



# SARA C. BRONIN

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**SUMMARY:** *Mexican-American attorney, architect, and nationally-recognized scholar with extensive experience in organizational management, development, public speaking, and advocacy. Has built coalitions, changed laws, and given people the tools to protect and enhance the great places that shape our lives.*

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## LAW PROFESSOR

### UCONN LAW SCHOOL POSITIONS

- Thomas F. Gallivan Endowed Chair in Real Property Law, 2016-present; Professor, 2013-2016; Associate Professor, 2008-2013; Gallivan Research Professor of Law, 2006-2008
  - Teaches property, land use, historic preservation, and renewable energy law
  - First Latina & youngest endowed chair at the Law School
- Co-Founder & Faculty Director, Center for Energy & Environmental Law, 2009-present
  - Leads hiring of executive director and implements Center's academic mission
- Organizer or Co-Organizer for 10 interdisciplinary conferences (average budget: \$20,000)
  - Topics have included climate policy, historic preservation, and green building
- Chair, Facilities Committee, developing facilities usage policy and Master Plan for National Register campus and working with Dean and Development Office on fundraising strategy
- Faculty Advisor, Latino Law Students' Association

### NATIONAL POSITIONS

- Member, American Law Institute, a selective group of judges, professors, and attorneys producing scholarly work to clarify, modernize, and improve the law, 2015-present
- Chair, Association of American Law Schools State & Local Government Section, 2015-2016
- Executive Committee Member, Association of American Law Schools Natural Resources & Energy Section, 2015-present
- Distinguished Energy Law Scholar in Residence, Vermont Law School, 2017

### INTERNATIONAL POSITIONS

- Visiting Scholar, The Sorbonne, Paris, France, upcoming 2019
- Visiting Professor, University of St. Gallen, Switzerland, 2016
- Lecturer, University of Oxford (England), Pompeu Fabra (Barcelona), Renmin University (Beijing), Queen Mary's University (Edinburgh), Queen's University (Belfast)
- Honorary Consul General, Government of Mexico, State Department approval expected 2019

## LEADER

### CHAIR, CONNECTICUT TRUST FOR HISTORIC PRESERVATION

- Chair, 2018-present; Vice Chair, 2016-2018; Board Member, 2008-2010, 2013-present
- Drafted and oversaw the adoption/implementation of Strategic Plan, with input of 300 people
- Rewrote governing documents & restructured Board committees to align with Strategic Plan
- Hired new executive director, development consultant, and branding consultant
- Drafted and designed new website: [www.cttrust.org](http://www.cttrust.org)

- Oversees annual budget (\$1.2 million in FY19) and endowment investments
- Supports first-ever comprehensive overhaul of gift acceptance/acknowledgement procedures, donor research, and solicitation strategies to prepare for major gifts campaign

#### **CHAIR, CITY OF HARTFORD PLANNING & ZONING COMMISSION**

- Chair, 2014-present; Commissioner, 2013-present
- Drafted and oversaw the adoption/implementation of an award-winning form-based zoning code, personally conducting over 75 stakeholder and community outreach sessions, 2014-2016
  - Earned national attention & a personal StreetsblogUSA “Streetsie”: Hero of the Year Award for first-in-the-country lifting of all minimum parking requirements, 2017
  - Received 6 awards, from: Congress for New Urbanism (New England), American Planning Association (Connecticut), Connecticut Conference of Municipalities, Connecticut Main Street Center, Connecticut Economic Resource Center, and Capitol Region Council of Governments, 2016-2017
- Drafted and oversaw the adoption/implementation of first Climate Action Plan, 2016-present
  - Identified grant opportunities and helped raise \$5 million for implementation
  - Helped build implementation partnerships with approximately 100 entities
  - Received Silver Certification (highest rating) from SustainableCT, 2018
  - Drafted and designed new website: [www.hartford.gov/climate](http://www.hartford.gov/climate)
- Drafted and oversaw the adoption/implementation of subdivision, inland wetlands laws, 2014
- Chaired over 100 public meetings, sometimes with media present (ongoing)
- Leads broad-based coalition drafting the City’s 2020 comprehensive plan

#### **CHAIR, CONNECTICUT URBAN LEGAL INITIATIVE**

- Chair, 2014-2017; Board Member, 2012-2017
- Led non-profit law firm providing low-cost legal services to community organizations
- Secured finances (approx. \$600,000 budget) after 50% drop in State funding, by leading effort to clarify mission, accelerate invoicing, restructure staffing, and manage case intake
- Established Board committees and governance structures

#### **OTHER LEADERSHIP POSITIONS (HIGHEST POSITION, TOTAL DATES OF AFFILIATION SHOWN)**

- Board Member, National Sustainable Development Code Project, 2018-present
- President, Connecticut Hispanic Bar Association, 2008-2012
  - Awarded Hispanic National Bar Association “Affiliate of the Year” Award, 2011
- Chair, Programs Committee of Board, Connecticut Fund for the Environment, 2013-2017
- Vice Chair, City of Hartford Historic Properties Commission, 2007-2009
- Appointee, State of Connecticut School Buildings Advisory Council, 2012-15
- Chair, City of Hartford Energy Improvement District Board, 2017-present
- Class Secretary, Rhodes Scholars 2001 Alumni, 2004-2014

## **C O N S U L T A N T**

#### **LEAD ATTORNEY, LEBANON TOWN GREEN, 2017-PRESENT**

- Leads legal team quieting title and protecting in perpetuity the “unowned” town green of Lebanon – the second-largest town green in New England
- Represents charitable trust related to Connecticut’s first governor and artist John Trumbull
- Drafts conservation and preservation restrictions to protect the Green in perpetuity
- Collaborates with Attorney General’s Office, Town government, and historical groups

### **LEAD ATTORNEY AND PROJECT MANAGER, 360 STATE STREET, 2007-2010**

- Oversaw team developing 360 State Street, a \$186 million New Haven project – the first LEED®-ND Platinum building in the country and the largest apartment building in the state
- Coordinated federal, State, and City officials; a \$7 billion pension fund and other funders; the construction manager; architects, engineers, and consultants; neighbors; and more
- Helped build coalitions to successfully:
  - Change a state law to allow 360 State tenants to access renewable energy
  - Enact a state law to institute a first-time-ever green building tax credit
- Published a scholarly article about barriers to renewable energy, with case study of 360 State

### **OTHER CONSULTING**

- Drafted, negotiated, & advised on hundreds of documents, contracts, & policies for a broad range of public (state agencies, cities/towns) & private clients
- Was an expert witness in Minnesota, Texas, and Virginia on historic preservation matters

## **S P E A K E R**

### **ACADEMIC SPEAKING ENGAGEMENTS**

- **ARCHITECTURE & PLANNING:** Yale School of Architecture; Cornell School of Architecture, Art, & Planning; Penn School of Architecture & Design; Rensselaer Polytechnic Institute; MIT
- **LAW:** Yale, Harvard, Cornell, Georgetown, University of Virginia, University of Michigan, American, Fordham, Vanderbilt, Utah, and many other law schools
- National academic conferences, such as the American Association of Law Schools

### **PROFESSIONAL SPEAKING ENGAGEMENTS (SELECTED NATIONAL/INTERNATIONAL ONLY)**

- **PLANNING & HISTORIC PRESERVATION:** International Downtowns Association, National Trust for Historic Preservation, American Planning Association, American Institute of Architects, Congress for New Urbanism (New England)
- **LAW:** International Association for Planning & Urban Law, International Municipal Lawyers' Association, American Bar Association, American Law Institute
- **SUSTAINABILITY:** U.S. Green Building Council (Greenbuild), Environmental Law Institute, American Solar Energy Society, American Council of Renewable Energy, Farm Aid

### **MEDIA**

- Has been quoted in the *New York Times*, *Salon*, *Law360*, *Commercial Record*, *USA Streetsblog*, *Houston Chronicle*, *CityLab*, *Wallet Hub*, and other national news media
- Has been quoted in all major Connecticut publications, including *Hartford Courant*, *Hartford Business Journal*, *Connecticut Law Tribune*, *Connecticut Post*, *Connecticut Mirror*, and *Record Journal*,
- Has done TV/radio interviews with local news media outlets (e.g., NBC/NPR affiliates)

### **OTHER SPEAKING ENGAGEMENTS**

- Large-scale public rallies, such as the March for Science
- Legislative testimony on range of historic preservation, land use, and energy topics
- Bilingual speaker at cultural events, such as Mexican Independence Day
- Civic engagement events, such as League of Conservation Voters and League of Women Voters meetings

## AUTHOR

### BOOKS & TREATISES

- **RESTATEMENT (FOURTH) OF PROPERTY**, with Henry E. Smith et al., in progress
  - Regarded by judges and lawyers as the definitive guide to the common law
  - Writing volumes on Land Use (never before covered in a Restatement) and Servitudes
- **RATHKOPF'S THE LAW OF ZONING AND PLANNING**, with Dwight H. Merriam, 2014-present
- **LAND USE REGULATION**, with Eduardo Peñalver & Stewart Sterk, 2016
- **HISTORIC PRESERVATION LAW IN A NUTSHELL**, with Ryan M. Rowberry, 2014 & 2017
- **HISTORIC PRESERVATION LAW**, with J. Peter Byrne, 2012

### ARTICLES & BOOK CHAPTERS

- **LAND USE & HISTORIC PRESERVATION:**
  - *Comprehensive Rezoning*s, forthcoming 2019
  - *Zoning for Families*, forthcoming 2019
  - *Rethinking Parking Minimums*, **PLANNING MAGAZINE**, 2018
  - *Rezoning the Post-Industrial City: Hartford*, **AMERICAN BAR ASSOCIATION PROPERTY & PROBATE**, 2017
  - *Using Urban Agriculture to Grow Southern New England*, **CONNECTICUT PLANNING MAGAZINE**, with Laurie Beyranevand et al., 2015
  - *New Haven's Elm City Market: Coop Expands Access to Fresh Food*, **COMMUNITIES & BANKING**, 2011
  - *The Quiet Revolution Revived: Sustainable Design, Land Use Regulation, and the States*, **MINNESOTA LAW REVIEW**, 2008, reprinted in **LAND USE & ENVIRONMENTAL LAW REVIEW**, **ISSUES IN CONSTRUCTION & TECHNOLOGY**, and **ENVIRONMENTAL LAW REPORTER**
  - *Wrestling with MUDs to Pin Down the Truth about Special Districts*, **FORDHAM LAW REVIEW**, 2007
  - *Rehabilitating Rehab through State Building Codes*, **YALE LAW JOURNAL**, 2006
  - *Beyond Worship: the Religious Land Use and Institutionalized Persons Act of 2000 and Religious Institutions' Auxiliary Uses*, **YALE LAW & POLICY REVIEW**, 2006, reprinted in the **2007 PLANNING & ZONING HANDBOOK**
  - *Re-Designing Education: Philadelphia's Charter High School for Architecture and Design*, **THE NEXT AMERICAN CITY** (now **NEXT CITY**), 2006
  - *"Gone Too Far": Oregon's Measure 37 and the Perils of Over-Regulating Land Use*, **YALE LAW & POLICY REVIEW**, 2005
- **RENEWABLE ENERGY:**
  - *Solar Rights in the United States*, for **DELIVERING ENERGY POLICY IN THE EU AND US: A MULTI-DISCIPLINARY READER**, Raphael Heffron & Gavin Little, eds., 2016
  - *Energy in the Ecopolis*, **ENVIRONMENTAL LAW REPORTER**, 2015
  - *Community-Scale Renewable Energy*, with Hannah J. Wiseman, **SAN DIEGO JOURNAL OF CLIMATE CHANGE & ENERGY LAW**, 2013, reprinted in Joel Eisen et al., **ENERGY, ECONOMICS, AND THE ENVIRONMENT**
  - *The Promise and Perils of Renewable Energy on Tribal Lands*, for **TRIBES, LAND, AND THE ENVIRONMENT**, Sarah Krakoff & Ezra Rosser, eds., 2012, reprinted in **TULANE ENVIRONMENTAL LAW JOURNAL**
  - *Peaceful Coexistence: Independent Microgrids are Coming. Will Franchised Utilities Fight Them or Foster Them?*, with Paul McCary, **PUBLIC UTILITIES FORTNIGHTLY**, 2013
  - *Building-Related Renewable Energy and 360 State Street*, **VANDERBILT LAW REVIEW**, 2012
  - *Solar Rights for Texas Property Owners*, **TEXAS LAW REVIEW** **SEE ALSO**, 2011
  - *Curbing Energy Sprawl with Microgrids*, **CONNECTICUT LAW REVIEW**, 2010

- *Modern Lights*, UNIVERSITY OF COLORADO LAW REVIEW, 2009
- *Solar Rights*, BOSTON UNIVERSITY LAW REVIEW, 2009, reprinted in the RENEWABLE ENERGY READER and the 2010 PLANNING & ZONING HANDBOOK

#### **MANAGING EDITOR, NEXT CITY, 2003-2006**

- Coordinated editorial process for a nationally-distributed magazine *The New York Times* called a “subtle plan to change the world”
- Solicited/edited pieces on historic preservation, transit-oriented development, public health, disaster management, parks, architectural education, immigration, climate change, and more

## **P R O F E S S I O N A L**

### **LAW**

- Licensed in Connecticut and Texas
- **HONORS:** James W. Cooper Fellow, Connecticut Bar Foundation; Finalist, *Connecticut Law Tribune* Attorney of the Year, 2016; University of Texas College of Liberal Arts Pro Bene Meritis Award (highest award given by the college), 2019

### **ARCHITECTURE**

- Licensed by the National Council of Architectural Registration Boards and in Connecticut
- U.S. Green Building Council LEED® Accredited Professional
- **HONORS** (for design): AIA Connecticut Alice Washburn Award, 2015; Connecticut Trust for Historic Preservation Award, 2013; Hartford Preservation Alliance Merit Award, 2013

## **E D U C A T I O N**

### **YALE LAW SCHOOL, J.D. 2006**

*Transferred after first year from Columbia University School of Law*

- **HONORS:** Harry S Truman Scholarship; Hamilton Fellowship (full tuition at Columbia); Connecticut Hispanic Bar Association Award; Public Service Fellowship
- **ACTIVITIES:** Student Director, Community & Economic Development Clinic; Summer Associate for Skadden, Arps (Tokyo) and Vinson & Elkins (Houston); Student Clerk, then-Second Circuit Judge Sonia Sotomayor

### **UNIVERSITY OF OXFORD, M.SC. ECONOMIC & SOCIAL HISTORY, 2003**

- **HONOR:** Rhodes Scholarship
- **THESIS:** *Living History: Residential Historic Districts of Washington, DC*
- **ACTIVITIES:** Co-Founder, *Oxonian Review of Books*; Intern, Lower Manhattan Development Corp. (rebuilding World Trade Center); Intern, National Trust for Historic Preservation

### **UNIVERSITY OF TEXAS, B.ARCHITECTURE & B.A. PLAN II, 2001**

- **MINOR:** Spanish
- **HONORS:** Phi Beta Kappa; Alpha Rho Chi Medal in architecture; Distinguished Liberal Arts Graduate; 7 travel fellowships to Bosnia, Russia, Spain, & Turkey
- **THESIS:** *Making a Home in Texas Colonias* (won Model Thesis Award)
- **ACTIVITIES:** Chair, Student Senate; President, Architecture Council; Student Member, Faculty Council, Presidents’ Council, & Faculty Buildings Committee