



## 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 in transactions utilizing federal and/or state New Markets Tax Credits (NMTC). His experience includes projects that utilize NMTC financing for the construction of factories, schools, senior care facilities, youth services facilities, grocery stores, hotels, mixed-use developments, and other commercial or industrial buildings in low-income communities.

In addition to NMTC transactions, Charlie has contributed to transactions that utilized Historic Tax Credits (HTC), Property Assessment Clean Energy (PACE), and Low-Income Housing Tax Credits (LIHTC) to finance their projects. He has also represented numerous clients by forming new entities and successfully obtaining federal and state tax-exempt status.

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

Prior to joining Husch Blackwell, Charlie began his legal career representing underwriters in municipal bond transactions.

### Industry

Financial Services & Capital Markets

### Services

Banking & Finance

Development Incentives & Tax Credits

Tax Credits

## 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