



# ORDINANCE COMMITTEE

## COMMITTEE MEETING

~ MINUTES ~

Wednesday, April 20, 2022

5:30 PM

Sullivan Chamber  
795 Massachusetts Avenue  
Cambridge, MA 02139

The Ordinance Committee will meet to continue a public hearing on proposed amendments to the Building Energy Use Disclosure Ordinance (Ordinance #2021-26)

Attendee Name	Present	Absent	Late	Arrived
Marc C. McGovern	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Burhan Azeem	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dennis J. Carlone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alanna Mallon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Patricia Nolan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Denise Simmons	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Paul F. Toner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Minutes Acceptance: Minutes of Apr 20, 2022 5:30 PM (Committee Reports)



**CAMBRIDGE CITY COUNCIL ORDINANCE COMMITTEE**

COUNCILLOR QUINTON Y. ZONDERVAN, CHAIR

COMMITTEE MEETING

TRANSCRIPT OF PROCEEDINGS

APRIL 20, 2022

05:30 PM, SULLIVAN CHAMBER

**COUNCILLOR PATRICIA M. NOLAN:** For those waiting, we'll be starting shortly. We are gathering people into the Chamber to start the meeting.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Proposed amendments to the Building Energy Use Disclosure Ordinance. Pursuant to Chapter 20 of the Acts '21, adopted by Massachusetts General Assembly and approved by the Governor, the city is authorized to use remote participation at meetings of the Cambridge City Council. To watch the meeting, please tune into Channel 22 or visit the Open Meeting Portal on the city's website.

Today's meeting will be conducted in hybrid format. If you'd like to provide public comment, please go to [cambridgema.gov/publiccomment](http://cambridgema.gov/publiccomment) to sign up. We will not be allowing any additional public comment sign up after 6:00 p.m. With that, all today's votes will be by roll call. Mr. Clerk, please take a roll of the members present.

**City Clerk Anthony Wilson called the roll:**

Councillor Burhan Azeem - Present

Councillor Dennis J. Carlone - Present

Vice Mayor Alanna M. Mallon - Absent

Councillor Marc C. McGovern - Absent

Councillor Patricia M. Nolan - Present

Mayor Sumbul Siddiqui - Present

Councillor E. Denis Simmons - Absent

Councillor Paul F. Toner - Absent

Councillor Quinton Y. Zondervan - Present

**Present-5, Absent-4. Quorum established.**

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Mr. Clerk.

And I did hear from some of my colleagues that it's vacation week so they were not able to attend today. So, what I'd like to do is, uh, start with public comment and then we will go into some of the details of the Ordinance. So, the first person to speak is Margery Davies.

**MARGERY DAVIESMARGERY DAVIES:** Hello, can you hear me?

**COUNCILLOR QUINTON Y. ZONDERVAN:** Let's do two minutes because we have 30 people signed up and --

**PUBLIC COMMENT**

Margery Davies, address not provided, member of Cambridge Chapter of Mothers Out Front, spoke in support of BEUDO Amendments, however, insisted to set a goal of net zero emission for 2035. Talked about the impact of greenhouse gas emissions on vulnerable populations, and was also concerned about fossil fuel pollution.

Melissa Ludtke, address not provided, spoke in support of BEUDO Amendments, thanked the leadership for bringing these amendments.

Lynn McGregor, address not provided, spoke in support of Nolan and Zondervan BEUDO Amendments. Talked about the impact of climate change especially on children. Was also in support of making the laboratories accountable for emission reduction along with buildings.

Sam Muser, resident of Somerville, a teacher by profession, spoke in support of Green New Deal for Cambridge.

Gleb Bahmutov, address not provided, spoke in support of Green New Deal for Cambridge. Was concerned of the greenhouse gas emission from buildings as well as during construction stage. Stated that big institutions should not hide behind exemptions and pay for their own greenhouse emissions.

Charlotte Sack, address not provided, junior at Harvard College, spoke in support of BEUDO Amendments. Stated how this could impact the physical health and wellness of Cambridge residents and future generations.

Ani Wodeyar, address not provided, spoke in support of BEUDO Amendments.

Nasim Memon, resident of North Cambridge, spoke in support of Green New Deal for Cambridge. Talked about the large new commercial construction to pay for all of their emissions, and also emphasized that labs are responsible for two-thirds of the total emissions of the city.

B. Kimmerman, address not provided, Director of Government and Community Relations, spoke in support of BEUDO Amendments. Was also in support of net zero requirement from 2050 to 2035. Raised concerns about the embodied emissions accounting.

Nancy Donahue, address not provided, Director of Government affairs for the Cambridge Chamber of Commerce, spoke in support of BEUDO Amendments. Stated that the Chamber has always been in support of crafting a real solution that achieves net zero goal. Endorsed the goal of establishing 2035 as the city's Net Zero target,

Joseph Higgins, address not provided, Vice President of Campus Services and Stewardship at MIT, spoke in support of BEUDO Amendments. Stated that MIT has a multi-pronged path to net zero carbon emissions by 2050. MIT supports the City

of Cambridge's goal of net zero emissions by 2035, but has suggested edits to the BEUDO amendment.

Lee Farris, address not provided, President of the Cambridge Residents Alliance, spoke in support of BEUDO Amendments. Stated that Cambridge needs to do so much more to cut its emissions, most of which 80% comes from big buildings. Supported amendments to the BEUDO proposal so existing buildings will reach net zero by 2035, not 2050. Also supported using any funds generated for energy efficiency retrofits and green jobs training programs.

Tina Miller, address not provided, member of Cambridge Housing Authority, spoke in support of Green New Deal for Cambridge. Stated that CHA is a BEUDO stakeholder reporting for 17 developments housing, 2,400 low-income households and the agency has reduced building-based emissions by 14%.

Steven Nutter, address not provided, Executive Director of Green Cambridge, spoke in support of BEUDO Amendments. Emphasized on protecting the environment for the health and safety of all. Stated Just 6% of the buildings in Cambridge are responsible for two-thirds of the total emissions of the city. Even though we are highly valued in the military, products, and research that come out of Cambridge are

transforming their emissions into a capital gain for an elite few.

Mary Baine Campbell, address not provided, a teacher, spoke in support of BEUDO Amendments. Stated that we are in the middle of the sixth great extinction and have lost 35% of the topsoil of the breadbasket of America. Stated that young people in our lives are not going to survive the situation we have currently structured for them.

Heather Henriksen, address not provided, Chief Sustainability Officer at Harvard University, spoke in support of BEUDO Amendments. Urged the Council to keep the legislation in these Ordinance Committee and thoughtfully and collaboratively continue working to make sure that we can actually meet these goals and the fossil fuel free as soon as possible.

Amanda Shovel, address not provided, spoke in support of BEUDO Amendments. Applauded the efforts to reduce carbon emissions, especially from housing and from buildings by 2035 to net zero. Said we need to lobby the state government even more so we can attract additional funds to the city so that we can fund renewable energy.



Taylor DeWoody, address not provided, spoke in support of BEUDO Amendments. Stated that climate change is real eminent and needs urgent action far sooner than 2050 and need to reduce emissions by 2035 and force our communities disproportionate producers to pay up, no exceptions. Cambridge must act now, passing the Green New Deal and the BEUDO amendments.

Abby Haley, Malden, spoke in support of BEUDO Amendments. Stated that Cambridge's vote is an opportunity to model legislation for other cities. Told that a healthier and more sustainable environment for Cambridge is a healthy and sustainable environment for everyone.

Heather Hoffman, 230 Hurley Street, spoke in support of BEUDO Amendments. Stated that changing the law is a great thing, but not changing the attitude that has given rise to the embrace of cheating is what we really need to take a look at. Stated that we ignored the need for electricity, and if we're going to electrify everything, we better plan this out in advance.

Stephen Cellucci, 32 Vineyard Street, spoke in support of in support of BEUDO Amendments. Stated that the climate change is a global problem with a local solution. Stated

that there's no other way to actually get emissions down until we actually apply an economic incentive.

Carl Rittenhouse, 75 Lawn Street, spoke in support of BEUDO Amendments. Stated that 100% net zero emission is achievable by 2037 for Cambridge.

Alice Zhang, address not provided, spoke in support of BEUDO Amendments. Hoped that Council will do everything in their power to reduce the emissions of large and profitable corporations in Cambridge.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you. So we are going back through folks who weren't on the Zoom earlier. So Nancy Kilburn.

**COUNCILLOR PATRICIA M. NOLAN:** I just got a message from someone who's been trying to get on saying the Zoom link hasn't worked for Rath, Harris, or Kilburn. So I'm not sure if there's a way that our clerk or someone else can adjust that.

**COUNCILLOR QUINTON Y. ZONDERVAN:** I'm not sure what we can do about that. Maybe if, Councillor Nolan, if you are able to email them or let them know the Zoom link, it's always the same. Okay, we'll try Wendy Casper.

**COUNCILLOR PATRICIA M. NOLAN:** Wendy Casper is not on.

**COUNCILLOR QUINTON Y. ZONDERVAN:** And John Henretty?

**COUNCILLOR PATRICIA M. NOLAN:** John Henretty has not joined.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Patrick Sullivan?

**COUNCILLOR PATRICIA M. NOLAN:** No Patrick Sullivan.

**COUNCILLOR QUINTON Y. ZONDERVAN:** All right. Well, we can keep public comment open a little bit if the others who are trying to come in are able to -- is anyone else in the audience who would like to give public comment? Um, you already gave public comment. Um, maybe you can speak to Councillor Nolan if you -- if you wanted to say something else. Do anyone else want to speak in public comment?

Okay, seeing none. We'll, I think, next, hear from the CDD staff to get a brief overview of the proposed amendments. Do we have CDD on, on Zoom?

**CDD STAFF:** Thank you, Chair. Yes, we are here in Ontario, Assistant City Manager for Community Development, and I'm joined by Susanne Rasmussen, our Director of Environmental and Transportation, and Seth Federspiel, who leads our Net Zero work, as well as the City Solicitor, Nancy Glowa. I'm going to just turn it over to Seth to, to do a quick summary.

**SETH FEDERSPIEL:** Thank you very much. I could please share my screen, Mr. Clerk?

**CLERK ANTHONY WILSON:** You should be all set.

**SETH FEDERSPIEL:** Thank you. And can you let me know if you're seeing the full screen slides?

**CLERK ANTHONY WILSON:** We are.

**SETH FEDERSPIEL:** Great. So good evening, everyone. Again, my name is Seth Federspiel. I'm the Climate Program Manager with the Community Development Department. And I'm just gonna give a very brief introduction to the BEUDO amendment process. And we're not actually getting -- going to get into the content of the amendments, um, given that they've evolved quite a bit over the last couple of months, though certainly happy to answer any substantive questions later on in the presentation.

But again, just to set the stage for, uh, the motivation behind the spark and where we've come, um, so Cambridge committed to working towards carbon neutrality by 2050 in 2016 as part of the Metro Mayor's coalition with 15 other cities and towns in the Greater Boston area. And when we look at greenhouse gas emissions in Cambridge, we see that the majority of these emissions come from our buildings.

And this reflects the fact that Cambridge has a dense urban environment, and so our buildings comprise the majority of our greenhouse gas emissions. As we look to strategies to address those greenhouse gas emissions from buildings, we adopted, in 2015, our Net Zero Action Plan, and we're currently in the process of finalizing a comprehensive update to this plan.

And this diagram breaks down the, the high-level structure of that plan, which has a suite of actions to address greenhouse gas emissions from existing buildings, from new buildings, and from the energy supply system. And those actions take on different strategies. So some of those are requirements for different types of buildings, some of them -- some of them are various forms of incentives and support, and some are enabling actions. And the desire of the plan is to combine all of those approaches together to create a suite of actions that can effectively and, and practically eliminate greenhouse gas emissions from buildings in Cambridge, as per our commitments.

And so you can see BEUDO in the box at the top left. The BEUDO performance requirements are one of -- one very important part of the Net Zero Action Plan, but in order to

be successful, they need to operate in conjunction with the remainder of the actions, including the existing BEUDO resource hub that is designed to provide BEUDO buildings with the support they need to achieve their emission reduction goals.

And just to put a point on the impact of the BEUDO buildings, and we've heard this in some of the public comments, BEUDO buildings are relatively few in number, you know, applies to commercial buildings or commercial parcels over 25,000 square feet, and residential properties over 50 units. Sorry about that.

And so, these buildings, there's about 1,100 of those buildings out of over 14,000 citywide, so around 8% of the city's buildings, but because the they are -- they are the largest buildings, they account for about 60% of the square footage, as well as about 60% of the energy use in the city, and close to 70% of the greenhouse gas emissions. And the reason that the greenhouse gas emissions are higher than the energy use is because of the emission factors associated with that energy use, which lead to higher greenhouse gas emissions.

The BEUDO Ordinance was originally adopted in 2014, requiring these large buildings to report their energy and water use to the city each year. And so we have that, that data collected and publicly available to track the progress towards energy and greenhouse gas reduction goals. And in that original Ordinance was this provision that you can read, which requires the building -- requires rather than the Community Development Department to review the impact of BEUDO by the end of 2018, and judge whether the energy performance of the covered buildings has improved significantly.

And so, we did this review and determined that the building energy performance had not improved significantly. And therefore, the department, in collaboration with, with other stakeholders throughout the city, began a process to examine and propose or develop proposals for amendments to BEUDO that would institute performance requirements.

So this process because they started initially in 2017, with consultant research, then in 2018 and 2019, working with the affected property owners to go through a series of steps to develop strong proposals for options to, to approach BEUDO performance standards. So these performance

standards were ultimately submitted to City Council in November of 2021.

So those, those were the original amendments, and then since then, we've been going through this to the Council process to consider additional amendments to that initial set of BEUDO performance standard amendments. So again, I'm not going to go through the content of those amendments now since, again, we're kind of in this stage of multiple iterations, but I'm happy to answer any questions the committee members have either now or later about the content of those amendments in this process. Thank you very much.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Seth. So, as you heard in public comment, we did receive proposed amendments from some of the building owners over the weekend, and we haven't had time to fully process them. I did stay up late and process some of them but, but we couldn't get through all of it. Um, and those are not formally before the Body, as the Clerk just reminded me.

So they, um, were sent to the Mayor on Friday and, and had been distributed to the rest of us, including the Clerk, earlier this afternoon. So we will, um, continue to, to process those amendments before we bring them formally



before the committee. But based on some initial discussions with the Mayor and Councillor Nolan, and the CDD staff, we do have some areas of agreement that I will review in a moment, as well as some areas where we still need some more discussion before we're ready to move on those.

And so we'll review those in, in a minute and, and have some discussion on that, and then I will continue to work with the Mayor and Councillor Nolan and the staff, the property owners and the activist community to resolve these issues and produce a final draft that we can ultimately vote on. So as you also heard earlier in public comment, there is clear agreement on net zero by 2035, not 2050. And I think that's really important. That's a big win for the climate and for all of us.

Now, the amendments that were originally proposed by CDD establish a alternative compliance credit, which is a way for the building owners to pay \$234 a tonne of emissions to the city to be considered net zero. And in the amendments, that money would be used to make other buildings more energy efficient or to install more renewable electricity in Cambridge.

So even though in some ways they're paying for pollution, it is money that would be used to reduce pollution elsewhere in the city. And that part of the proposed amendments from the staff, we will be moving forward as well. In the emissions reductions framework that's been proposed by the staff, the emphasis is really on building electrification, and adding renewable energy, because that's ultimately the way that we're going to get to zero.

Now, what you've also heard is that there are requests from the building owners to have more flexibility in order to achieve the 2035 goal. And one of the mechanisms that there's broad agreement on is carbon credits. And carbon credits are a global emissions reduction somewhere else in the world.

Now, it's not perfect, and we don't want to allow it forever, but there is room to allow some carbon credits initially in, in this compliance mechanism as the grid becomes greener, and we're able to add more renewable energy, we can start to phase those out. So I'll talk a little bit more about that later, but that is one of the areas that we're still discussing in terms of the, the details of how that would work.

Another area of agreement is a deferral mechanism so that the building owners, instead of paying \$234, can invest that money in their building to gain additional emissions reductions in the near future. And if they don't manage to do that, then there would be a 10% per year penalty. So ultimately, we would still either get the emissions reductions or get the funding to make our own reductions somewhere else.

And then there is a mechanism that was proposed by CDD that allows buildings to be combined into a campus, and there seems to be broad agreement that we can make that a little bit more flexible so that more buildings can participate in that -- in that mechanism, as long as we ensure that the worst buildings in that portfolio still get addressed.

And then there's also a proposal around cogeneration, and it seems that we will be able to get some agreement on making sure that cogeneration facilities have their emissions properly accounted based, based on their actual emissions factor. So those are some of the broad areas of, of agreement that I think we will be able to move forward on.

Now, as I mentioned earlier around the carbon credits, the request from the property owners was that they would be allowed to substitute 100% carbon credits for alternative compliance payments. So if the building owes the city \$234 for one tonne of emissions, they would be able to substitute a carbon credit; instead, they've purchased that's been verified for the alternative compliance credit.

And while I think there is agreement that we would allow some of that, I think allowing 100% is not quite where we're at, so we still need to have some further discussion about that. And then we all, I think, agree, including the property owners, that the amount of carbon credits that would be allowed would decline over time so that as we get closer to 2050, we would allow less and less carbon credits, and ultimately, we would allow zero carbon credits no later than certainly then 2050.

And we also want to make sure that if we allow carbon credits, that doesn't represent a discount. So if the building owner owes \$234 a ton, then we would still get compensated either through a direct payment or enough carbon credits to equal \$234 for that tonne of emissions.

So that's kind of a high-level summary based on, you know, our initial reaction to the amendments, but we'll also hear from the Mayor and Councillor Nolan, their thoughts, as well as the CDD staff, and of course, any other colleagues who would like to make comments or, or have any questions.

Also, we did keep public comment open, so if we do have those folks who wanted to speak on the Zoom, we can hear from them as well. So I do see Councillor Carlone's hand up, and we'll also hear from Councillor Nolan and the Mayor. So Councillor Carlone.

**COUNCILLOR DENNIS J. CARLONE:** Thank you, Mr. Chair. Just an initial comment, I don't have a record of receiving what you said what you felt was sent out to each of the councillors today. If it came from you, the Mayor, or the Clerk, I did not receive it. And maybe others are in that same situation.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Councillor. It was transmitted this afternoon by Sarah Gallop from MIT. And the Clerk does have a copy, so he can send a copy to you as well.

**COUNCILLOR DENNIS J. CARLONE:** I yield.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Councillor.  
Councillor Nolan?

**COUNCILLOR PATRICIA M. NOLAN:** Thank you, Chair  
Zondervan. Just a couple of comments as we deal with this  
incredibly important bit of legislation, we won't solve it  
today, as you said, and as other said, partly because we got  
some amendments that were proposed by many of the  
stakeholders, not until Friday afternoon, as the Clerk  
reminds us.

They're not even properly before the Body because they  
weren't received in time for the notice. So I want to make  
people understand why it is that, that this will take  
longer. On the other hand, we are close to doing something  
that is remarkable, that is strong, and that will have a  
huge impact in our city and hopefully spread out beyond  
this.

Boston is, is in front of us in terms of having done  
something very similar. We are going to beat them by being  
more aggressive, stronger in collaboration with our  
institutional partners and the community folks around the  
city helping us, I think we're gonna have, have, have a  
better ordinance in the end.

I want to just make note that the activists have been very involved in this but also, many of the amendments that have been proposed, I want to remind us all, have come out of the CPAC. They sent the Climate Protection Action Committee, which is the Body charged with advising the city as a whole on these issues, came out with a letter specifically around BEUDO, asking us to do many of the things that these amendments are doing, the Climate Crisis Working Group, which the Mayor convened, and the Mayor was very involved in that as well.

Also, as for many of these, these changes, certainly Green Cambridge and through Chair Zondervan's work in a variety of areas, we brought them all together into many of these amendments, and they are all aligned and asking for more leadership from the city. And that's why we have a faster timeline.

It is really exciting to think that we have broad consensus around the community and that there's also a broad consensus that we really do have to focus on labs. That has actually been a focus of this community for over a decade, and we haven't made as much progress as we want. So we really need to ramp it up.

We have not met our goals in that area for the last decade, and this is really a commitment that I hear from the larger community and from the city staff that this time, we're going to encode it in Ordinance, and therefore we're going to have more of a possibility of, of moving forward. I want to remind us also that there's -- there is -- there's a couple of equity issues here we have to focus on. Environmental justice is key and central to this work.

While we have seen it, and we know it, and we're reminded of it, the fact is environmental justice is centered to this, and it is a group of people who will benefit the most from everything we can do to reduce emissions practically every week. Now, there's another article about the impact of particulate pollution that comes from the emissions that are around our city we're looking at now.

It's not as, as polluted as other areas, but air pollution is probably killing more people around the globe than many -- than many other things that we think about. The other issue of equity around BEUDO is to make sure that the changes we make are not just the larger institutional holders that represent the 10% of the buildings in BEUDO,



but that they -- we also have to take into account, and the staff has been very conscious of this.

And I want to thank them for reminding us all that if we do something that makes it easier for some of the large property owners to meet these goals, we also have to think about is this going to help the smaller home landowner in Cambridge who runs a small business or who has one commercial building or one housing development.

We need to make sure they're subject to BEUDO as well, that we, we would be remiss and, in fact, we'd be unfair if we didn't understand that's an equity issue as well, that even though they're large property owners compared to the, the 13,000, buildings that Mr. Federspiel referenced, we still have to keep those in mind.

So I'm really happy that we're moving forward with some of these; I'm really glad there's some movement. We have -- we have said to the business community, as, as was said by Chair Zondervan, we're willing to include carbon credits that were not in the original language, we are going to work on an alternative baseline so that if you say you're going to -- you don't -- you won't need it for the next five years because you have a plan to actually redo your entire

building in five years, we're going to allow you to do that as long as we can then monitor it.

So there's already been a lot of that collaboration along the way. And then there's other things that I, I -- has, has been noted. I don't think it makes sense for us to necessarily include, but it's certainly a back and forth in negotiation. I'm really grateful for the leadership of everyone around the table to understand that we have to do this, we have to do it soon, it has to be strong, and we have to have really verifiable ways to hold ourselves accountable because it is something Cambridge has routinely failed to do, which is hold ourselves accountable to reach our own goals.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Councillor Nolan. Do the staff at CDD want to add anything to the discussion on the proposed amendments from the property owners?

**CDD STAFF:** We thank you, Chair. We don't have anything substantive to add at this time, but I look forward to continuing the discussion and working out the specifics.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Great, thank you. We'll go to Mayor Siddiqui.

**MAYOR SUMBUL SIDDIQUI:** Thank you. I want to echo my thanks to the residents and everyone who spoke during public comment. You know, we're grounded in the, the fact that we are in a climate crisis, and that's exactly why we're taking action. And so, you know, I appreciate that everyone involved in the conversation understands that and is ready for amendments that will have a big impact on our local efforts to combat the, the climate crisis.

At my office, you know, I've been really more than happy to play a role as a facilitator, and I'm pleased with how the conversation has moved forward. Our partners are university, universities, the Chamber of Commerce, and a number of many other stakeholders have come to the table and provided really important feedback, and Councillors Nolan and Zondervan and our city, city leadership have, have been responsive.

We've had a number of conversations, and I think what you're seeing is that back and forth and the amendments before us are really good start, and, you know, I want to acknowledge there could be even more -- there's going to probably be more coming up based on the back and forth that we continue to have.

And so I am confident that if we keep working together, we can really get to a really good place. And, you know, I agree that Cambridge has to be a leader in this effort to show everyone else what's possible when it comes to reducing building emission. So I look forward to really doing that deep work collaboratively as we work through some of the areas that we are not in agreement right now.

But as has been mentioned, there's a lot that we are in agreement, and that's come from a good back and forth. And so we're going to be continuing to doing this after this meeting, not literally after, but maybe next week, the week after, getting together and, and making these amendments stronger. So a big thanks also to the team at CDD, who we see each other a lot these days, for helping with all the technical aspects, and you know, which there are many.

So we still have a lot of work to do, and we're moving in a great direction. And so I'm really grateful to all the work that's being done. Thanks.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you so much, Mayor Siddiqui, and thank you for your leadership as well. As you heard in public comment and in this discussion, I think there's clear agreement that we need to change the

deadline from 2050 to 2035. And I think we're ready to vote on that. Councillor Nolan?

**COUNCILLOR PATRICIA M. NOLAN:** Yes. Chair Zondervan, I'm not sure what form it would come in, but would it be appropriate for this Body to make a motion to change the deadline throughout the BEUDO proposed amendments from 2050 to 2035?

**COUNCILLOR QUINTON Y. ZONDERVAN:** Yes.

**COUNCILLOR PATRICIA M. NOLAN:** So moved.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Councillor Nolan. Discussion, do Councillors Azeem or Carlone have any comments or questions on that motion?

**COUNCILLOR PATRICIA M. NOLAN:** Am I allowed to say Hallelujah?

**COUNCILLOR DENNIS J. CARLONE:** No. Thank you.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Okay. I see Mayor Siddiqui's hand raised.

**MAYOR SUMBUL SIDDIQUI:** Yeah, I'll just say that for the -- for the viewing audience that, yeah, this is -- when -- for the -- I think, Councillor Zondervan can lay out some of that process that kind of actually voting on the final thing, what will look like, this is just an amendment to the

date. And as I've said, there's a lot of other amendments that the committee has to hash through and explain to me how we get to -- how we're getting to 2035.

So I'm supportive of the, the, the day change, and I know a lot of folks who have come to spoke, speak tonight, MIT, Harvard, Kendall Square Association, you know, they're also supportive about the 2035 timeline. And I look forward to working with them to figure out the details. Thanks.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Great. Thank you so much, Mayor. And, yeah, this, this motion affirms that we're moving in that direction, but we will provide the, the detailed language at a future meeting and, and formally adopt the detailed language that makes the change, but with this motion, it affirms that that's where we're going. Councillor Azeem.

**COUNCILLOR BURHAN AZEEM:** Thank you, Mr. Chair. I wanted to echo some of the comments made by the Mayor, and in general. I think that 2035 is the right deadline, I think 2050 is too late, and we need to be more aggressive. And, you know, climate change is not going to wait for anyone, and if we're going to be doing things by 2050, the rest of the world is definitely going to be slower than we are.

So we really need to be leading the way. I would be happy to support these amendments. I would also be -- specifically, the motion made by Councillor Nolan at this time about to date to 2035, I also wanted to be clear that, you know, I'm happy to vote for this specific thing.

I think we still need to change a number of the things to make the new deadline work, and so hopefully those amendments -- it's clear that you know, we'll vote on this, but, like, we'll also need to vote on those rather than, you know, attempting to pass just by changing the date. But I think we're all on the same page, so happy to support.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Great. Thank you, Councillor Azeem. So seeing no other hands raised, Mr. Clerk, I think we can vote on the motion.

**CITY CLERK ANTHONY WILSON:** So just for the clarity of the Body, I'm just gonna point out what's going to change. So there are appear to be six sections of the document, 8.67.100, Subsection 2, compliance -- you know, Paragraph F, "Compliance period 6, 2050 and onwards annual greenhouse gas emissions are net zero." So this will be emitted from 2050 to 2035.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Mr. Clerk, I think what we want to do is, is maybe in the motion, direct the CDD staff to make edits and then propose them back to us because we're not trying to change the language; we just want to affirm that we would like to change the date.

**CITY CLERK ANTHONY WILSON:** So the motion is to instruct CDD to draft amendments changing the deadlines from 2050 to 2035, is that correct?

**COUNCILLOR PATRICIA M. NOLAN:** Correct. And to change any other language within the document to comply with that, because there's charts, for instance, there that presume we have 20 years when we're now going to have 13 years. In other words, that chart that you showed had dates prior to that. So it's instructing CDD, knowing that the deadline will be 2035, to change the language of proposed language such that the rest of the Ordinance will also be in line with that.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Yeah, I think we can -- we can say just to propose amendments that would effectuate the change from 2050 to 2035. Councillor Azeem, did you have a new comment?



**COUNCILLOR BURHAN AZEEM:** Yes, I had a question with the wording of the motion. If we change the dates, there was like a step function in there. I know earlier yourself and Councillor Nolan had, like, proposed, like, linearly decreasing the emissions goal every year. Does this language indicate that we're going to ask CDD to come up with language for both versions or, like, to come up with their suggestions? Just a question about the process.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Councillor. Yeah. So as the Clerk pointed out, we, we haven't formally adopted the, the language, so we're directing CDD to change it. I've sent them some proposed language, I know Councillor Nolan has some thoughts about how to do it exactly.

So we'll work with the staff on bringing back the exact language, but the, the motion just formally asks them to work with us on changing that, that deadline, and then making any other changes as necessary.

**COUNCILLOR BURHAN AZEEM:** Sounds good. Thank you.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you,

**CITY CLERK ANTHONY WILSON:** Mr. Chair, I just want to again read this to make sure that this is recorded correctly. So Councillor Nolan's motion is to instruct CDD -

- oops, to ask the City Manager to instruct the Community Development Department to draft amendments to the proposed BEUDO language to change the net zero deadline from 2050 to 2035 and to propose language to meet that deadline throughout the document. Is that correct?

**COUNCILLOR QUINTON Y. ZONDERVAN:** Perfect.

**COUNCILLOR PATRICIA M. NOLAN:** Yes. Thank you.

**CITY CLERK ANTHONY WILSON:** On that motion.

**City Clerk Anthony Wilson called the roll:**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone - Yes

Vice Mayor Alanna M. Mallon - Absent

Councillor Marc C. McGovern - Absent

Councillor Patricia M. Nolan - Yes

Mayor Sumbul Siddiqui - Yes

Councillor E. Denis Simmons - Absent

Councillor Paul F. Toner - Absent

Councillor Quinton Y. Zondervan - Yes

**Yes-5, No-0, Absent-4. Motion Passed.**

**COUNCILLOR QUINTON Y. ZONDERVAN:** Great. Thank you, Mr. Clerk. So the other part of the amendments that we're putting forward as part of the Green New Deal include

embodied emissions. And there's still some discussion that needs to happen around exactly how we're going to incorporate that, so we're not going to go into that detail tonight, but I think the, the Mayor has some comments on that as well.

**MAYOR SUMBUL SIDDIQUI:** Yeah, I'll just say that we've had some discussions, and that includes your office, my office, Councillor Nolan, and with others speaking about a working group that will help us facilitate some of those conversations and, you know, how we -- how we get there. And so, you know, I'm more willing to work with you and others to, to formalize that in some format, but obviously, we want, want the activists involved, we want people involved, and we want the rights -- all the stakeholders involved in, in doing that. So just wait to hear from, from us on that.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Great. Thank you, Madam Mayor. Councillor Carlone?

**COUNCILLOR DENNIS J. CARLONE:** Mr. Chair, through you to Mr. Clerk, could you tell us the schedule of this petition when it runs out?

**CITY CLERK ANTHONY WILSON:** I believe -- I didn't bring my phone with me, I believe this is a municipal ordinance;

therefore, it does not have the -- you're probably thinking of the 48 deadlines. It's not on that particular schedule.

**COUNCILLOR DENNIS J. CARLONE:** Thank you for clarifying that.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you. So I think we've come to the end of the discussion. So what's the, the will of the Body. Councillor Nolan.

**COUNCILLOR PATRICIA M. NOLAN:** Yeah. So just to remind us all, as Councillor Azeem mentioned earlier, there will be other work on ensuring that that 2035 deadline can move forward. We'll certainly be working on the carbon credits on the alternative compliance, we, we are working for it. We are -- have taken a stand that we will do 2035, but between now and the next meeting, there will be conversations and proposals made, and the Clerk should advise us on how it is that we formally bring forth to the Council those proposed amendments.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Councillor Nolan. So it sounds like we have more work to do, so we'll get to it. Thank you all, again, for coming and for participating, and thanks, everyone, for their leadership and their thoroughness and their commitment to taking

climate action. We really appreciate it. So on the motion by Councillor Nolan, we will adjourn

**CITY CLERK ANTHONY WILSON:** On that motion.

**City Clerk Anthony Wilson called the roll:**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone - Yes

Vice Mayor Alanna M. Mallon - Absent

Councillor Marc C. McGovern - Absent

Councillor Patricia M. Nolan - Yes

Mayor Sumbul Siddiqui - Yes

Councillor E. Denis Simmons - Absent

Councillor Paul F. Toner - Absent

Councillor Quinton Y. Zondervan - Yes

**Yes-5, No-0, Absent-4. Motion Passed.**

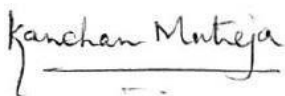
**COUNCILLOR QUINTON Y. ZONDERVAN:** We are adjourned.

Thanks, everyone.

## C E R T I F I C A T E

I, **Kanchan Mutreja**, a transcriber for Datagain, do hereby certify: That said proceedings were listened to and transcribed by me and were prepared using standard electronic transcription equipment under my direction and supervision; and I hereby certify that the foregoing transcript of the proceedings is a full, true, and accurate transcript to the best of my ability.

In witness whereof, I have hereunto subscribed my name this 22nd day of December 2022.

A handwritten signature in cursive script that reads "Kanchan Mutreja". The signature is written in black ink and is positioned above a horizontal line.

Signature of Transcriber

**Ordinance #2021-26 A communication transmitted from Louis A. DePasquale, City Manager, relative to Awaiting Report Item Number 21-84 regarding BEUDO (Building Energy Use Disclosure Ordinance) proposed amendments.**

**Minutes Acceptance: Minutes of Apr 20, 2022 5:30 PM (Committee Reports)**



# City of Cambridge

O-1  
**FIRST IN COUNCIL**  
 February 6, 2023

COUNCILLOR ZONDERVAN

**WHEREAS:** The Ordinance Committee met on April 20, 2022, and voted favorably to ask the City Manager to instruct the Community Development Department to draft amendments to the proposed BEUDO language to change the net zero deadline from 2050 to 2035 and to propose language to meet that deadline throughout the document; now therefore be it

**ORDERED:** That the City Manager be and hereby is requested to instruct the Community Development Department to draft amendments to the proposed BEUDO language to change the net zero deadline from 2050 to 2035 and to propose language to meet that deadline throughout the document (**From Ordinance Committee meeting on April 20, 2022.**)

Minutes Acceptance: Minutes of Apr 20, 2022 5:30 PM (Committee Reports)