



H. Scott Miller

SHAREHOLDER

HARTFORD

P : 860.392.5011

F : 860.392.5058

NEW YORK

P : 212.380.9646

F : 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.

All 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

All 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

- 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)

BAR ADMISSIONS

- Connecticut
- New York

Areas of Focus

PRACTICES

- Development
- Institutional Investment and Finance
- Investment and Ownership
- Lending

INDUSTRIES

- Real Estate
- Banking, Commercial, and Consumer Finance