



# HEALTH & ENVIRONMENT COMMITTEE

## COMMITTEE MEETING

~ MINUTES ~

Tuesday, March 8, 2022

3:00 PM

Sullivan Chamber  
795 Massachusetts Avenue  
Cambridge, MA 02139

The Health and Environment Committee will meet to conduct a public hearing on proposed BEUDO amendments.

Attendee Name	Present	Absent	Late	Arrived
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dennis J. Carlone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Marc C. McGovern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Patricia Nolan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Burhan Azeem	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Minutes Acceptance: Minutes of Mar 8, 2022 3:00 PM (Committee Reports)



**CAMBRIDGE CITY COUNCIL**  
**HEALTH & ENVIRONMENT COMMITTEE**  
COUNCILLOR PARTICIA NOLAN, CHAIR

COMMITTEE MEETING  
TRANSCRIPT OF PROCEEDINGS

MARCH 8, 2022  
03:00 PM, SULLIVAN CHAMBER

Minutes Acceptance: Minutes of Mar 8, 2022 3:00 PM (Committee Reports)

**CITY CLERK ANTHONY IVAN WILSON:** Council -- Councillor Nolan, the time of the meeting has arrived, but you don't have a quorum. Oh, no. You have a quorum now.

**COUNCILLOR PATRICIA NOLAN:** Thank you, uh, Clerk Wilson. Then we'll just wait another minute or two.

**CITY CLERK ANTHONY IVAN WILSON:** You have a quorum now, so you could -- you could start now.

**COUNCILLOR PATRICIA NOLAN:** Okay. Thank you all. Given the remote nature, volume check, can you all hear me? If you -- anyone on screen, if you could put your thumbs up if you can't, because I've had problems with -- okay. Uh, thank you. I call this meeting of the Health and Environment Committee to order.

The call of the meeting is to conduct a public hearing on proposed BEUDO amendment. Pursuant to the Chapter 20 of the Acts of 2021, 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 in to Channel 22 or visit the open meeting portal on the city's website. Today's meeting will be conducted in a remote format. If

you would like to provide public comment, please go to [www.cambridgema.gov/publiccomment](http://www.cambridgema.gov/publiccomment) to sign up. We will not be allowing any additional public comment sign up after 3:30 PM.

With that, all of today's votes will be by roll call, although we don't expect to have votes, because this is a hearing uh, just to discuss some of the items that were brought forth in Ordinance Committee. It was not that we will be voting on anything in particular. Um, Clerk Wilson, if you could take a roll call of members present.

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

Councillor Burhan Azeem - Present & Audible

Councillor Dennis J. Carlone - Present & Audible

Councillor Marc McGovern - Present & Audible

Councillor Quinton Y. Zondervan - Present & Audible

Councillor Patricia Nolan - Present & Audible

**Present-5, Absent-0. Quorum established.**

**CITY CLERK ANTHONY IVAN WILSON:** There are five members present. I also see Vice Mayor Mallon, who's not a member of the committee. She's also, uh, in the meeting.

**COUNCILLOR PATRICIA NOLAN:** Thank you. Thank you very much uh, all the members of the committee for being here

and also Vice Mayor Mallon. I also see that, uh, city staff is here in the form of, uh, Direct Assistant City Manager, Farooq and City Solicitor Glowa and, uh, Director or Grand [inaudible 00:06:02] of Sustainability, uh, Susanne Rasmussen and Megan Bayer.

What we will be doing today is starting with a, uh -- a presentation by myself and Councillor Zondervan to basically set the stage for where this meeting came from. Uh, to remind folks, we heard, uh, of a proposal put forth by the city to change the ordinance in place, which is the Building Energy Use and Disclosure Ordinance.

And there was -- that is the focus of the meeting with some additional, uh, proposed amendments on top of the amendments. What we'll do is we'll go through that presentation. We will then have clarifying questions from the Councillors, as is, uh, the usual protocol, and then we'll go to public comment.

If you have not signed up for public comment, please do so now. We will try to have this, when I chair meetings, to have this be, uh, en -- enable us in public comment to have not quite as strict a timeline, but it will depend on how many people signed up for public comment. And if there

are public comment, direct questions, we will keep track of them and then answer them in our in our discussion.

With that, if I could share my screen -- I, oh, I can share my screen. So, unless there's any other questions from either city staff or the panelists or Councillors, I will go ahead and -- and set the stage -- set the table. Okay. I don't see any, so I will, hold on, set this up. Hopefully we can do this correctly. I will share screen.

All right. I -- yes, if anyone who is visible can say whether the screen sharing was successful. All right. Um, so we are here at the City Council Health and Environment Committee on March 8th. And before I start, it has to be an amazing shout out to every woman in this world, and in this call, and in this remote meeting, because it is International Women's Day.

Why BEUDO? Cambridge wants to be a climate leader, and this is just a very brief summary of the climate initiatives the city has done over the years, because we have worked really, really hard on our climate initiatives. We were one of the first cities in 1999, more than 20 years ago, to join the Cities for Climate.

We established a climate protection action, uh -- uh,

Climate Protection Plan in 2002. Um, the CPAC, which is the Climate Protection Action Committee, was formed and at that time and shows that, uh, we've been working on goals since that time. We joined a compact of Mayors for Climate and Energy in 2015, the Climate Protection Action Committee established in 2009 meet regularly has asked for a stronger action, including BEUDO Amendments.

The Cambridge Compact for Sustainable Future was launched in 2013 with the goal of having impact. It was a major effort in including a focus on lab emissions. Unfortunately, to date, there's been little to no progress on that as we'll see. The Cambridge Energy Alliance was established in 2007.

It has worked on a range of initiatives and has recently had a review, which we look forward to, uh, seeing how it is that they will move forward into the future to have more impact. The Net Zero Action Plan, which, uh, BEUDO is a key part of, was established in 2015.

And as we'll see, and as we know, which is why we're here today, most of the goals in that plan, um, were not met. So why BEUDO? Why climate? Because we want to be a climate leader. And why BEUDO? Because buildings in

Cambridge represent 80% of our city-wide emissions, which means that BEUDO changes are essential to reduce emissions and reach our climate goals.

To just put this in context, nationwide buildings are depending on where you're at, responsible for anywhere from 20 -- as little as 20% to maybe 40% of emissions. So, in Cambridge, it is more than double what your average city has. Most other places, transportation is a much higher percentage of their, uh, calculated citywide emissions.

I think state-wide, it's -- it's around the 40, 45%, uh, standard. So, the original BEUDO, the original Building Energy Use Disclosure Ordinance, was meant to spur reductions. It did not succeed. And in the original 2014 plan, the City Council itself in that plan and in the ordinance mentioned ask for a review of the reductions within a few years.

And if there was no progress or not enough progress, then a plan for performance requirements, meaning mandates for emissions reductions from the BEUDO buildings existing large buildings was called for in that original plan. And that was, uh, supposed to happen in 2018.

The city did start the process in 2017 of reviewing



how it is that whether the BEUDO had led to reductions. And, you know, three years later, we had expected the City Council had expected that plan for performance reductions to be issued by 2019. It, uh, 2018, 2019, it didn't come out till late -- late in 2021, and that's what we're discussing today.

And just to put it in context, the State Climate Roadmap Law includes a Statewide Greenhouse Gas Emissions reduction mandate of 50% below the 1990 emissions levels by 2030. So we are right in line in trying to at least match the state, if not beat it. This is just a -- a quick review of some of the climate action citywide.

There have been valiant, valiant efforts, and yet we have failed to meet the goals and missed most of our timelines for climate. You know, reducing, this is just a few, we don't have to go over them in depth. This is going to be available on, uh, the website. Um, the good news I'm going to, the next one is the city itself.

Our efforts have met our climate goals. These are just two examples, our solar on city buildings. We have met our goals towards, uh, Municipal Onsite Solar, and we have reduced our emissions for our own city operations by the

percentage reduction that we had hoped for and that we expected and worked really hard to achieve that. So that is kudos and that is also, uh, a goalpost that we can aspire to citywide.

However, overall citywide building emissions have continued to grow despite efforts, valiant efforts, and a specific goal for reduction. What this chart shows, which is from the Net Zero Action Plan update done by external consultants, that DNV from 2012 to 2019, this is just building emissions redact, uh, buildings, emissions, not the other sources of emissions of transportations others in the city.

And you'll note that despite some variability has actually gone up, uh, about 11% from 2012 to 2019, taken into account, um, various ups and downs. So -- and we Are supposed to have reduced by now. Yes, it is also true as the city has pointed out, and it's very wonderful that while we have had substantial growth during that time, it's great that we didn't grow even further.

However, to get to net zero, it doesn't matter how much you grow, you still have to get everything eventually to net zero. So that's why this chart is such a concern.

And overall, this summarizes, I think our efforts, again, there was a Net Zero Action Plan impact report done by an external consultant that was released in 2020.

And the summary of that is that the effects of the actions taken to date are too small to achieve the city goals. And the next five- year period will be critical if the current trend continues and emissions remain flat, adjustments will be needed. The emission savings during the time period reviewed of 2015 to 2018 was only a 1% reduction in all of the citywide emissions. In 20, uh, 15, the Net Zero Action Plan was adopted, BEUDO was included in it.

And BEUDO, the ordinance is -- a significant percentage is viewed as, by far, the most, uh, important and the most significant way that we can reduce, uh, emissions citywide. And this is just a -- from that report showing the original timelines. But most of the steps from that time, from that, uh, original plan, uh, were delayed about one to four years.

Um, and again, BEUDO is one of them. As noted, we had expected to get the performance requirements a few years ago. Uh, but we -- we are planning now, hopefully to change

them. So came and seek -- the summary is we still seek to be a climate leader. Harvard and MIT, uh, which have reduced emissions by 20 to 30% while continuing to grow. They've used a combination of offset, uh, renewables, energy efficiency, or range of other actions.

ISCA New York, uh, made national news by moving and they're working hard to decarbonize every single one of their buildings by 2030. So, let's hope Cambridge, uh, continues in our leadership and moves towards that. I am going to now, uh, turn it over to, uh, Councillor Zondervan who's going to take us through the next slides. I think I may be driving, so if you let me know Councillor Zondervan, when you want me to move forward, let me know.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you Madam Chair, can you hear me, okay?

**COUNCILLOR PATRICIA NOLAN:** Yes.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Wonderful. So, I want to start by -- and -- and I hope CDD doesn't mind that I borrowed their excellent slide [laugh] from a presentation made to the Ordinance Committee. Um, but I want -- want to start by addressing the feasibility of, um, achieving net zero under the ordinance by reviewing the

compliance pathways that the staff have provided in the ordinance.

So, there's three categories here. So, the first category is reducing onsite emissions. So, these are the emissions generated directly from the building itself. And the first one, energy efficiency simply means reducing the amount of energy that the building, uh, requires to operate.

So, for example, at my house, we did this by installing about a foot of, um, cellulose insulation in the -- in the attic, which significantly reduces how much energy is required to heat or cool our house. Now for different buildings, those will be different measures, but the idea is to reduce the amount of energy that's consumed on site and therefore reduces the amount of emissions that are generated.

The next option is to electrify, which means eliminating onsite fossil fuel combustion. So, using the example of our home, again, we eliminated the gas boiler for heat and switched to an air source heat pump. And that heat pump is about two to three times more efficient than the gas boiler.

So, it's really important to understand that when we're talking about electrification, we're not talking about a one for one calorie replacement, right? Where if it takes X amount of energy to heat the building, then we're now taking that same X amount from, uh, electricity.

You we're -- we're simultaneously reducing the amount of energy that it takes to heat or cool the building and switching that mechanism to electricity. And so that again, uh, reduces the emissions onsite. And then the last one is onsite renewable electricity.

So, in -- in our home example, we installed, uh, 14 kilowatts of solar on the roof. And you know, that's not always possible in -- in every building situation, of course, but in -- in many cases it is feasible to install, um, some amount of solar on the roof, and that can even be done at no cost to the building owner, to community solar options.

Um, so this -- this is a very feasible, uh, option in many cases. And then the next category is offsite re -- renewable electricity. And the example that I want to highlight here is from MIT in 2017. So, MIT, along with Boston Medical Center and Post Office Square Corporation

created a massive solar installation in North Carolina.

And through a power purchase agreement, MIT receives credit for those, um, renewable electrons that are generated, which is equivalent to 17% of their total electricity related emissions. So, MIT was able to effectively reduce their emissions by building solar panels in North Carolina.

And it's important to understand those electrons don't have to make their way to Massachusetts. So, if the building has exhausted its options in terms of onsite improvements, they can make offsite, um, investments like this. And of course, in addition to that, the -- the building operator can always buy Renewable Energy Certificates or RECs, directly.

And the ordinance lays out what kinds of RECs are acceptable, um, for compliance. So even if the building can't install solar, they can buy the Renewable Energy Certificates that are generated by solar panels, uh, on a different building. And then the last one is alternative compliance credits. And this is essentially paying to pollute.

So, under the ordinance, the building operator can pay

\$234 a ton of CO2 equivalent, and that money would be used by the City of Cambridge to reduce emissions elsewhere, including in our own, uh, public buildings as well as through the affordable housing trust in -- in affordable housing projects.

So, these are very, um, feasible mechanisms that allow buildings to comply. And the way the ordinance defines net zero, it allows you to essentially be net zero, even if you don't actually reduce any emissions at all, because you could just pay \$234 a ton for the amount of -- of emissions you're supposed to reduce.

And then, the ordinance would essentially say that -- that you've complied with the requirement. Now, obviously that's not okay forever. We don't want buildings paying to pollute in 2075, but between now and then, we have plenty of time to -- to figure that out if we could go to the next slide, please.

So, Councillor Nolan, and Councillor Carlone, and myself are -- are proposing a few additional amendments to the ordinance, but it's important to understand that these amendments rely completely on those compliance mechanisms that I just explained earlier, so they don't introduce any



additional, uh, requirements that -- that would be challenging for buildings to attain.

So, what we're doing is requiring reductions. Well, this, um, right here is what the current ordinance already is proposing, which is to, um, mandate reductions to achieve the net zero goals and then put a price on emissions from buildings, as I just explained. And so, what we're proposing is to make those, um, changes even stronger.

So next slide. So, what we're proposing is to bring the timeline in from 2050 to 2035. And when we do that, we also simplify the emissions reduction schedule. And I'll go through that, um, in detail in a minute.

We are also proposing to remove some of the exemptions, and we are allowing the alternative schedule that's proposed for affordable housing, but not for laboratory buildings. And again, it's important to understand that when we say 2035 instead of 2050, it's still the same requirements for net zero.

So, buildings can still meet that 2035 requirement by purchasing offsite renewables, by paying these alternative compliance credits and so on. So -- so it's not introducing

any additional requirements is just saying that you have to get to zero faster, but you're using the same compliance mechanisms to get that.

And then we're also proposing more stringent baselines for the buildings that are emitting the most. And Councillor Nolan will go into that in a little bit more detail, uh, later on in the presentation. But there's a handful of buildings that if they reduce quickly, um, we would achieve major reductions in our missions.

And so, this provision, um, by changing the baseline from which the building has to reduce, would seek to accomplish that. And we're still having some conversations with CDD about exactly how to do this. And so, we're certainly open to alternative ideas, but -- but the main goal here is to make sure that the largest emitters are reducing, uh, quickly.

And then for new buildings that are subject to the ordinance, we're proposing that the baseline is zero. So again, effectively the new building has to be net zero under the ordinance, which again, doesn't mean it actually has to be net zero. It just means that if there are emissions from a new building, um, they would have to be,

um, offset through those compliance mechanisms.

And this is only for commercial buildings, not, uh, for residential. Residential buildings are fully excluded. And -- and this amendment is part of the Green New Deal for Cambridge that we're also proposing, um, to -- to help create economic opportunity for low income and minority residents by, um, funding Green Jobs Training Programs. Excellent.

**COUNCILLOR PATRICIA NOLAN:** Yep. And thank you. Just notice that, uh, Mayor Siddiqui has joined the meeting despite our super busy schedule, I'm really, uh, glad that you were able to here -- be here.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Great, thank you. And -- and Mayor Siddiqui is also a -- a co-sponsor on parts of the Green New Deal. So, the -- it's really important to remember that in 2017, the Cambridge City Council adopted a goal of using 100% clean and renewable energy in Cambridge, including and building energy use and transportation by 2035.

And we reaffirmed that goal in December, 2021. So, the council is on record as having set this aspirational goal for 100% renewable energy consumption in Cambridge. So, if

that's our goal, then it doesn't make sense to, um, allow the widow buildings that are subject to the ordinance to not achieve net zero until 2050.

We -- we need to accelerate that timeline to increase our chances of actually achieving our -- this goal. Now again, it's important to understand this goal is different from net zero by 2035 because under the ordinance, the buildings could still be compliant even if they're not actually using 100% renewable, uh, energy by 2035. And so, that's why this is an aspirational goal.

It's not enforced through the ordinance, but by bringing in that timeline to 2035, we would hopefully increase our -- our chances of achieving this aspirational goal by 2035.

Next slide. So, it's all, again, important to note that a building achieving net zero under the ordinance isn't necessarily producing zero emissions. And, of course, at the end of the day, that's the real goal is to get the actual zero. So by pulling in this timeline for net zero to 2035, again, the hope is that we are buying ourselves enough time to get the actual zero by 2050, which is the IPCC mandated goal is to reduce our emissions to zero by

2050 so that we can avoid some of the worst impacts of catastrophic climate change that we're currently headed for.

So, again, we're not asking buildings to actually achieve zero emissions by 2035. We're asking them to make every effort to comply under the ordinance. And then hopefully that means they will get very, very close to zero emissions so that by 2050 we can, uh, actually achieve that goal. Next slide.

So this is comparing the, um, timeline for reducing emissions between what is proposed under the BEUDO Amendments and then what we are proposing in our amendments to -- to get to net zero by 2035. So, the ordinance proposes five-year compliance periods, and so you get the step wide, um -- stepwise decline to zero by 2050, and we're proposing a direct, uh, linear decline to zero.

Now, in both cases, we're starting in 2025, and that's important to -- to consider as well. So, the ordinance already requires 80% of 20% reduction by 2025. And -- and we are keeping that same, uh, requirement. The -- the reason that we're not requiring any reductions prior to 2025 is that we want to give the building some time to make

any changes that they can, as we covered earlier, to reduce their emissions on site.

But if they can't do that for whatever reason, then by 2025, they would have to purchase, uh, offsite renewables or, or alternative compliance credits to achieve the 20% reduction. And then after that, instead of staying at the same level potentially for -- for four or five years, we're proposing that they would continuously, uh, reduce from that.

Next slide. Now, what this is showing is what will likely happen in real life is that prior to 2025, the building would make electrification and energy reduction alterations to the building and ideally would reduce their, uh, emissions more than 20% by 2025. And then the remaining emissions would be offset through 100% renewable electricity purchases.

And it's important to understand that even today in 2022, it's possible to buy 100% renewable electricity at or below the rates that Eversource charges, because you can go to the market and -- and contract for three or five years and lock in a lower price for 100% renewable electricity compared to Eversource, which is going to the market every

six months.

And so, they're subject to, um, more price, um, volatility. So that's already true today. And with the addition of, um, offshore wind and -- and ongoing solar development, we're expecting that those prices will continue to decline. So, it -- it'll become increasingly advantageous for these buildings to, uh, purchase 100% renewable electricity o -- over time. Next slide.

**COUNCILLOR PATRICIA NOLAN:** Okay.

**COUNCILLOR QUINTON Y. ZONDERVAN:** So, this, I'll hand it back to, uh, Councillor Nolan.

**COUNCILLOR PATRICIA NOLAN:** Thank you. And I did hear that -- see that, uh, Councillor Toner, who is a, uh -- uh, not on the Health and Environment Committee, has joined the meeting as well. Um, so thank you Councillor Toner for joining us. The next couple, just quickly we're wrapping up is that this is to make the point of just how we can get there with some focus on the top emitters.

Uh, having reviewed the Cambridge Open Data Portal, all of you could do this yourself. Please do check our numbers, make sure that we're correct. And the Net Zero Action Plan update per, um, consultation with the CDD

staff, the sustainability staff on -- on how we would measure this, the top 25 emitters, to just put it in context, there's about 1000 buildings in Cambridge subject to BEUDO.

So, and those 1000 buildings account for uh -- uh, I don't know if it's 80, or 90% of -- or 70%, a very large percentage of total building emissions. Um, maybe it's actually 60%, but within that 1000 buildings, if you just took the top 25 buildings, their total emissions account for 19% of citywide building emissions in total, and 32% of emissions from BEUDO buildings.

So when we talk about really focusing on and trying to help, and understand, and encourage, and incentivize, or mandate and acquire the top emitters, it would be a huge impact if we can collectively get to a point where they would be the ones to -- to reduce their emissions.

Because, literally, if they went to zero tomorrow; literally, 19% of our entire building emissions would be taken care of. This is an example of what -- uh, one of the things we thought was instead of having every single, uh, building adhere to the step function reduction, if the top emitters and just the ones we can discuss that that's an



open discussion, should it be anyone above average of the industry, um, sector or would it be your two standard deviations above?

That's all open to discussion, but the whole idea is this shows, pretty graphically, how it is that if you were a top emitter, if you were that red line, uh, the -- and the already proposed, uh, amendment is you have to reduce pretty quickly, um, over it, but you -- you have a long time to do it.

If instead you are required to, again, use whatever compliance pathway available to come to industry average in the first period, it would be a dramatic change in the overall reduction of Greenhouse gas emission citywide. And to give you, uh, a sense also your average lab building is already very close to, you know, is -- is going to reduce, there's still going to be some real incentive and some benefit to the city of reduction, but it is most buildings, 80%, 800 of those 1000 buildings won't even be subject to this change, if we decide to -- as a group that, yes, we really want the top emitters to reduce much more quickly so that we can get to achieving our citywide goals.

So, this just a summary, as BEUDO Amendments are

necessary, if we have any chance, any prayer at all of meeting our goals, we need to do these BEUDO Amendments, the ones proposed by the city, get us there. The -- the few amendments that we're proposing get us there even quicker because even if BEUDO building emissions were -- were cut in half, that still only gets us to half of our citywide goal by 2030.

So, to reach the goals, we really need to ensure that BEUDO Amendments are effective and recognize while we're talking about BEUDO only today, the city is going to need other major cuts as well. So, these amendments are really urgent. We need to get there. We will take the time to do them right.

You know, it may take us a few months to get there, but we do need, uh, to get there. Um, I think I can stop screen sharing. Um, thank you all. I hope that was helpful. We wanted to set the context and I wanted to answer a couple questions that have been raised in ordinance, which led to this meeting.

There were a number of meetings with CDD, with a subset of stakeholders, which was referenced in our last meeting. Those were not the public open meeting that is

part of this process of a transparent process where all the stakeholders are here. And that's what this is about. That's what ordinance is about.

That's what this is about. At that subset of meetings, there were no Councillor members. The full CPAC wasn't there, there were no community groups or the general public. So, I'm excited that we are now at the process of opening this up to all stakeholders to talk about it.

And just to also answer some questions about the timeline for, uh, some accelerated goals. These have been under discussion for three or four years now. BEUDO Amendments, uh, we've been eager to receive them. In May of 2021, there was a committee meeting in the City Council to talk about some draft amendments.

At that meeting itself, the council and several of us said, yes, you think these draft amendments are -- are getting us partly where we need to go, and yet the timeline needs to be accelerated. So as early as May, as soon as there was a draft agreement, some of us said, yeah, that's good and we need to accelerate.

And then in November, that's when the -- as soon as the amendments -- the proposed amends were put out, there

was public open discussion at several different venues. The Climate Crisis Working Group discussed again a publicly posted meeting about the need for acceleration and some changes.

And this committee in last December of 21st, there was a specific, um, specific line out of the proposed amendments of 2035 and high emitters in labs. So that was actually on the table explicitly, um, in -- uh, in December, 21st. So, we've -- we've started this discussion. It's been a couple months now, uh, for this committee. We can, uh, talk about clarifying questions from the council, then go to some public comment, which could be a few minutes, and then see where we go from here.

Just to remind people, this is a discussion to talk about how it is that we're moving forward. This is not the ordinance committee meeting. It's meant to have, um, a chance for us to really dig in a little bit before, um, we go back to ordinance, which we'll eventually do to talk about some amendments.

So, if there's any -- any Councillors who have either clarifying questions or if you want us to just go straight to public comment and then come back for discussion. I'm --

I'm open to -- to what -- it's a little hard to read the room on Zoom.

**COUNCILLOR QUINTON Y. ZONDERVAN:** I -- I can wait.

**COUNCILLOR PATRICIA NOLAN:** So, should we see, I'm -- I, since this is remote, I don't know who signed up for public comment. And again, public comment, while this is meant to be a discussion, if you -- well, if -- if it's a few minutes, that's fine. We -- you know, if you need a little more time, that's fine. I'm not sure how many people, it depends on how many people signed up. Clerk Wilson, can you let us know how many people have actually signed up?

**MISS SUSANNE RASMUSSEN:** Councillor Nolan? There are 11 people signed up.

**COUNCILLOR PATRICIA NOLAN:** Okay. Okay. I, I -- I hear -- I'm not sure if Clerk Wilson is here. Thank you --

**CITY CLERK ANTHONY IVAN WILSON:** Yeah.

**COUNCILLOR PATRICIA NOLAN:** -- Ms. Rasmussen. Um, so let's go to that and -- and I -- while we will set a time, that would be another half hour of public comment, if you take three minutes, if you need a little bit longer, I'm certainly open to that up to five minutes.

And as we go through, if there's specific questions, happy to take notes and then we will be responding to you as the council has a discussion. And if, uh, Councillors have, uh, any questions for the people who are proposing public comment, they can certainly, um, ask that when we have our discussion.

**CITY CLERK ANTHONY IVAN WILSON:** So, the first speaker is Melissa Lithia.

**COUNCILLOR PATRICIA NOLAN:** Okay.

**PUBLIC COMMENT:**

**Melissa Lithia**, address not provided, thanks Councillor Nolan for holding the meeting and acknowledges the complexity of the issue. She agrees with the urgency of the situation and the need to take action to bring down emissions in buildings. She compares the situation to the discovery of gas leaks in the community and the need to prioritize and respond to the largest emitters. She expressed support for the data-driven approach of focusing on the biggest buildings and implementing performance requirements. She believes that addressing performance requirements is necessary because monitoring and awareness alone have not been effective. Additionally, she supports

the idea brought up by Councillor Zondervan of reaching The Net Zero Goal by 2035 and then gradually progressing towards the IPCC's goal of net zero emissions by 2050.

**Marjorie Davies** from the Cambridge Chapter of Mothers Health Fund spoke at a hearing, urging the crafting of strong BEUDO Amendments. She suggests that the timeline for the amendments should align with the City Council's commitment to using 100% clean and renewable energy by 2035. She also suggests that buildings with the highest emissions should be required to reduce their emissions by 2025 to reach industry standard levels. Lab buildings should follow the same schedule as other commercial institutional buildings. After 2025, all new construction should be required to be net zero, and a fee should be imposed if that goal is not reached. Emphasizes the urgency of the climate crisis and its impacts and urges action from the government. She also highlights Cambridge's capacity to respond to emergencies and urge the BEUDO Amendments to be as strong and effective as possible.

**B. Kimmerman**, the Senior Manager of Government and Community Relations at the Kendall Square Association spoke at a hearing and emphasized the importance of Kendall

Square as an epicenter of innovation, technology, and life sciences in the fight against climate change. Highlighted the community's efforts towards net zero and urged collaboration with the research community to advance solutions for climate action. Also urged the City Council to take time to assess the implications of the BEUDO Amendments and collaborate to expedite Cambridge's progress in the fight against climate change.

**Stephen Salucci**, a resident of West Cambridge who strongly supports the amendments proposed by Councillors Nolan and Zondervan to strengthen the BEUDO proposal. He believes that aligning incentives for the biggest polluters to account for and pay for their emissions is critical and necessary in the fight against climate change. He urges the City Council to pass the Green New Deal and require large new commercial construction to pay for all their emissions, including their embodied emissions. He also believes that existing buildings should be required to achieve net-zero emissions by 2035 instead of 2050, as compliance with the ordinance does not mean zero actual emissions by 2035. Argues that a small number of emitters are responsible for a huge fraction of emissions, and there is a strategic



opportunity for a quick win by making these companies pay for their polluting activities. He believes that Cambridge should be a leader on climate and that the actions taken to date are simply not enough.

**David Maher**, 120 Appleton Street Cambridge, President and CEO of the Cambridge Chamber of Commerce, submitted written testimony to the City Council and City Clerk regarding the proposed BEUDO (Building Energy Usage and Disclosure Ordinance). He requested that stakeholders be brought back to the table to discuss the implications of the proposed amendments and whether they are realistic, attainable, and rooted in science. Maher emphasized the importance of working together to achieve net-zero emissions and suggested a complete evaluation of the current state of infrastructure and consultation with experts in the field. He acknowledged the difficulty of having this dialogue in a virtual format and expressed his members' willingness to participate.

**Mike Nakagawa**, 51 Madison Avenue North Cambridge, raised concerns about the high energy usage of biotech labs and the difficulty of reducing gas usage due to the high ventilation requirements. He noted that the city needs to

address this issue, particularly with the increasing development of new lab buildings. Nakagawa highlighted the upcoming discussions at the Planning Board and Ordinances Committee about development rules on lab and office uses to align with the city's plans and reduce energy usage. He emphasized the importance of including energy reduction requirements for new buildings, particularly labs, and urged others to join the meetings about lab developments.

**Sarah Gallop** from MIT expresses support for the November 2021 BEUDO Amendments, assuming that market-based carbon offset credit language is included. However, she expresses concern for the February 2022 edits to the original amendments. She acknowledges the passion of the speakers and emphasizes the importance of combating climate change. She highlights MIT's commitment to achieving net zero emissions by 2026 and eliminating direct emissions by 2050. She also talks about MIT's Climate Grand Challenges initiative and hopes for collaboration between MIT, the City Council, and city staff to address the impacts of climate change. She presents four questions that need to be discussed and resolved regarding the proposed amendments and alternative compliance credit scheme. She expresses a

desire to sit down and talk through these questions to craft mutually acceptable amendments.

**Tom Lucey**, speaking on behalf of Harvard University, expresses appreciation for the opportunity to address the committee and council regarding reducing emissions, climate change, and sustainability. Harvard has been actively engaged with the city in these areas since the 1980s and has already achieved its first-generation climate goal of reducing greenhouse gas emissions by 30% in 2016. The university is on track to achieve its second-generation goals, which include being fossil fuel neutral by 2026 and fossil-free by 2050. Harvard agrees that it's up to cities like Cambridge to demonstrate to the world that the journey to a fossil fuel-free world can be done in ways that are feasible and environmentally, socially, and economically just. However, there is no study or research demonstrating that the proposed amendments to BEUDO can be successful. Harvard recommends undertaking necessary research and analysis to examine the new amendments. Several key areas that require study include the current state of technology, the regional or local electricity grid's capability to handle the changes, feasibility studies to understand the

scope of change, and the risks and costs involved.

Additionally, Harvard asks several questions related to the impact on the regional electric grid and electrical supply generation. Harvard wants to achieve the shared goal of science-based net-zero solutions and hopes to work together with the city to identify the best path to achieve that.

**Michelle Lower**, Vice President of Real Estate Development and Community Relations at Alexandria Real Estate Equities, spoke at a meeting in Cambridge, Massachusetts about the company's history of participating in the city's efforts to reduce emissions. She thanked the NetZero Action Plan task force for their work and endorsed the goal of eliminating fossil fuels by 2050 but expressed concerns about a proposed amendment to accelerate the implementation to 2035. She cited a lack of sufficient capacity with the electrical grid and the need for sufficient time to replace systems in existing occupied buildings. She looks forward to continuing the conversation with the council, city staff, and other residents and businesses within Cambridge.

**CITY CLERK ANTHONY IVAN WILSON:** There are no further speakers.

**COUNCILLOR PATRICIA NOLAN:** Thank you. Um, Clerk Wilson. I -- let's -- we can close public comment and then we'll go to Councillor -- uh, to discussion.

**CITY CLERK ANTHONY IVAN WILSON:** On that motion. Councillor Azeem?

**COUNCILLOR BURHAN AZEEM:** Yes.

**CITY CLERK ANTHONY IVAN WILSON:** Yes. Councillor Carlone?

**COUNCILLOR DENNIS J. CARLONE:** Yes.

**CITY CLERK ANTHONY IVAN WILSON:** Yes. Councillor McGovern?

**COUNCILLOR MARC MCGOVERN:** Yes.

**CITY CLERK ANTHONY IVAN WILSON:** Yes. Councillor Zondervan?

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

**CITY CLERK ANTHONY IVAN WILSON:** Yes. Councillor Nolan?

**COUNCILLOR PATRICIA NOLAN:** Yes.

**CITY CLERK ANTHONY IVAN WILSON:** Motion passes. Five in favor. Zero against.

**COUNCILLOR PATRICIA NOLAN:** Okay. Uh, thank you very much. What we'll do is, uh, as per usual, just a couple

comments. I -- um, there's a lot of call for a meeting in person. I totally endorse that. I think we all want it. We will have it. We will. This is the first of -- uh, this will probably take some time to get to where we need to go. We all understand that, and this is the beginning of some conversations. It is the first time that there has been public discussion of this since the amendments were made, uh, in -- were -- were put on the table in November of 2021.

This is the second of a full Committee meeting. There's been other meetings, but we certainly continue -- we'll continue this. It won't go on forever, but we certainly look forward to working with all the stakeholders on a range of issues. What I will do now is call first on, uh, Health and Environment Committee, uh, members, which is Councillor Carlone, Councillor Zondervan and Councillor Azeem. And then if, uh, Councillor McGovern wants to say anything, that's fine. And then if, uh, Councillor Toner and, uh, Mayor Siddiqui, uh, want to, uh, weigh in, we'll go to them also.

And if, just so people know, the city staff, uh, Assistant City Manager, Farooq is in the call along with

her, um, key point people on, uh -- both, uh, Susanne Rasmussen and, and Seth Federspiel. So, any questions for them as well could be directed as -- as we have discussion, uh, moving forward.

This is obviously a discussion about a, uh, proposal put forth by the -- um, the city with a couple of changes, but it's really to talk all of them together, because the reality is, this was pointed out in the beginning, it's all of the, um -- the -- the mechanisms in the proposal from the city have not been changed.

It's really just around them, around the timeline or around some other elements of it. But the -- but the actual, uh, proposals of setting performance requirements and alternative compliance requirements. So, those main stall alerts have not been changed. So, let's go to, um, Councillor Carlone, and then Councillor Zondervan, and Councillor Azeem.

**COUNCILLOR DENNIS J. CARLONE:** Uh, thank you Madam Chair. And, uh, thank you for the presentation and the public comments. I feel I need to say that if the two top universities in the world can't do this until 2050, we're in terrible shape as an earth, uh, resident. And, um, how

can poorer cities or universities, poorer hospitals succeed? We're the leaders with MIT, with Harvard. We have funds unlike most cities. Uh, we have drive, we have determination. We have a great staff. And if we can't push this before 2050, we're -- we've given up. That's how I look at it. Uh, I think you have to set a goal. It's just like going to the moon. It was ridiculous. In seven years, we were going to go to the moon. Well, we achieved it all out.

And what I heard in the discussion is very concerning to me. Because if we can't do what we're discussing in 13 years, why do we even consider that we can do it in 28 years with the best universities, the best brains, the available funds, leadership, determination, staff? If we can't do it by 35, how can other places even consider getting close by 2050? So, I am both more determined and quite discouraged by the pushback.

Sure, it's going to be hard, but look what we're working toward. It isn't just Cambridge, it's everybody else around us. So, I hope the attitude in working together still focuses on doing the right things as fast as possible so others can learn from it. I -- I -- I must say, I -- I



feel like I'm talking to developers on this one, the initial meeting. Oh, we can't do that. We have to do it. Thank you, Madam Chair.

**COUNCILLOR PATRICIA NOLAN:** Thank you. Councillor Carlone. Um, obviously we'll come around and this can be, uh -- uh, a discussion. We'll go back and forth. Uh, Councillor Zondervan.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you Madam Chair, and thanks to my colleague, uh, for -- for his words as well. Um, I want to address a couple of points that came up in, uh, public comment. I -- I'm particularly struck by the fact that both Harvard and MIT have more aggressive goals than the City of Cambridge. And so, if it's good enough for them, and they believe it's feasible for them, why then is it not good enough for the City of Cambridge? And why would it not be feasible for the City of Cambridge to achieve similar goals?

And I'll point again to the 2017 example where MIT helped to create a massive solar installation in North Carolina that offset 17% of their, uh, electricity emissions. So, what's not feasible about that? And -- and as, uh, the Harvard representative pointed out, the

ordinance explicitly allows for those types of offsets. So there -- there's simply nothing about this ordinance or the amendments that we're proposing that mandates a study or -- or puts pressure on the grid that we can't handle. None of that is -- is accurate.

Now, in terms of the grid, you know, obviously we have to improve our grid that's independent of -- of this particular ordinance. And I certainly appreciate the concern about grid capacity, but I'll point out that -- that was never a concern before while we were adding all these commercial buildings until, we ended up in -- in the situation where a substation was proposed on Ferguson Street. And we became, uh, more aware of that -- of that issue.

So, the fact that that's now being held as a reason why we can't move forward in -- in the necessary way on our climate goals is -- is frankly, uh, a little bit, uh, unacceptable. I -- I certainly welcome the calls from Harvard and MIT to work together, and I've been scheduling meetings and -- and I know Councillor Nolan is scheduling meetings, and we're certainly happy to speak with, uh, anyone on -- on this topic.

But I do urge both of the university's, uh, and others to let go of this rhetoric of we can't do it, or, you know, we need to study the grid. That's -- it's simply not true. The -- the ordinance has sufficient compliance mechanisms in there that we can achieve our goals, even if the grid isn't upgraded at all. And obviously it will be because that is also necessary for our future. Thank you, Madam Chair.

**COUNCILLOR PATRICIA NOLAN:** Thank you, Councillor Zondervan. Councillor Azeem.

**COUNCILLOR BURHAN AZEEM:** Thank You. Um, so I wanted to make a few comments. Um, first, uh, I wanted to thank, uh, Councillor Nolan and Zondervan for their amendments. Um, I think in general, we should be pushing for a more aggressive date. I think 2050 is very late. And, uh, that piece in particular, I really do appreciate, uh, from, uh, the cost, uh, from the sponsors. Um, in general, I also wanted to thank, uh, you know, um, the people from the Kendall Square Association and a lot of the other people who are developing labs that have shown up today.

Um, uh, at least in the spirit of being willing to work together, um, I'm very cautious about regulations like

these because they are punitive, right? Whereas with like most development negotiations, you're getting the ability to build something in exchange, you have to provide community benefits. This is just a new requirement. Um, I think it's an extremely important environment -- uh -- uh, requirement. I think climate change is one of the most, uh, important situations, um, and, uh, one of the most important challenges of our time. And we should be very aggressive with it on a timeline.

I'm very interested in sitting down with everyone who came to speak today, um, and really working through the details. I think the timeline for me is the most important piece of this. Um, I don't really think that we can afford to wait till 2050, um, but a lot of the details, if there's concerns of the electric grid, um, and other sorts of like, nuances about like, uh, would this be allowed or that be allowed, I think that there's, uh, a lot of opportunities to learn that.

Um, I want to do this the right way. I think that, you know, Councillor Nolan has indicated as well and as well, um, but like, you know, this is very important. It's very important for us to go through the process because this

impacts large buildings. And, you know, a lot of the people who spoke today are developers of lab spaces or larger office buildings, but this also affects all housing.

Um, both like larger market rate housing, like the watermark, but also, uh, you know, the affordable housing, like Bridge Towers. We have like, you know, special exceptions and things like that, but it does in fact -- impact them. And once they're required to go net to zero, we'll include heavy fees for those excess emissions.

Now, I -- I also want to defend this. I think that's the right way to go in that we should be incentivizing net zero emissions for all sorts of development. Uh, it just means that we should be very thoughtful because this will be an extremely impactful bill. And I look forward to having a lot of conversations in the upcoming, uh, weeks about it. Thank you.

**COUNCILLOR PATRICIA NOLAN:** Thank you. Councillor Azeem. Councillor McGovern, you're as a member of the committee. Did you have something you wanted to ask or add or?

**COUNCILLOR MARC MCGOVERN:** Um, thank you. Um, am I a me -- I -- I don't think I'm a member. I'm not a member of

the committee. Am I officially?

**COUNCILLOR PATRICIA NOLAN:** I thought you are.

**COUNCILLOR MARC MCGOVERN:** I don't know. I thought I was, and then -- then earlier they said I wasn't. So, me? You know?

**COUNCILLOR PATRICIA NOLAN:** You were in the roll call, weren't you? Or no?

**COUNCILLOR MARC MCGOVERN:** Oh, yeah. Well, anyway, it -- it's getting late in the day. Um, no, I -- I do want to thank you, uh, Councillor Nolan, Councillor Carlone, Councillor Zondervan, and everyone who has, uh, you know, called this meeting and -- and --and -- and forwarding this discussion. Um, you know, I -- I did certainly, you know, regarding public comment. I mean, I -- I -- I did hear, um, you know, some concerns and -- and questions raised by, um, you know, the -- the -- uh, the universities, the, um, former Camb -- former Mayor Marc, et cetera.

Um, I also did hear people's willingness to try and, you know, work together to figure this out. And -- and -- and that's, I hope the direction that we -- that -- that we go in, because it is going to take everyone to figure it out. Um, you know, and we have to be respectful that there

are people that have different opinions and different points of -- points of views on this, and that's part of the work. Uh, I guess my question, and I don't know, I don't know if Ms. Farooq wants to answer this, or -- or maybe it's a -- uh, a, um -- it doesn't have an answer, but, you know, what -- what is the harm -- what is the harm of setting the goal at 2035?

I mean, we may not make it, right? I mean, and goals are tough. You want goals to be -- you know, you don't want to set people up for failure and goals to be unrealistic, but on the other hand, you also want goals to be aspirational, right? And it's -- it's -- it's always tricky, you know?

And so, you know, if we set the goal for 2035, I mean, if we set the goal for 2050, we're not going to reach it in 2035, right? Because the goal will be 2050, and we'll think we have that timeline. If we set the goal for 2035, maybe we got a shot at -- at reaching it in 2035. Maybe we get to 2033 and -- and -- and -- and we realize we're not going to make it, and then it gets expanded at -- at -- at that point, or we revisit it.

So, I guess, you know, yes, there's tons of

complications. I don't think the -- the -- the grid issues are -- are whenever they were brought up, I think they're legitimate issues. Um, I think the technology concerns or legitimate issues, but why not have an ambitious goal of 2035? I mean, what is the harm? Like, I just don't understand what the -- you know, what is the downside to that, even if we don't actually get there at some point.

**COUNCILLOR PATRICIA NOLAN:** Assistant City manager, Farooq, if you'd like to take a --

**ASSISTANT CITY MANAGER IRAM FAROOQ:** Through to you chair. Um, I'm -- I'm going to try and, um, I will also ask, um, Seth Federspiel and Susanne Rasmussen, if they could, I, if they have more specific details to add, but I wanted to say one kind of broader conceptual thing before I hand it over to them. Um, so I'm a fan of ambitious goals, for sure, and I agree 100% that if we don't set, uh, an ambitious goal, we obviously are, it -- it's highly unlikely that we will need it. Like, only -- only chance we have of meeting a goal is if we -- if we set it. So, um -- so, ambitious goal is good that way. Um, there -- there's two ways to have goals. So, one is to have a goal and then say, "Here. We will do things to get us to that goal."



**ASSISTANT CITY MANAGER IRAM FAROOQ:** And the second way is to say, "Here's a goal, and we are framing a legislation that backs out from that goal," and that's what we are doing in this instance. So, I think that's where it becomes a little bit more challenging if it -- if we, um, have a lot of reservations about, uh, being able to achieve it. Um, because what -- that means is that when you back out, we have, uh -- we are creating more aggressive targets in the next, um, you know -- starting from year -- year one, truly. So, um -- so, that will have, potentially, uh, a punitive impact, uh, on projects.

And, um, folks will have to find ways to, um -- if they're not able to meet it, which, um -- which, certainly, is a greater possibility if the goal this -- next, you know -- that, um, underlies a legislation is -- is very ambitious. Um, then it starts to become, uh, an impact on development. So, that's, uh -- that's, really, the, uh -- sort of, the big picture level. That's the, uh -- that's the pro and -- pros and cons of having the -- a really ambitious goal. Uh, and I can turn it over to Susanne and Seth to talk to the specifics in the context of, uh, this particular proposal.

**MISS SUSANNE RASMUSSEN:** Um, through you, Madam Chair. I wanted to add that the -- the set of 1100 BEUDO buildings is not a monolithic set of buildings. There is, there is Class A and I think many of, of class A representatives are, are here today, but there's also Class B types of buildings where the ability to -- if, if it is not achievable in the shorter term to try to reach this level of reduction, payments would have to be made. Um, obviously the alternative compliance payments, and those could be significant in relation to that type of a building.

Um, in addition, I, I think we've hoped that the amendments would result in -- actually, um, as the most energy reduction that we could see, rather than people paying to pollute, because it is more complicated to find a way to cost effectively use funds that the city takes in because of -- would, would take in through this kind of a mechanism, because we have restrictions on the degree to which we're able to invest in energy improvements in non-municipal buildings.

So, tho -- those are things to balance. Um, so I, I, I -- I'm not intending to say that these things will -- this harm will be caused, but these are some of the, the issues

involved in, in having a -- a, uh, more accelerated timeline if we're -- if it can't be met. And Seth, I don't know if you wanted to add to that.

**SUSTAINABILITY PLANNER SETH FEDERSPIEL:** I think you -  
- I think you've covered it too.

**COUNCILLOR MARC MCGOVERN:** Thank you. Thank you for that. Um, yeah, and I -- I said it's -- it is tough to -- you know, it is tough to balance, you know, all of this, um, especially when we're dealing with something that is such an impending, you know, crisis, right? I mean, it's -- there's -- um, la -- last question, um, Madam Chair, and I guess maybe this is for you, um, and, and, and/or Councillor Zondervan. Um, so right now, you know, there's, there's -- there's a piece of this discussion that's sitting in the Ordinance Committee, which I Co-Chair.

Um, we heard a lot today -- I mean, we've heard that both as we discussed this ordinance and today that, you know -- that there's been a lot of meetings already on this subject, but there's also been concern that not everyone who should have been at the table was necessarily at the table.

**COUNCILLOR MARC MCGOVERN:** And so, um -- uh, you know,

there's some concern about -- about, sort of, who wasn't there. Um, and we've heard folks say today that -- that, um, you know, we want to continue to work together and -- and have discussions. So, what is your -- I mean, what is -- do you have a plan? Like, is there a vision of how this is going to roll out because it's sitting in ordinance?

Is it going to kick back to ordinance in which -- and those conversations are going to happen there? Is something going to break off? Are they going to happen in a -- in this subcommittee? Are you -- or is it -- are you going to break off and people are going to get back together and, and work together outside of this and then come back to us? Like, where are we going, basically, so people understand what the pathway forward is going to be?

**COUNCILLOR PATRICIA NOLAN:** Yeah. I can take a shot at answering that. Your -- and I saw Councillor Zondervan's hand go up. My expectation is that we will work together. That this is -- remember, all of those meetings that happened before November, 7th when it was made public, were not public open meetings with all the stakeholders. No Councillor was there, no community activists. There was one representative of CPAC, but the whole C -- the Climate

Protection Action Committee, who's in total charge is to actually advise the city, the whole CPAC wasn't -- and they have actually encouraged us to accelerate the timeline. The CPAC letter was pretty clear that they wanted and expected some changes in what the proposal is. Remember, this is just a proposal based on some stake -- a subset of stakeholders, which is a great proposal and we love most of it. The question is, can we accelerate the timeline and change some things about it?

**COUNCILLOR PATRICIA NOLAN:** It is very complex. You haven't gone through many complex zoning changes, whether it's affordable housing overlay or others. I don't think it'll take three years, but I would expect this is not one that we're done in a couple weeks. Um, you know, I've certainly already reached out to Eversource. I expect to have those conversations. We need to understand the electrical grid capacity. We have a lot of questions to be resolved.

I hope Harvard and MIT -- I love the fact that they want to work with us as Councillor Zondervan noted. And both, uh, Mr. Louis and Ms. Gallup noted. Their own goals as -- as for the entire campus is to be carbon free by

2026, in four years. So, we're only proposing for most of the city by 2035, 9 full years after they have set their entire complex campuses. The entire City of Ithaca is working towards a goal of 2030 to entirely decarbonize the entire city in all 6,000 buildings.

**COUNCILLOR PATRICIA NOLAN:** So, I think it's feasible, um, but to your point, I don't think it would. I think the plan, going forward, is to talk to all of you, talk to stakeholders. I'm having a meeting with a couple of the stakeholders who have talked tonight, next week. You know, we'll continue those meetings to say, how can we get to the details really matter? As Councillor Azeem said, um, uh, other Councillors may have some other amendments they want to make or do. We're totally open.

You know, this is in our hands now, but the details will, I assume, be changed. And, I think, over the next month or two, there'll be a fair number of meetings to resolve what it is that we need to do. I don't know what the timeline for ordinances. I don't think we're under a, a, a -- you know, we -- we don't have to pass it in the next six weeks.

**COUNCILLOR PATRICIA NOLAN:** On the other hand, I think

we all want to pass it within the next few months if, if that's possible, but certainly not. You know, it'll take some time to sort that out. Does that answer your question, Councillor Zondervan, uh -- McGovern?

**COUNCILLOR MARC MCGOVERN:** A little bit.

**COUNCILLOR PATRICIA NOLAN:** So, I respect [crosstalk] maybe of the City Council. We could have a whole round table so that w --, the entire Council can -- I know the mayor has, has been interested in that or, uh, set up meetings for maybe community input, not outside of a formal committee meeting. So, it's more of a dialogue. I think that's the kind of -- of discussion we can have.

**COUNCILLOR MARC MCGOVERN:** Yeah, I think that's what, um -- I think that's, sort of, what I was getting to. Um, you know, you guys are obviously having conversations with people, which is great, but those aren't open to the public either. Those are conversations that you're having in private, right. So that's, you know, go to -- you know, take that for what it is. Um, and then, this forum doesn't really allow for great dialogue. People get their three minutes and, you know, there's no conversation.

So, I guess, what I would just, you know -- I guess I

just hope to see some sort of more formal process be, sort of, laid out there that, whether it's our round table type meetings or whatever. So, how is this -- how is this going to happen? How are we going to get there so that we're actually having real conversations instead of this, sort of, clunky format that we have in our committees?

**COUNCILLOR PATRICIA NOLAN:** Can I just -- would I work with you then, as ordinance, and say, "Hey, let's jointly work this out because this committee is only a subset of the council, but -- but we can certainly host a community meeting on this." That's a round table writer I could call it or we could call it a couple Councillors to -- to have more of a conversation and, hopefully, it can be in person. Is that the kind of thing you're talking about? I'm happy work on that kind of -- Yeah,

**COUNCILLOR MARC MCGOVERN:** I think -- I think it can happen. I mean, there's a -- there's different ways to do it, right? You could call a -- a larger meeting that people can go to and you can sit and sort of talk about, work out, some of the conflicts that -- that exist and then come back to ordinance with an amended, you know -- so, an -- an amended ordinance that everyone is kind of on the -- on a -



- in agreement on, and then we can take it from there or we can do it in another capacity.

But, um, I think getting -- you know, having a -- setting up a -- setting up a situation where people can actually get into the nitty-gritty and, and, and get into where the conflicts are, and hopefully work -- compromise and work out something so that what, then, comes forward is a more agreed upon, um, proposal would, would be helpful. But I've taken up too much time. I'll -- I'll yield the floor.

**COUNCILLOR PATRICIA NOLAN:** I want to -- I, I see Councillor Toner and Councillor Zondervan; but also, Mayor Siddiqui's hand is up, so I'd like to defer to her if she would like to, uh, comment now.

**MAYOR SUMBUL SIDDIQUI:** Yeah. Uh, thank you. Um, I was just going to add that, as I've mentioned to you, Councillor Nolan. Um, you know, it's clear that, uh, folks want to have a more in depth uh, con -- in our discussion. And if the committee and Councillors are interested in series of round tables, uh, you know, I'm happy to help the -- you know, you in that respect, uh, if there's additional community meetings.

I think we have a good blueprint of -- based on a lot of what's been submitted about the questions that are coming up and the concerns to base, you know, a series of conversations off. So, I think, really understanding those questions, those concerns, um, and going from there, you know, is a -- is a good next step. And feel free to use me in whatever capacity, uh, with that regard. That's all I wanted to say. Thank you.

**COUNCILLOR PATRICIA NOLAN:** Thank you, Mayor Siddiqui, I know you've been following this closely and working hard on these issues along with about a gazillion others. Councillor Zondervan, did you have something for, uh -- pertaining to this or should I go to Councillor Toner? Yes, Councillor Zondervan.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Madam Chair. I just want to respond, uh, directly to Council McGovern's question. Um, uh, I'm certainly open to, you know, a round table or -- or some other forum, but -- but the, the matter -- the, the amendments properly are in the Ordinance Committee and -- and I'll work with Council McGovern, but -- but we'll likely schedule an -- a follow up hearing in the next month or so.

Um, and in between, again, you know, happy to have other conversations, um, private, public, what -- whatever folks want. Um, but you know, I -- I don't -- I don't want to get too creative about designing some special process here. You know, we have a process for considering ordinances and amendments and -- and we're following that process and -- and we've certainly had, uh, plenty of opportunities for -- for people to let us know of their concerns and -- and we'll have plenty more before we take a vote on it.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Um, I briefly want to remind folks that in -- in 2009, which is already more than a decade ago, the then Cambridge City Council declared a climate emergency. And as part of that hearing, which I did attend as -- as a resident, um, the City Council -- the Fire Department granted permission for the, uh, first and only time to have a fire in City Hall.

And, and the purpose of that was to do a little demonstration where, uh, one of the scientists lit a small piece of -- of paper on fire. And then while everybody was talking, the -- the piece of paper burned down. And, and the point was that the earth is burning and, you know, we

can -- we can keep talking. We've been talking for, you know, 10 years, 20 years, 40 years, about this issue; but at some point, we need to take action.

And, you know, I, I -- I'm always open to -- to having more discussions, but -- but I don't want us to drag this process out beyond, uh, what is -- what is necessary to, uh, you know, vet the issues that have been raised and -- and to get to a point where -- where we make a decision.

**COUNCILLOR PATRICIA NOLAN:** Thank you Councillor Zondervan. Councillor Toner, would you like to ask questions or comment?

**COUNCILLOR PAUL F. TONER:** Yeah. Thank you, Madam Chair. I -- I just want to, uh, second what Councillor McGovern and Mayor Siddiqui were saying. Uh, you have, uh, uh, businesses, developers, the university, saying that they want to be part of the solution and work with the city. Um, we can agree to disagree about the process. Um, right now, you have an Ordinance in front of you that is different from what the business community and, then, the university community thought was going to be going forward.

So, I think we should take the appropriate amount of time to work out the differences and figure out, uh, what

can be done and, uh, what, you know -- what the proper course is. Um, Ms. Rasmussen, I haven't had the chance to meet in person, but I, uh, you know -- I agree with her that, you know, not all, uh, labs, not all buildings are the same.

**COUNCILLOR PAUL F. TONER:** And since so many of you have been on school committee or been involved with schools in the past, I, I, you know -- this is a little bit analogous to No Child Left Behind when we declared that everybody was going to be able to, uh, be proficient in reading and mathematics by 2014. Uh, how did that work out? Um, and I -- I understand the urgency of climate change and I, too, want us to get there, but I don't want to see an awful lot of people get punished who are trying to do the right thing, uh, through the process.

So, one -- one idea I have for -- for people to consider is, you know, as we have this discussion, maybe it's more about creating incentives and, uh, rewards for people who can meet the goals quicker as opposed to expecting everybody to meet the same goals by 2035. Um, you know, some -- some folks may be able to meet them by 2035 and, maybe, they should be rewarded for it. We should ask

them to share their technology and how they did it. Um, but others may not have that capacity or the -- the resources to do it. So, I, I just hope we'll -- we'll take a thoughtful approach to it as we go forward, and thank you for letting me speak.

**COUNCILLOR PATRICIA NOLAN:** Thank you Councillor Toner. Councillor Carlone.

**COUNCILLOR DENNIS J. CARLONE:** Thank you, uh, Madam Chair. I, I think this has been a positive discussion as -- as negative as I seemed in the beginning. And now I -- what I think is we heard this doesn't work, that can't work, we don't believe this. I would ask that each of the parties, um, including the city, look at the proposal before us and comment on it. And then, those of us who feel we have to move more quickly need to reach out to experts, as well, to evaluate that.

I mean, that's what it's going to come down to. And the sooner we do that, the better it will come to some conclusion faster instead of -- as was said earlier, that it could just drag on, and on, and on. And nobody wants that. That's just delaying any action no matter what your position is. So, I, I -- I would recommend we do that and -

- and request that. And, you know, MIT, Harvard has specialists. Let them please write it down what Sarah and Tom mentioned, but back it up and we'll ha -- and the city too, and we'll have to do the same. We'll -- we'll find the people that have, uh, supported what we are proposing. So, thank you. I yield.

**COUNCILLOR PATRICIA NOLAN:** Thank you, Councillor Carlone. And along those lines, actually, I did have a question. I've waited, uh, till this to ask. Have we, uh, modeled the estimated future electricity demand just for the propo -- for the model, as proposed, because it's still a model where there's immense electrification. There is going to be a greening of the grid, but -- but whether you accelerate or not, it's still something that will require because there's -- there's no way to get to fossil fuel free without electrification.

And, have we modeled it for the required grid build out for our existing, uh, city if -- regardless of what happens as we go forward. And there's labs already. We know there's several examples. There are lab buildings that are being built that are 100% percent electrical. Labs are very high users of energy.

So, if we actually modeled that and made sure that we understand the grid capacity for that -- because, then, that would help us understand what it is that we would need to do if we accelerate.

**COUNCILLOR PATRICIA NOLAN:** Go. Go ahead, Susan. Have a --

**MISS SUSANNE RASMUSSEN:** Okay. Through you. No, we have not -- we have not modeled this on a detailed level. We are, um, engaging with Eversource to talk about our Net Zero Action Plan as a whole; and what that means in terms of -- of their load forecasting. Um, I wouldn't characterize those conversations as very conclusive at this point, but it is something that we're attempting to do. And, um, obviously, there are -- the state is -- is moving at -- also, towards a -- a 2050, um, uh, overall goal for -- for carbon neutrality.

So, there's forces there to push the, the -- for, um, great improvements over that period of time. So, in that way, like, the proposal that, uh, was put forward, um, in November is sort of aligned with what one should be expecting in terms of what the capacity -- the grid capacity will be in Massachusetts, in general, but we have,



um, started those conversations with a resource and, um, I think there's -- there's a --- there's some catching up there.

I, I think they're -- they're still showing like growth in -- in gas load, which obviously is very inconsistent and we've -- we have been communicating that that is very inconsistent with where we're trying to grow as a city. So -- but that's a long-winded way of saying no. We -- we have not done in a very specific sort of year by year, um, attempt to do load forecasting.

**COUNCILLOR PATRICIA NOLAN:** Yeah, I mean no matter what the proposal, we need to understand that so that the idea that -- that we have to do it for the 2035 proposal or whether it's 2050 -- because as you noted, the state has that goal; but the state also has an interim goal of 2035, a 50% reduction, which will require a massive increase in electrification. And that's by 2030, that is eight years from now. That's a lot sooner even than 2035. That's a massive reduction as well. And it's a state law, it's not just a target; it's actually required.

Um, the other, um, question is, I -- I'm a little -- the top 25 emitters, have we had conversations? I mean, it

-- those numbers which are straight from the open data portal are -- suggest that just 25 buildings out of the 1000 buildings in Cambridge are responsible for 19% of our total emissions as a city. Ha -- has there been a -- a gathering of that group and does that make sense for us to gather with them and, and -- and try to understand how it is that we can be supportive, and incentivized, and do everything we can to use carrots if, uh -- and sticks, maybe, a combination to get those, um, emissions down because that would be a massive boost to our efforts.

**ASSISTANT CITY MANAGER IRAM FAROOQ:** Um, sure. I'm going to, um, ask Seth to -- to speak to this a little bit. Uh, but the specific parties that you have mentioned have been part of the conversations, uh, that we have had with the, uh, impacted -- with the BEUDO -- BEUDO, um, building owners. Um, I -- I did want to say just to an earlier point that came up about who we have, uh, spoken to. Is that throughout the course? I mean, even though those detailed consultations, um, that we were shopped were with the, uh - - primarily with the impacted communities -- uh, impacted, um, owners.

We did, throughout the course of the process, bring

back updates to CPAC, to, uh, the Health and Environment Committee, uh, and to the Net Zero, um, Action Plan Committee. So, there were certainly open forums where people were aware of what was being proposed and had opportunity to weigh in on the discussions. In terms of, uh, just coming back to those 25, we have not specifically said we want to frame something that's different for those 25 because we have been working throughout with the presumption that we are coming up with the model that's going to work for all of BEUDO communities. I mean, all the BEUDO, um, impacted buildings, uh, but I'll turn it over to Seth if there's anything to add to that.

**SUSTAINABILITY PLANNER SETH FEDERSPIEL:** Sure. So, through you, we -- we just, um, received the request, specifically, for the top 25 emitters, but we have also been analyzing, um, the proposal that all buildings be required to achieve an average level of emissions as the starting point for their baseline, and then reduce an additional 20% below that as -- as in the council proposal. Um, and what we found in initial analysis of that proposal is that, um, many buildings would be affected by that proposal.

Um, so it, -- it would likely increase the stringency of, uh, the performance requirements over, um, what was proposed in November, um, but it would impact a wide variety of buildings, um, at different levels. And the impact does vary by sector, um, and -- and by the types of buildings. Um, and so, you know, again, I think a question here is where the responsibility for, um, meeting the stringency of -- of the proposal lies and what the impact in terms of actual emission reductions would be from proposals that are structured in different ways, um, given that there are multiple compliance mechanisms in the Ordinance.

And, of course, if buildings do not comply at all, um, then -- then we're left to penalties as a way to encourage compliance.

**COUNCILLOR PATRICIA NOLAN:** Right. That makes sense that -- yeah, that's open to discussion about where that -- if there is a -- a hybrid situation, where it would go? Would it be -- as I think I said in opening, should it be a standard deviation above the average? You know, that -- that's to be worked out, but it -- it is -- is it true that there's just 25 buildings responsible for 30% of the 1000

of the BEUDO building because that's what the data showed, but we want to make sure we're not saying something that is not accurate? But that was -- I believe that's the --

**SUSTAINABILITY PLANNER SETH FEDERSPIEL:** We're -- we're going to -- so, we received that request for data analysis at two o'clock today, so we haven't completed it yet; and we'll work on that and get back to you with feedback.

**COUNCILLOR PATRICIA NOLAN:** Well, I -- I'm happy to say what we have, but not to be too -- this, this is not something that should have just come up now. This BEUDO data has been around for two years, it's been for five years. So, I -- I guess -- I assume there would've been already an analysis of the top 25, the top 100, the top 80% of emitters. Is that -- because that's what happened in the past, right? In 2016, the report showed that.

**ASSISTANT CITY MANAGER IRAM FAROOQ:** Sure, we've not been working to try to create differential frameworks for, um, emitters at diff -- I mean, carbon emitters at different levels. We have been working to come up with a uniform policy. So, could we have come up with -- could we have looked at the data and sliced it any different way in

-- during the course of gathering it?

For sure, uh, but that was not, uh, an approach we took and so, no, we have not, um, collected data or -- or sliced it to figure out who were the top emitters at -- at any of those numerical levels because our approach was more of a uniform one.

**COUNCILLOR PATRICIA NOLAN:** Yeah, no, I understand that. And yes, I did say I just wanted confirmation. I -- I honestly assume this is already under, because you cannot have a database of a thousand buildings without understanding if -- if the top 100 are responsible for 40% of the emissions, you don't even deal with the other night because we keep constantly referring to BEUDO as the be all and end all.

So, I really hope this moves the conversation further and we do that kind of analysis. I'm happy to tell you the kind of way I approach it, which I think is really helpful. If that's true, then our job, actually, is a lot easier. If we can work with 25 buildings and get 20% of citywide emissions and 30% of BEUDO, that would be fantastic. So, those are my questions. I had a couple comments that I -- ignore them, but I will go to Councillor Zondervan, who had

his hand up.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Madam Chair. Through you. Um, I -- I wanted to point out that a -- a decade ago or so, um, MIT produced a map of roof -- solar roof potential in Cambridge. And if memory serves, the vast majority of those opportunities remain untapped, which means that we have enormous, um, untapped solar potential still in Cambridge. And, you know -- again, we've pretty much squandered the last 10 years. We haven't done enough to develop that potential. That doesn't mean we -- we have to do the same thing in the next 10 years.

We could actually, um -- more aggressively develop that potential as one of many strategies that we need to employ to make sure that as we electrify, we don't increase the load on the grid. I firmly believe that we will be able to decrease the load on the grid even as we electrify because that's what we actually have to do, uh, to be successful.

**COUNCILLOR QUINTON Y. ZONDERVAN:** And again, we -- the Ordinance allows offsite renewable electricity, which means that we don't have to put all that load on the grid. Um, I do have a question for the staff. I know that we are in a

contract negotiation or -- or, um, creation phase with our community choice aggregation and -- and it's been mentioned that the, um, BEUDO Ordinance applies not only to commercial buildings, but also to, um, many residential buildings.

And, of course, as soon as the city is able to procure 100% renewable electricity through the community choice aggregation program, all of those residents, instantly, would comply and therefore the emissions from those buildings under BEUDO would be significantly reduced instantly. So, are you able to do that analysis and, and tell us what that, um, reduction would represent? And also, you know, how soon we can, uh, expect to -- to arrive at that point?

**ASSISTANT CITY MANAGER IRAM FAROOQ:** Through -- through you Chair. Um, just --

**COUNCILLOR PATRICIA NOLAN:** Go ahead, assistant City Manager.

**ASSISTANT CITY MANAGER IRAM FAROOQ:** Um, just so I understand the question, um, Councillor Zondervan, you're -- you're asking for an analysis of what the implications would be if our aggregation provided 100% renewable



electricity and -- and how much of an impact that would make on, um, emissions from the BEUDO buildings? Am I getting that correct?

**COUNCILLOR QUINTON Y. ZONDERVAN:** Through -- through you Madam Chair? Yes. So -- so, for example, suppose that we were able to get 100% renewable electricity through community choice aggregation by 2025. Now, can we look at that -- how that would be distributed across the BEUDO buildings? And we might conclude that that would represent the 20% emissions reductions off the bat, right? So that would just be free, right?

Just by being enrolled in the community choice aggregation, all the buildings instantly achieve a 20% reduction. I'm not saying that's true. I'm saying doing that analysis would help us gauge how true that is. And then of course, again, it's important for us to understand how soon would we be able to achieve that, that milestone.

**ASSISTANT CITY MANAGER IRAM FAROOQ:** Um, through -- through you, Chair. Uh, we have not done that analysis. Um, part of the reason is that the discussion of what shape -- what shape the next version of the aggregation will take is not something that is, um, resolved just yet. Um, as - as,

you mentioned that we are -- are still, uh, early in that -  
- in those discussions and in thinking. Um, and then the  
second piece is that, uh, the -- the various buildings  
have, um -- have a mix, obviously, of both gas and  
electricity.

So, it would impact those -- the electrical component.  
And depending on where the, um -- where the pricing landed,  
whether that would be -- there -- there's a number of, uh,  
factors that would be harder to -- to gauge whether, uh, it  
would -- it would incentivize a fuel switch or not, or  
whether, um, folks would stick with the aggregation or not.  
And all of this depends on the -- the price as well.

**ASSISTANT CITY MANAGER IRAM FAROOQ:** And so, there's a  
number of question marks. So -- so, no, but short answer is  
we have not done that analysis. Uh, I am not short of  
consulting with staff, uh, right here. I can't say how  
complicated of the analysis is, but we can certainly go  
back and take a look at, uh, if there are straight, uh --  
just sort of straightforward ways to even create proxies  
for what that might be if we stayed with existing, um --  
existing assumptions of existing, uh, fuel sources.

And, uh, I mean electric versus gas or -- and also

stayed with the existing number of folks within the aggregation. We may be able to come up with some, um -- some proxy numbers, uh, but recognizing that those, uh -- there are many factors that might change that. So, uh, I would want to consult with staff before committing to -- to something like an analysis of that nature. But, um, we'll certainly take a look and be back in touch.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, and through you Madam Chair. I appreciate that answer and I'll -- I'll point out again that, you know, the community choice aggregation is another example where we don't need to do anything to the grid, right? We -- we can just flip a switch and -- and boom, a huge chunk of our electricity is suddenly 100% renewable without any changes to the grid, the -- in -- in terms of the price.

If -- if you're doing analyses, I would also encourage you to look at the pricing of 100% renewable electricity, historically, over the, uh, aggregation versus the Eversource, uh, six-month base rate averaged out because it's my understanding that the 100% electricity was still cheaper. So, you know -- and -- and we have every reason to believe that going forward that will continue to be true.

Thank you, madam Chair.

**COUNCILLOR PATRICIA NOLAN:** Ms. Rasmussen, did you want to say something?

**MISS SUSANNE RASMUSSEN:** Uh, yes. Through you, Madam Chair, I -- I just wanted to note that the, um, energy efficiency will -- will certainly lead to a reduction in the need for a grid capacity; but buying renewable energy through, um, virtual power purchase agreement or in other ways doesn't change the grid capacity question because the electrons have to be delivered to each building in Cambridge.

So, if -- if we are converting buildings to electricity and -- there will be an increase in the need for transmission, unless the energy efficiency programs can be so effective that they can basically eliminate the gas load that's being converted to an electricity load. So, I just wanted to -- to, sort of, disassociate those two. And we still need the electricity transmitted here, regardless of what other procurement mechanisms we use to have that electricity be green.

**COUNCILLOR PATRICIA NOLAN:** Thank you. Are you, uh, done Councillor Zondervan?

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Madam Chair, I just wanted to briefly respond. I -- I do agree with Ms. Rasmussen but -- but the point is precisely that we need to ensure that we are reducing the energy requirements as we retrofit these buildings. That's what we've done. That's what I did in -- in our home. We reduced the energy load by 30% and then offset the remainder by 66% through solar. That's what Alexandria is doing in their new bio lab down the street from me by using a geothermal field.

So, again, I -- I don't think we can afford to say if we do that, we have to do that. That should be our goal. And -- and so, we -- we cannot hang this on, we need more electricity on the grid. We have to do everything that we can and that we know is technically feasible to reduce our requirements, reduce our dependence on grid electricity, increase renewable energy, increase our efficiency, and -- and meet our goals that way. Thank you, Madam Chair.

**COUNCILLOR PATRICIA NOLAN:** Thank you, Councillor Zondervan. The hour of the end of the meeting is near and I think it makes sense given that we will be continuing this conversation. Uh, I think everyone here believes it is time

for us to continue the conversation to have, also, a variety of means of which we communicate. So, there will be meetings, there will be public community, we can, uh, bring folks in. Uh, there can be round table.

I'll work with the mayor and with the chairs of the Ordinance Committee to make sure those happen. Very happy that, uh, all the folks in public comments said they stood ready to help us with this. This is an urgent matter. It is something to remind us all that -- there's lots of questions in here. I really hope for feedback on this. And what I would want to remind us all of, and I didn't hear anyone even address this or talk about it, is how is it that we can change it so that all of our past work -- we have documentation that it didn't lead to the results we want and we cannot afford to not have that happen --

**COUNCILLOR PATRICIA NOLAN:** We cannot afford to have that happen in the next 10 years. That our own consultant report on the Net Action Plan to bring it back, said the next 10 years will be critical. The IPCC is saying it's critical, and this is the time to remind us all this is the first time the, the -- this specific amendment, even if there were some intimations and some, uh, suggestions or --

put out to both the council and CPAC, for instance, about what the proposal might be.

There -- there was nothing ex -- until it was formal in November. And that was not, uh, something that any of us could weigh in on until we knew the formal, uh -- the recommendations there. That even of itself is a draft recommendation, just like our amendments are draft recommendations. I want to end by reminding us all that if there's anything we learned from COVID, it's that when we treat something like an emergency, we literally do things that we never ever thought possible.

**COUNCILLOR PATRICIA NOLAN:** No one in their right mind would think that we could have come up with the hundreds of thousands in the state and millions of doses of a vaccine in people's arms right now today, including mine. Uh, we know that if we had as uh -- has been reminded also that this city -- this country totally transformed everything they were working on. It was often referenced in our discussions about pivoting with COVID and World War II.

If we had had the kind of complacency that I, kind of, hear here, we can't possibly do it. We're not sure we have that -- our mindset can't be, "Can we do it? Is it

feasible?" Our mindset has to be, "How can we do it? How can we make it feasible? How can we support people? How can we make -- benefit from all those folks at Harvard and MIT who are working on climate issues?"

**COUNCILLOR PATRICIA NOLAN:** I would be thrilled to have them come and tell us how they did get the reductions of 20 and 30% while during a period of intense growth. We -- I -- I don't think we can afford to say, "Can we do this?" We have to get to the point where we say we must do it. And then the question is, how can we do it? So, is it feasible? It's got to be feasible in some way. There's a whole range of ways it can be feasible.

I look forward to the discussions. It certainly will involve infrastructure. It will involve Eversource. Everybody is to be at the table. I don't think anyone thinks we could just throw this out there and, and -- and not have talked to all stakeholders. That's the process we're going through now. So, I think it's exciting that we're here. I think it's really good that we're pushing.

**COUNCILLOR PATRICIA NOLAN:** I really am grateful for all of the questions that were asked, the concerns, and the offers of help. And those questions will just make this



better. And all those questions about who -- how is it that we're going to get to this? But those should be the questions. "How can we get there?" Not, "Should we do this." I -- we don't have a choice. If we are going to meet, even, our own goals, much less be, and

I -- I am not satisfied if Cambridge is not a climate leader and we are not a leader if we're just satisfied with doing what the state and what the world is supposed to do. Um, and -- and I -- I think that -- I'm positive that there's a way we can get there if we all, uh, work together. So, the hour of the media has arrived. I think -- I don't know if we have to adjourn formally, but I will, uh, entertain a motion to adjourn. And I look forward to seeing all of you in whatever form it is that we will have. Hopefully, in person, very, very soon.

**CITY CLERK ANTHONY IVAN WILSON:** On that motion to adjourn:

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone - Yes.

Councillor Marc McGovern - Yes

Councillor Quinton Y. Zondervan - Yes

Councillor Patricia Nolan - Yes

**Yes-5, No-0, Absent-0. Motion passed.**

**CITY CLERK ANTHONY IVAN WILSON:** Motion passes. Five in favor, zero against.

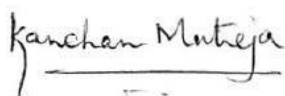
**COUNCILLOR PATRICIA NOLAN:** Thank you all. Send those questions and comments our way.

**The Cambridge City Council Health & Environment Committee adjourned at approximately 05:02 p.m.**

**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 21st day of March 2023.

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

Signature of Transcriber

Minutes Acceptance: Minutes of Mar 8, 2022 3:00 PM (Committee Reports)

**Documents for Discussion**

**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.

A communication was received from Councillors Nolan and Zondervan, transmitting a memorandum regarding BEUDO Amendments.

A communication was received from Seth Federspiel, Sustainability Planner for the City of Cambridge, transmitting a presentation