



City of Cambridge

Executive Department

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City Manager

CMA 2025 #292
IN CITY COUNCIL
December 15, 2025

I am writing to recommend the appointments of nine members to the newly established BEUDO Review Board for a term of three (3) years, effective December 15, 2025.

The BEUDO Review Board is established under Chapter 8.67 of the Cambridge Municipal Code, the Building Energy Use ordinance, which requires annual reporting of energy and water use data as well as greenhouse gas emission reductions for non-residential properties over a certain size. The function of the Board is to make recommendations and decisions on property owner applications for Hardship and Deferred Compliance Plans related to emission reduction requirements. The Board will also in future years review whether to continue exempting fossil fuel backup generation systems from compliance requirements and will review and approve the types and geographic limits of carbon credits that can be used to offset onsite fossil fuel emissions as outlined in the Ordinance.

The Review Board by ordinance is made up of nine (9) members, including two (2) climate advocates, two (2) real estate or business sector representatives and five (5) members with technical expertise. Technical experts appointed to the Board must understand the urgency of climate change and may include but not be limited to energy engineers, decarbonization retrofit project managers, building engineers, and accredited professionals in sustainable building design.

Cambridge residency is not required to serve on the Board, but Cambridge residents and/or business owners were strongly encouraged to apply. All selected members demonstrated an understanding of the Cambridge built environment and issues related to building decarbonization.

The City Manager's Office posted a request for applications for the Building Energy Use Disclosure Ordinance (BEUDO) Review Board on the City website and in a City news release on October 6, 2025, with a closing date of October 27, 2025. During the application period, City staff conducted targeted outreach to BEUDO building owners, climate advocacy organizations, business associations, building industry groups, and other key stakeholders. The call for applicants appeared in several editions of the City's Daily Email Update and was featured prominently on the City's BEUDO webpages. It was also shared in the City's BEUDO Newsletter, which has 1,021 subscribers who signed up specifically for BEUDO updates.



There were twenty-seven (27) applicants, fifteen (15) of whom were interviewed. The interview panel, made up of City staff members, has recommended the appointment of nine (9) of those applicants.

I am pleased to recommend these nine individuals whose expertise and experience will enable them to be valuable members of the BEUDO Review Board:

- Margary Davies (climate advocacy representative)
 - Former university administrator with deep experience in policy and faculty affairs. Served on the Net Zero Action Plan Task Force, contributing to the development of Cambridge's BEUDO Amendments. Active climate advocate with Mothers Out Front since 2018, leading local and statewide campaigns for strong climate legislation.

- Kay Mammo (climate advocacy representative)
 - Expertise in green building education, climate policy, and community engagement. Develops and manages training and events at green building advocacy organization. Volunteer member of the Somerville Carbon Free & Healthy Schools committee. Degrees in environmental sustainability, equity and public policy.

- Peter Glick (business/real estate representative)
 - Entrepreneur and investor focused on life sciences and environmental impact. Founder of Rise Up Solar, helping nonprofits access affordable solar energy for their buildings. With leadership experience across multiple biotech companies and a background in strategy and finance, brings a systems-level approach to innovation.

- Andrew Richardson (business/real estate representative)
 - Licensed architect with expertise in energy-efficient building design at leading commercial and residential architecture firm. Specializes in high-performance building envelopes and integrating passive house standards into practice. Committed to advancing cost-effective strategies for building decarbonization.

- Liz Galloway (technical expert)
 - Experienced in high-performance building design, energy modeling, and decarbonization. Leads Harvard's Sustainable Buildings program. Has guided municipal and institutional projects across Massachusetts. Active climate community advocate. Licensed engineer and certified energy professional.

- Joe Higgins (technical expert)
 - Oversees infrastructure across 160+ buildings and leads MIT's decarbonization strategy, including district energy transformation and large-scale solar initiatives. Has deep expertise in engineering, operations, and sustainability. Serves on local and regional building committees advancing resilient, low-carbon development.

- Vivan Malkani (technical expert)
 - Technical consultant leading decarbonization strategy projects for state agencies and utilities on building electrification, clean heat, rate reform, and the future of gas infrastructure. Holds degrees in engineering and political science. Is an active community volunteer supporting climate and energy initiatives.

- Liz Reichart (technical expert)
 - Oversees building energy programs and federal rebates for the Commonwealth. Helped develop Washington state's first statewide Building Performance Standard (BPS) and expert in BPS policy, compliance, and technical tools. Published BPS author, experienced in benchmarking, and committed to supporting BEUDO goals.

- Ben Silverman (technical expert)
 - Experienced policy advisor and manager of climate regulations including building performance standards in non-profit, local and state government sectors. Led development of building performance standards and climate policies across major U.S. cities. Frequent speaker on sustainable building strategies, equity, and climate.

The next anticipated vacancy for this Board will come in 2028.

I appreciate the willingness of these community members to serve on the BEUDO Review Board and, with your approval, look forward to their appointments.