

## VITA NUVA, LLC

March 4, 2011  
2435 Bedford Street, #1B  
Stamford, CT 06906

Connecticut General Assembly  
Commerce Committee

Re: Raised Bill 6525

This letter is in support of the proposed Section 17 of Raised Bill 6526, "An Act Concerning Brownfield Remediation and Development as an Economic Driver," as it would be revised consistent with the written testimony of Barry Trilling, Chair of the Public Affairs Committee of President of the Connecticut and Suburban NY chapter of NAIOP Commercial Real Estate Development Association. The core of this proposed revision is to provide true liability protection for legitimate brownfield redevelopers, without restriction as to number of projects allowed or requiring a broad non-technical evaluation. Rather what Connecticut needs is a straightforward provision that treats "innocent" redevelopers differently from polluters. In exchange for liability protection, the redeveloper applicant would provide a proper investigation and remediation under an expedited review process from Connecticut Department of Environmental Protection.

Connecticut desperately needs to accelerate the pace of brownfield remediation and redevelopment, key to urban revitalization throughout the state. As someone who has worked as a developer and advisor on brownfields throughout the United States for the past twenty years, I know that a clear, fair and time-effective program, that protects both the State and the applicants, will result in more remediation and redevelopment. As an active participant in New York City's new Brownfield program (done under a Memorandum of Understanding with their State environmental agency) I can say that in under a year, the first group of lightly contaminated sites have been reviewed in an average of 35 days each, and are already underway.

I urge prompt consideration and passage of NAIOP supported version of the proposed Section 17 of the Connecticut Comprehensive Brownfields Remediation and Revitalization Program.

Sincerely,

Barry Hersh, AICP  
Clinical Associate Professor of Real Estate  
New York University  
Partner, Vita Nuova LLC  
Board Member, NAIOP Fairfield/Westchester