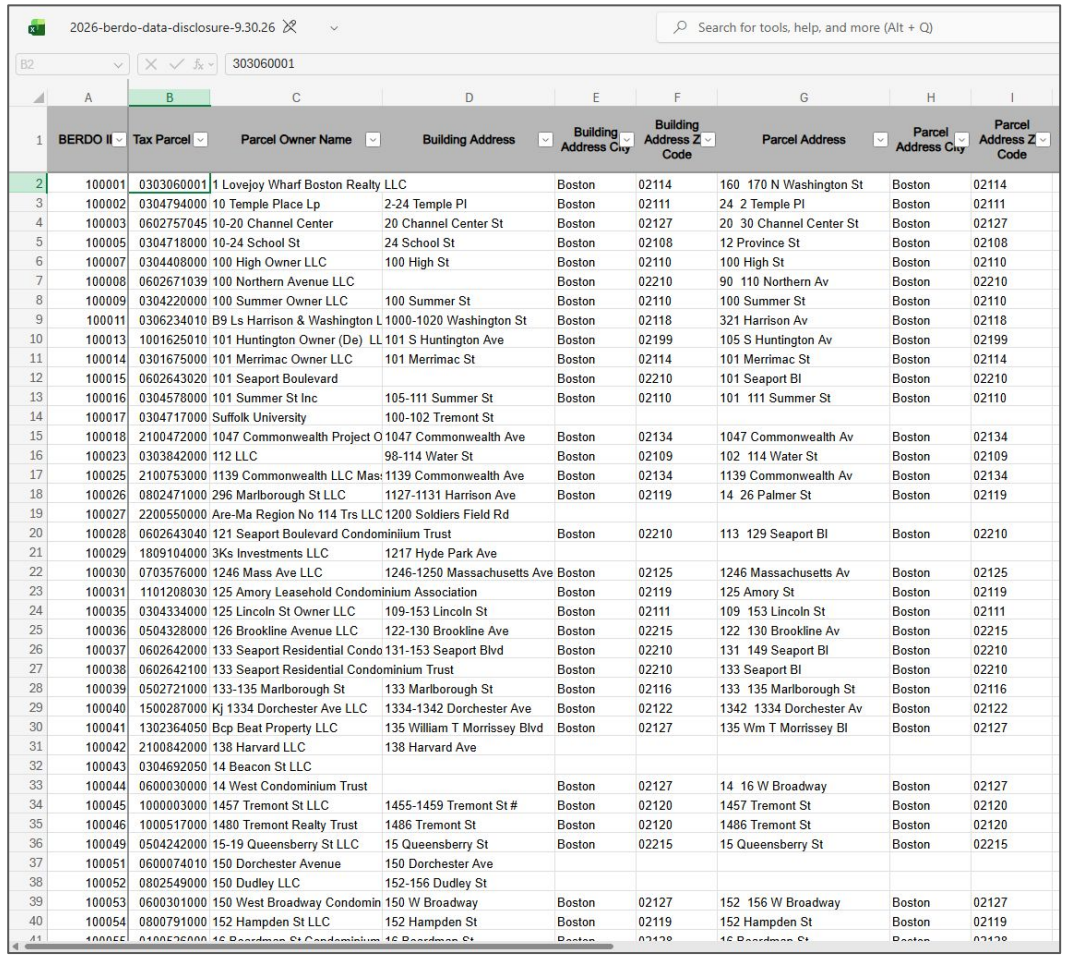
Board Motion & Vote

Retals LLC

2026 BERDO Annual Disclosure & Reporting

Update and Discussion

BERDO Data Disclosure



2026-berdo-data-disclosure-9.30.26

Search for tools, help, and more (Alt + Q)

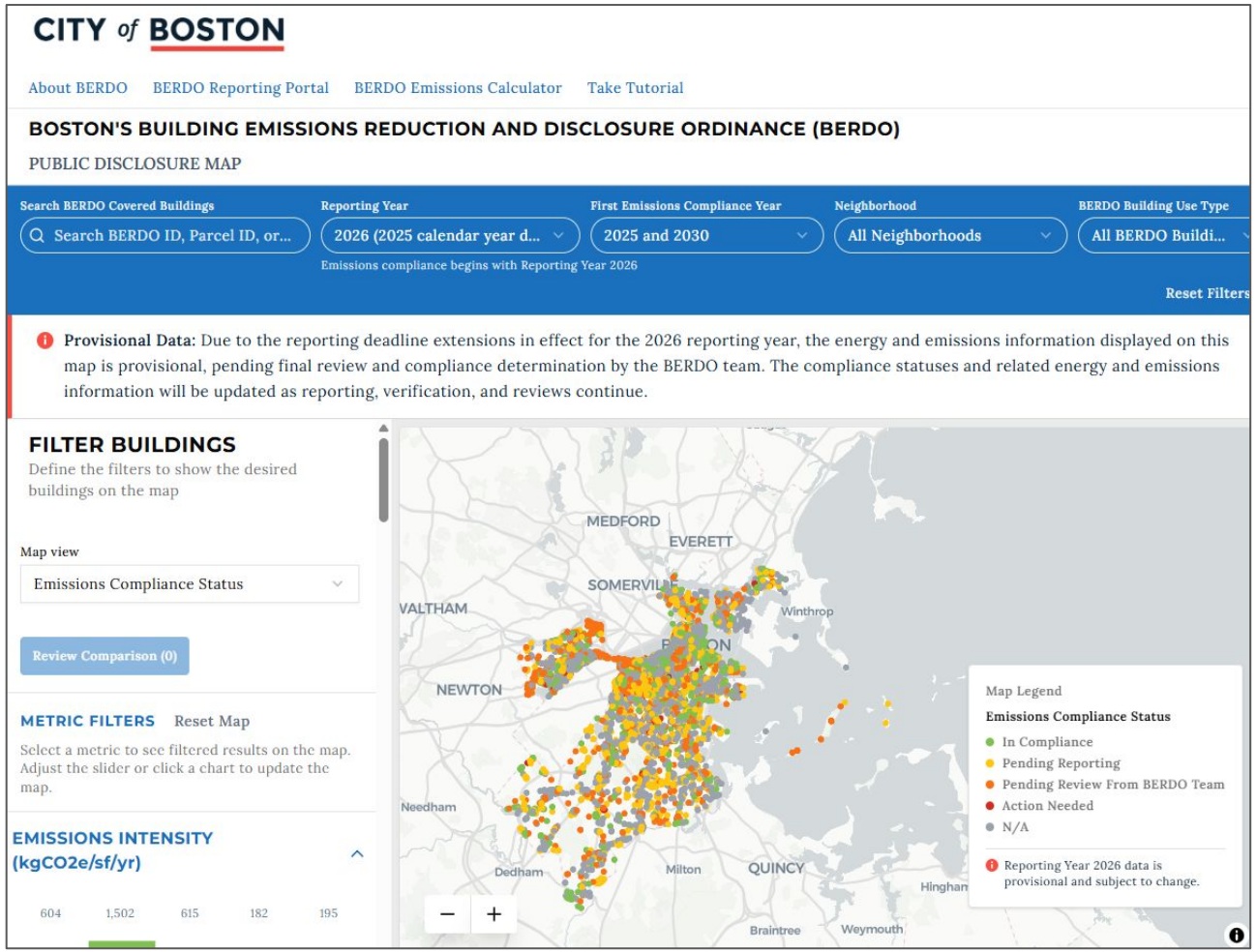
B2 303060001

	A	B	C	D	E	F	G	H	I
1	BERDO Id	Tax Parcel	Parcel Owner Name	Building Address	Building Address City	Building Address Zip Code	Parcel Address	Parcel Address City	Parcel Address Zip Code
2	100001	0303060001	1 Lovejoy Wharf Boston Realty LLC		Boston	02114	160 170 N Washington St	Boston	02114
3	100002	0304794000	10 Temple Place Lp	2-24 Temple Pl	Boston	02111	24 2 Temple Pl	Boston	02111
4	100003	0602757045	10-20 Channel Center	20 Channel Center St	Boston	02127	20 30 Channel Center St	Boston	02127
5	100005	0304718000	10-24 School St	24 School St	Boston	02108	12 Province St	Boston	02108
6	100007	0304408000	100 High Owner LLC	100 High St	Boston	02110	100 High St	Boston	02110
7	100008	0602671039	100 Northern Avenue LLC		Boston	02210	90 110 Northern Av	Boston	02210
8	100009	0304220000	100 Summer Owner LLC	100 Summer St	Boston	02110	100 Summer St	Boston	02110
9	100011	0306234010	B9 Ls Harrison & Washington L	1000-1020 Washington St	Boston	02118	321 Harrison Av	Boston	02118
10	100013	1001625010	101 Huntington Owner (De) LL	101 S Huntington Ave	Boston	02199	105 S Huntington Av	Boston	02199
11	100014	0301675000	101 Merrimac Owner LLC	101 Merrimac St	Boston	02114	101 Merrimac St	Boston	02114
12	100015	0602643020	101 Seaport Boulevard		Boston	02210	101 Seaport Bl	Boston	02210
13	100016	0304578000	101 Summer St Inc	105-111 Summer St	Boston	02110	101 111 Summer St	Boston	02110
14	100017	0304717000	Suffolk University	100-102 Tremont St					
15	100018	2100472000	1047 Commonwealth Project O	1047 Commonwealth Ave	Boston	02134	1047 Commonwealth Av	Boston	02134
16	100023	0303842000	112 LLC	98-114 Water St	Boston	02109	102 114 Water St	Boston	02109
17	100025	2100753000	1139 Commonwealth LLC Mas	1139 Commonwealth Ave	Boston	02134	1139 Commonwealth Av	Boston	02134
18	100026	0802471000	296 Marlborough St LLC	1127-1131 Harrison Ave	Boston	02119	14 26 Palmer St	Boston	02119
19	100027	2200550000	Are-Ma Region No 114 Trs LLC	1200 Soldiers Field Rd					
20	100028	0602643040	121 Seaport Boulevard Condominiium Trust		Boston	02210	113 129 Seaport Bl	Boston	02210
21	100029	1809104000	3Ks Investments LLC	1217 Hyde Park Ave					
22	100030	0703576000	1246 Mass Ave LLC	1246-1250 Massachusetts Ave	Boston	02125	1246 Massachusetts Av	Boston	02125
23	100031	1101208030	125 Amory Leasehold Condominium Association		Boston	02119	125 Amory St	Boston	02119
24	100035	0304334000	125 Lincoln St Owner LLC	109-153 Lincoln St	Boston	02111	109 153 Lincoln St	Boston	02111
25	100036	0504328000	126 Brookline Avenue LLC	122-130 Brookline Ave	Boston	02215	122 130 Brookline Av	Boston	02215
26	100037	0602642000	133 Seaport Residential Condo	131-153 Seaport Blvd	Boston	02210	131 149 Seaport Bl	Boston	02210
27	100038	0602642100	133 Seaport Residential Condominium Trust		Boston	02210	133 Seaport Bl	Boston	02210
28	100039	0502721000	133-135 Marlborough St	133 Marlborough St	Boston	02116	133 135 Marlborough St	Boston	02116
29	100040	1500287000	Kj 1334 Dorchester Ave LLC	1334-1342 Dorchester Ave	Boston	02122	1342 1334 Dorchester Av	Boston	02122
30	100041	1302364050	Bcp Beat Property LLC	135 William T Morrissey Blvd	Boston	02127	135 Wm T Morrissey Bl	Boston	02127
31	100042	2100842000	138 Harvard LLC	138 Harvard Ave					
32	100043	0304692050	14 Beacon St LLC						
33	100044	0600030000	14 West Condominium Trust		Boston	02127	14 16 W Broadway	Boston	02127
34	100045	1000003000	1457 Tremont St LLC	1455-1459 Tremont St #	Boston	02120	1457 Tremont St	Boston	02120
35	100046	1000517000	1480 Tremont Realty Trust	1486 Tremont St	Boston	02120	1486 Tremont St	Boston	02120
36	100049	0504242000	15-19 Queensberry St LLC	15 Queensberry St	Boston	02215	15 Queensberry St	Boston	02215
37	100051	0600074010	150 Dorchester Avenue	150 Dorchester Ave					
38	100052	0802549000	150 Dudley LLC	152-156 Dudley St					
39	100053	0600301000	150 West Broadway Condomin	150 W Broadway	Boston	02127	152 156 W Broadway	Boston	02127
40	100054	0800791000	152 Hampden St LLC	152 Hampden St	Boston	02119	152 Hampden St	Boston	02119

[2026 Data Disclosure: Energy and Water Metrics]

- As mandated in the BERDO Ordinance, metrics are released annually and date back to 2015
- Metrics include energy use and emissions, building use type, and reporting and emissions compliance
- The posted Data Disclosure was uploaded October 1, as per the Ordinance
  - Some buildings are marked Extension and some changes are not reflected
  - Some data is still under review or pending revisions from reporters
  - The disclosure will be updated in December with more complete information

BERDO Disclosure Map

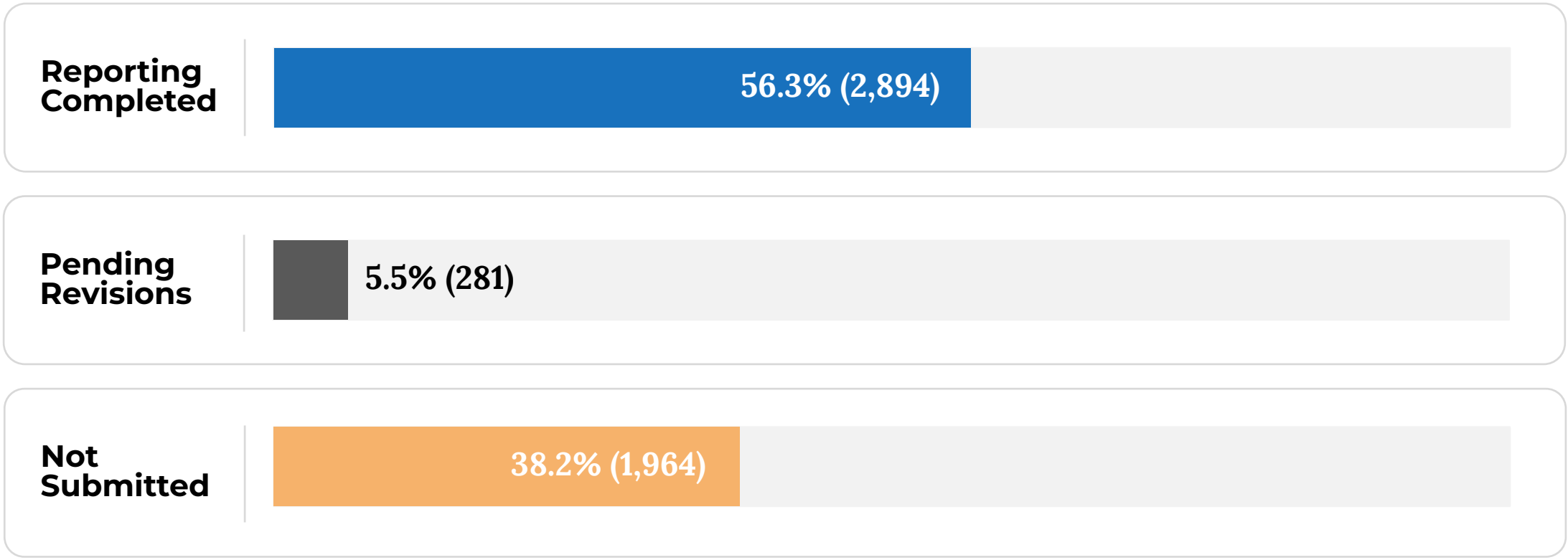


[BERDO Public Disclosure Map]

- Newly available in 2026
- Filterable by use type, neighborhood, emissions compliance year, and various metrics
- Tracks emissions intensity, total emissions, water use intensity, Gross Floor Area, and reporting and emissions compliance
- As with the Data Disclosure, some data may still be under review or pending
    - Provisional Data alert included throughout

Reporting Compliance Updates

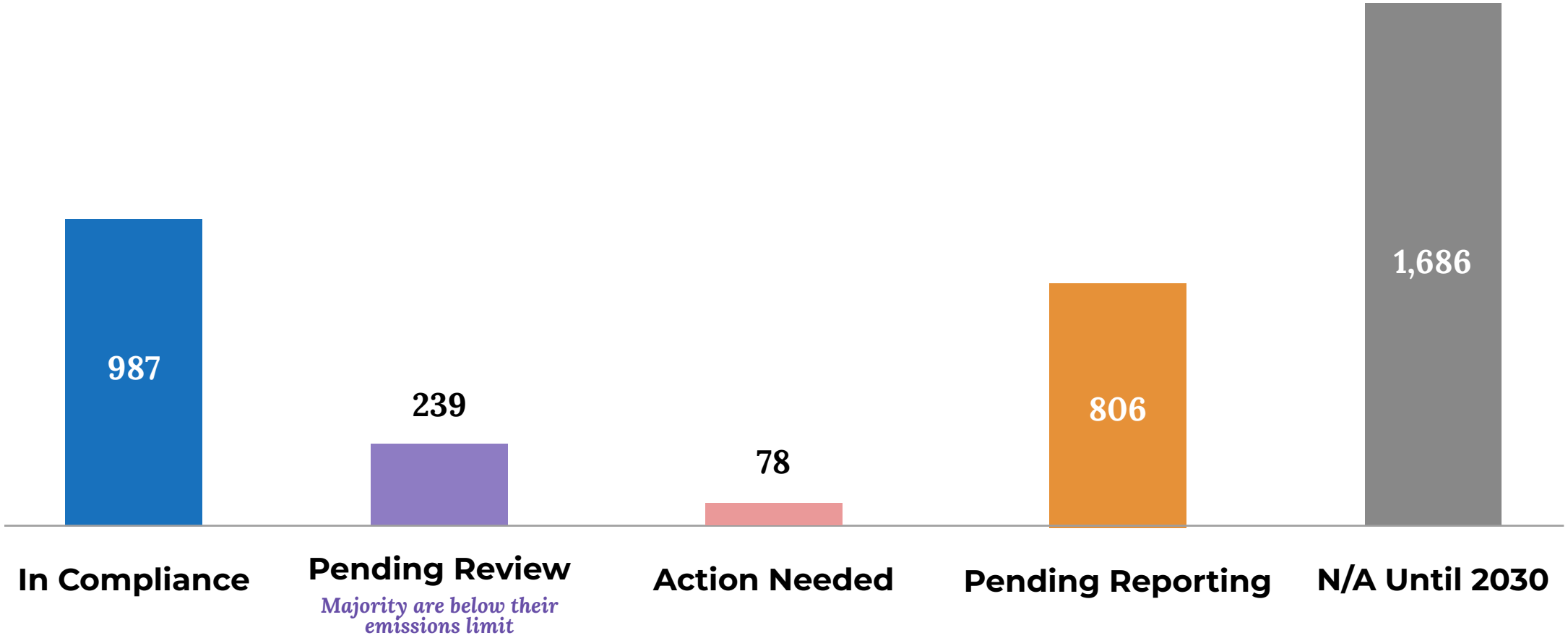
STATUS ON REPORTING BY BERDO ID*



Numbers represent reporting statistics as of 2:00pm on October 26, 2026

Emissions Compliance Updates

STATUS ON EMISSIONS COMPLIANCE BY COMPLIANCE ENTITY*



*Numbers represent emissions compliance statuses as of 2:00pm on October 26, 2026

MA Class I REC Connector Purchases & ACP Invoices

MA Class I RECs

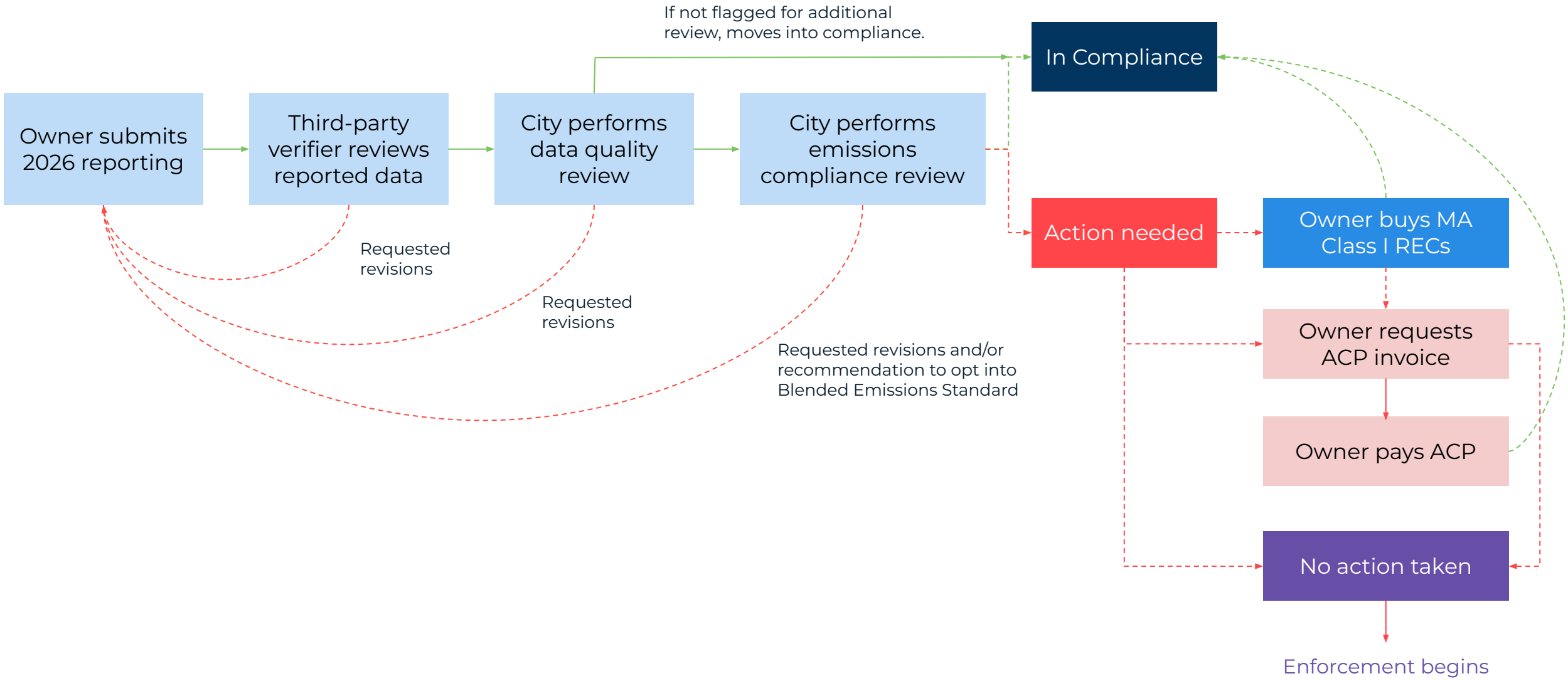
- **11 property owners / managers** have purchased MA Class I RECs through the MA Class I REC Connector Program.
- Transactions range from **21 to 2,626 RECs.**
- All transactions sum up to **6,012 MWh** of high-quality renewable energy in New England.
- All transactions are equivalent to **$266,268** invested in the renewable energy market.
- Deadline to purchase is **October 31, 2026**.

ACPs

- **7 property owners / managers** have requested an ACP invoice.
- Transactions so far range from around **$1,300 to $80,000.**
- All transactions sum up to **$127,038** in ACPs that will be added to the Equitable Emissions Investment Fund.

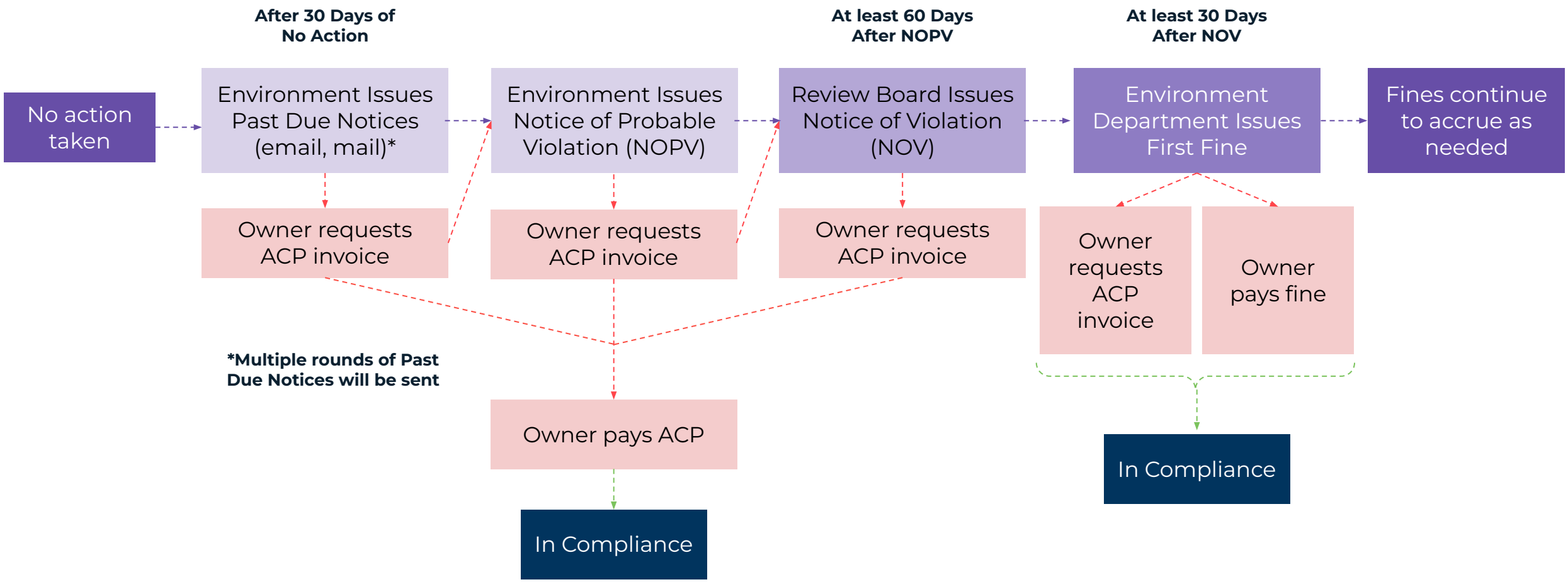
2025 Emissions Compliance & Enforcement

2026 Reporting Year



2025 Emissions Compliance & Enforcement

2026 Reporting Year



Board Q&A

Board Members may discuss and ask staff questions

Extending Flexibility Measure Application Deadline

Discussion & Vote

Status of 2025 Flexibility Measures

2026 Reporting Year

All deadlines for flexibility measures to be applied to 2025 emissions compliance have passed. This deadline was extended on 3 occasions:

- In Aug 2024, the Review Board voted to extend application deadlines for Building Portfolios and Individual Compliance Schedules, to Jan 6, 2025.
- In Sep 2025, the City amended regulations to permanently extend all flexibility measure deadlines by one year.
- In Oct 2025, the Review Board voted to extend application deadlines for Building Portfolios, Individual Compliance Schedules, and short-term Hardship Compliance Plans to Sep 1, 2026.

Record of 2025 Flex Measure Deadline Updates				
Flexibility Measure	**Original Deadline**	**Change 1 *(one-time extension)***	**Change 2 *(updated regulations)***	**Change 3 *(one-time extension)****
Building Portfolios	Sept 1, 2024	Jan 6, 2025	Sept 1, 2025	Sept 1, 2026
Individual Compliance Schedules	Sept 1, 2024	Jan 6, 2025	Sept 1, 2025	Sept 1, 2026
Short-Term HCP	Oct 1, 2024	N/A	Oct 1, 2025	Sept 1, 2026
Long-Term HCP	April 1, 2024	N/A	July 1, 2025	N/A

**Current 2025 flex measure application deadlines*

Status of 2025 Flexibility Measures

2026 Reporting Year

- **The BERDO team continuously communicated about the final application deadline via newsletter, targeted emails, and other programming such as workshops, BDAP, building consultations, etc.**
- **Buildings who need to take action in 2025 and did not apply for flexibility measures will need to purchase MA Class I RECs and/or make Alternative Compliance Payments to comply with emissions standard.**
  - In May 2026, the City amended regulations to extend MA Class I REC retirement deadlines to Dec 31.
  - This change enabled building owners to purchase MA Class I RECs through the MA Class I REC Connector Program until Oct 31, 2026.

Status of Flexibility Measures for 2026 Emissions Compliance

2027 Reporting Year

- Per the Regulations, applications for all 2026 flexibility measures have passed:

FLEXIBILITY MEASURE	DEADLINE
BUILDING PORTFOLIOS	September 1, 2026
INDIVIDUAL COMPLIANCE SCHEDULES	September 1, 2026
LONG-TERM HARDSHIP COMPLIANCE PLANS	July 1, 2026
SHORT-TERM HARDSHIP COMPLIANCE PLANS	October 1, 2026

- This means that any new flexibility measures applications would only apply for 2027 emissions compliance (2028 reporting year) onwards.
- As the October 15 deadline has passed, buildings will continue to learn that they are above their emissions limit and will be interested in flexibility measures for 2026 emissions compliance.

Next Steps

- **We recommend the Review Board considers voting to extend the application deadlines for the following flexibility measures to be applied to 2026 emissions compliance:**
  - Building Portfolios
  - Individual Compliance Schedules
  - Short-term Hardship Compliance Plans, including the streamlined application option
- **We propose May 1, 2027 as the new extended deadline for these flexibility measures to be applied to 2026 emissions compliance.**

Default Flex Measure Application Schedule

2026 (Data Year)

Plan for emissions compliance and operate building as normal

JANUARY

JULY 1
Deadline to apply for ***Long-Term HCP***

SEPT 1
Deadline to apply for ***Building Portfolios*** *or* ***Individual Compliance Schedules***

OCT 1
Deadline to apply for ***Short-Term HCP***

DECEMBER

2027 (Reporting Year)

Report 2026 energy data and determine if building is above its emissions limit

JANUARY

MAY 15
Deadline to report ***2026 energy and water data***

DECEMBER

Default Flex Measure Application Schedule

2026 (Data Year)

Plan for emissions compliance and operate building as normal

JANUARY

JULY 1
Deadline to apply for ***Long-Term HCP***

DECEMBER

2027 (Reporting Year)

Report 2026 energy data and determine if building is above its emissions limit

JANUARY

MAY 1
Deadline to apply for ***Building Portfolios, Individual Compliance Schedules, and Short-Term HCP***

MAY 15
Deadline to report ***2026 energy and water data***

DECEMBER

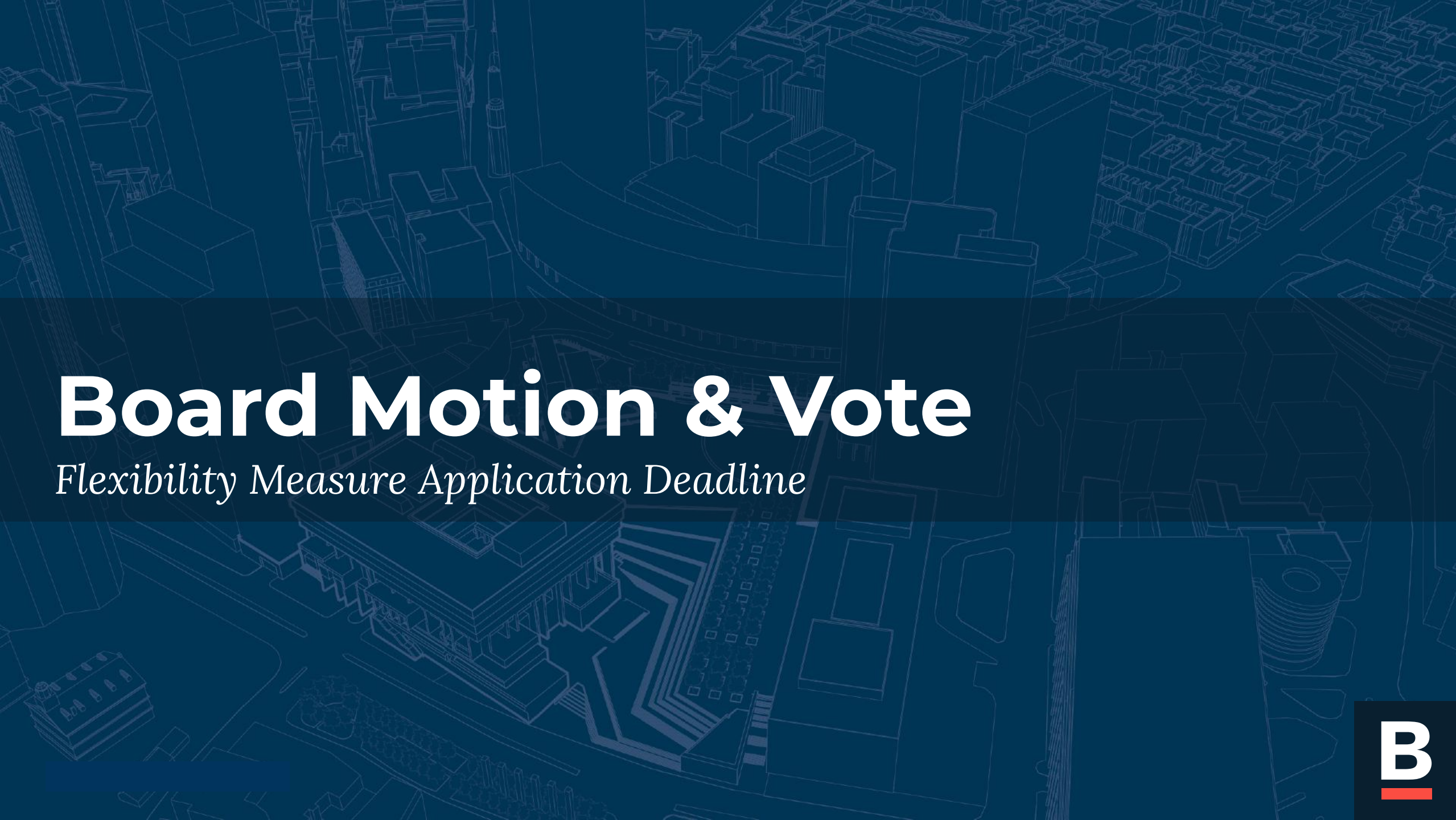
Recommended Motion Language

STAFF RECOMMENDS THE FOLLOWING LANGUAGE FOR A MOTION:

That the Review Board extend the application deadline for Building Portfolios, Individual Compliance Schedules, and Short-term Hardship Compliance Plans, including the streamlined application option, to May 1, 2027, for 2026 emissions compliance.

Board Q&A

Board Members may discuss and ask staff questions



Board Motion & Vote

Flexibility Measure Application Deadline

Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

Administrative Updates

Staff presents administrative updates

Condo and Coop Workshop

Workbook for Condos & Coops

WHAT

At this workshop, registrants will receive

- A plain-language overview of BERDO requirements
- Hands-on practice with the Condo and Co-op Workbook using their actual information
- Hear from peers about how other condo associations are navigating BERDO compliance
- Dedicated one-on-one time with City of Boston staff and get personalized guidance

WHEN

- November 5 at 5:30-7pm

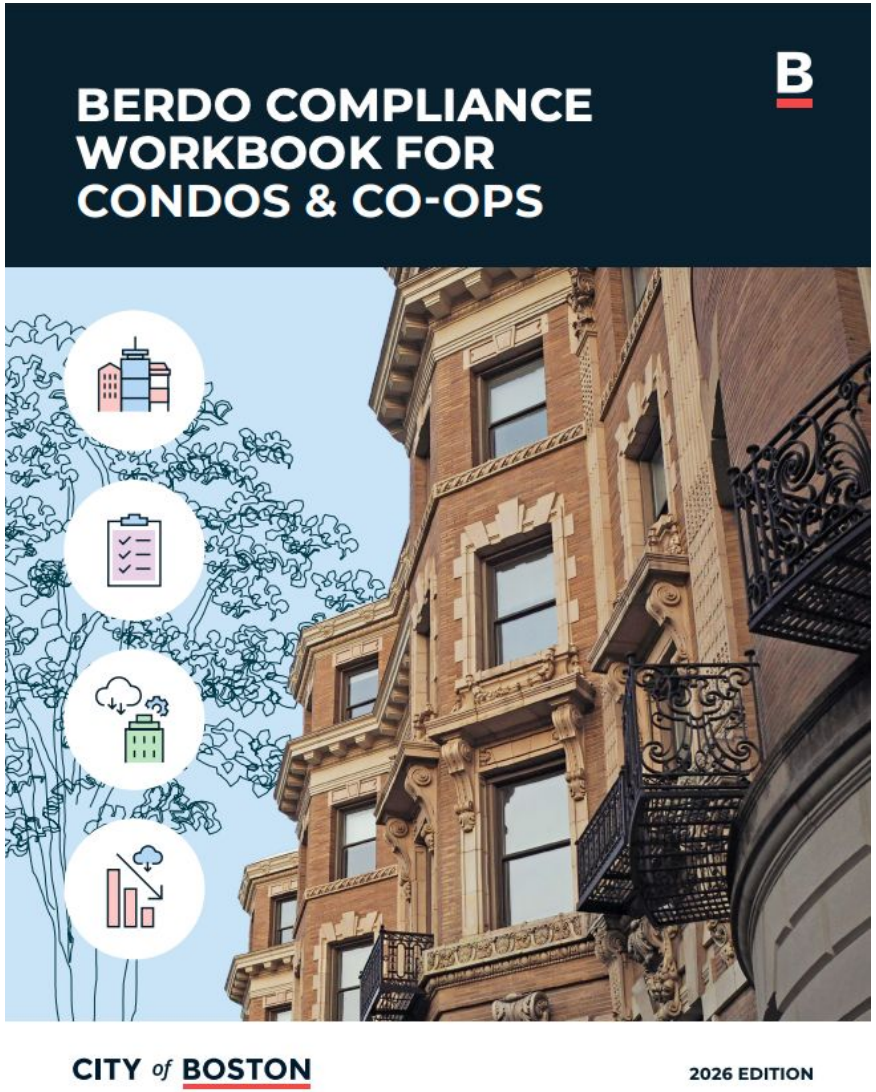
WHERE

Civic Pavilion at 1 City Hall Square Boston, MA 02201

WHO SHOULD ATTEND

Condo trustees, co-op members, and property managers in BERDO-covered buildings. No technical expertise required.

REGISTER HERE



2026 Review Board Meeting Schedule

Second and fourth Mondays of each month starting at 4:30pm

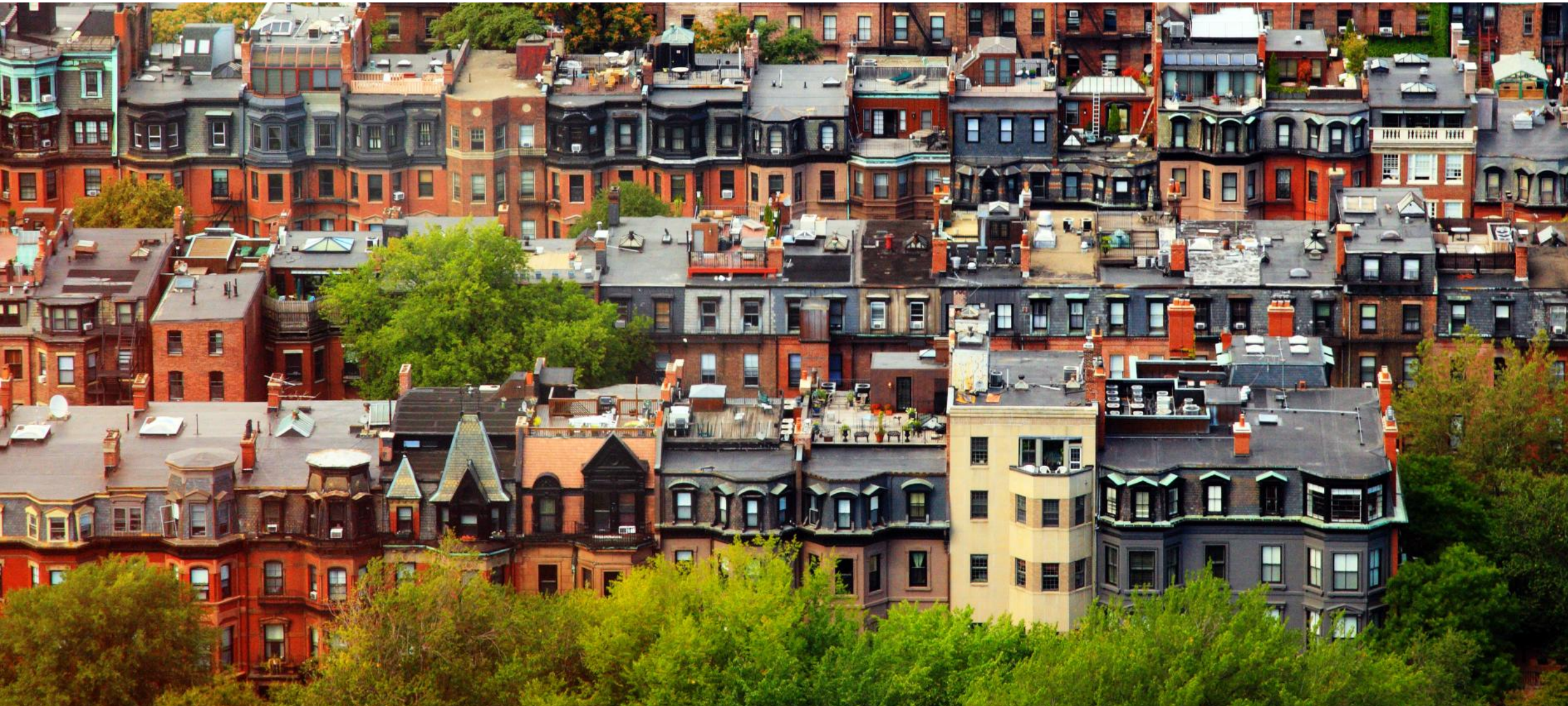
Zoom: Meetings are virtual via Zoom: register in advance here

HEARING DATES	
January 12	July 13
January 26	July 27
February 9	August 10*
February 23*	August 24
March 9	September 14
March 23*	September 28
April 13	October 13*
April 27	October 26
May 11*	November 9
May 26*	November 23
June 8*	December 7
June 22	

*On a Tuesday due to a Holiday. *Meeting was cancelled or forgone.*

Board Questions

Administrative Updates

ADJOURN

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