



H. Scott Miller

SHAREHOLDER

HARTFORD

NEW YORK

860.392.5011

212.380.9646

860.392.5058

212.785.5203

CONNECT

 smiller@carltonfields.com

 LinkedIn

Overview

Scott Miller's commercial real estate practice involves representation of institutional investors of all types, including insurance companies, pension funds and pension advisers, banks, funds, and national and local real estate developers. Scott has experience with front-end mortgage financing, property acquisitions and dispositions, joint venture arrangements, development work, leasing, hotel development and management, loan workouts, distressed real estate negotiations, and real estate bankruptcies.

Scott handles all types of asset classes, including offices, multifamily apartments, residential and commercial condominiums, ground leased parcels, industrial facilities, age-restricted developments, hotels, restaurants, and other institutionally held projects.

In addition, Scott has experience with capital markets transactions including CMBS and CLO transactions, resecuritizations, preferred equity, and other transactions.

He is a member of the Town Plan and Zoning Commission for Glastonbury, Connecticut, and the former chairman of the Zoning Commission for Marlborough, Connecticut.

Experience

- Represented a national life insurance company on multiple industrial portfolio mortgage loans totaling more than \$1.1 billion of loan proceeds and secured by almost 100 properties in 19 different states.
- Represented a national life insurance company in connection with a \$330 million mortgage loan secured by a 55-story multifamily residential tower located in Brooklyn, New York.
- Represented a national pension adviser in connection with a joint venture acquisition and development project of a 255-unit multifamily project in Denver, Colorado, including negotiation of construction loan financing.
- Represented a national life insurance company in connection with the diligence, negotiation and acquisition of a regional shopping mall by deed in lieu of foreclosure.
- Represented a captive investment adviser for several life insurance companies in connection with a mezzanine loan warehouse facility used to finance capital and operating reserves relating to HUD project requirements.
- Represented a national life insurance company in connection with multiple loan servicing requests relating to the liquidation of Forest City's retail holdings and sale to Brookfield Asset Management.
- Represented a large real estate investment manager in connection with the re-securitization and sale of Freddie Mac-issued real estate securities.

Areas of Focus

Practices

- Real Estate
- Banking, Commercial, and Consumer Finance
- Development
- Investment and Ownership
- Lending
- Institutional Investment and Finance
- Real Property Litigation

Industries

- Real Estate
- Banking, Commercial, and Consumer Finance

Insights

03.01.2011

General Growth, Special Purpose Entities (Barely) Survive First Bankruptcy Test

09.01.2008

Defeasance of Securitized Loans: Cost-Saving Tips and New Trends

News

08.13.2020

Real Estate Attorney Scott Miller Quoted in New York Times Article: “Worried Lenders Pounce on Landlords Unable to Pay Their Loans”

04.26.2019

Carlton Fields Steers \$330M Brooklyn Loan

Recognition

- *The Best Lawyers in America*, Real Estate Law (2022–2024)
- *New Leaders in the Law*, *Connecticut Law Tribune* (2014)
- *40 Under 40 Award*, *Hartford Business Journal* (2014)

Professional & Community Involvement

- American Bar Association
- Real Estate Finance Association
- Connecticut Bar Association
- Town Plan and Zoning Commission, Glastonbury, CT
- Former Chairman, Zoning Commission, Marlborough, CT
- University of Pennsylvania Alumni Interview Program

Speaking Engagements

- “Real Estate Investment Issues,” Client Focus Forum, Denver, CO (October 19, 2015)
- “Real Estate Investment Issues,” Client Focus Forum, Newport Beach, CA (October 9, 2015)

- "Erosion of Bankruptcy Remote Structurings: What Do the Sunwest and General Growth Decisions Mean for Your Practice?," ABA National Conference, San Francisco, CA (August 8, 2010)
- ABA Business Law Spring Meeting, Denver, CO (April 24, 2010)
- "General Growth Properties – The Largest U.S. Real Estate Bankruptcy in History," Greater Boston Real Estate Board, Boston, MA (November 11, 2009)
- "Loan Documentation in Connecticut: Lessons Learned and What We Can Do Now," Lorman Education Services (2008)

Credentials

Education

- Boston University School of Law (J.D., 2002)
- Boston University (MBA, 2002)
- University of Pennsylvania (B.A., 1998)

Court Admissions

- U.S. District Court, District of Connecticut

Bar Admissions

- Connecticut
- New York
- Massachusetts