



## Charles W. Miller

### SENIOR ASSOCIATE

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### OVERVIEW

Charlie assists clients in navigating public financing for their complex real estate development projects.

He serves on the firm's national team representing clients before a wide range of state and local zoning, permitting, land use, planning, development, economic, business, adjustment, application and processing boards, councils, commissions, agencies and governing bodies. Charlie helps clients build community projects with financing that includes:

- Public-private partnerships (P3)
- Property-assessed clean energy (PACE)
- Community improvement districts (CID)
- Historic tax credits (HTC)
- Tax increment financing (TIF)
- Transportation development districts (TDD)
- Opportunity zones
- Low-income housing tax credits (LIHTC)
- New markets tax credits (NMTC)
- Brownfield tax credits

### Industry

Financial Services & Capital Markets

### Services

Development Incentives & Tax Credits

Tax Credits

Charlie meets crucial deadlines on behalf of clients while remaining adaptable to change during the life of a project. Clients appreciate his focus of both business and law to move their projects forward. What Charlie enjoys most about guiding development incentive and tax credit deals is the common finish line for all parties.

### Featured Experience

#### **NMTC Transaction Expands Healthcare Services**

Along with Scott Hammel and David Brenner, Charlie served as investors counsel to U.S. Bancorp Community Development Corporation in a New Markets Tax Credits (NMTC) transaction that will allow Central Florida Health Care to expand healthcare services in both Lakeland, Florida and Frostproof, Florida.

Using the investment from U.S. Bancorp Community Development Corporation, Florida Community Loan Fund provided \$20 million in NMTC allocation and related financing for the construction of new healthcare facilities at these Florida locations. This significant achievement directly addresses the increasing demand for affordable, high-quality integrated primary care among low-income, underserved populations. Thanks to the New Markets Tax Credit program, Florida Community Loan Fund and U.S. Bancorp Community Development Corporation this project was able to secure the necessary funding in a cost-effective and timely manner.

### Experience

- Helped faith leaders and congregations incorporate a nonprofit, Transformational Housing, to rebuild affordable housing after a disastrous tornado. [Read more here.](#)
- As extern for U.S. Commodity Futures Trading Commission, Division of Enforcement, reviewed 7,000+ e-documents and 150+ audio e-files to investigate alleged market manipulation.
- Served on legal team as underwriter's counsel, bond counsel and disclosure counsel in issuance of municipal bonds for tax-exempt organizations in amounts of \$9,905,000 to \$192,290,000.

## Education

- J.D., Washington University in St. Louis School of Law
  - Scholar in Law Award
  - Marion C. Early Award
  - Dean's list
- M.B.A., Washington University in St. Louis
- B.A., Trinity College

## Admissions

- Missouri