



Virginia Resources Authority's
2019 Governor's Infrastructure Financing Conference



**ROBIN MILLER
MILLER & ASSOCIATES
APRIL 2019**

Experience:

- First condo conversion in Cambridge, MA
- Additional historic rehab in Tarrytown, NY and Albuquerque, NM
- Extensive new construction development in Kingsport, TN
- Founded Miller & Associates and Monroe Properties in Richmond in 1998



Miller & Associates

Areas of Specialization:



- Adaptive re-use of historic buildings
- Federal and state historic tax credits.
- Real estate tax abatement program
- Condominium conversions
- Urban infill projects

Miller & Associates

- Richmond, Virginia

- Monroe Ward
- Fan District
- Museum District
- Oregon Hill
- Jackson Ward
- Shockoe Valley
- Manchester District

- Petersburg, Virginia

- Staunton, Virginia



Miller & Associates

Miller & Associates Projects:

- Adaptive Reuse Projects
- Historic Tax Credit Projects
- Urban In-fill Projects
- Large Scale Multi-family Projects



Miller & Associates

Historic Rehabilitation Incentives

- Federal Rehabilitation Tax Credit
- State Rehabilitation Tax Credit
- Local Tax Abatement Programs
- Virginia Enterprise Zone Program



Miller & Associates



Federal Tax Credits

- Administered by National Park Service
- Income producing buildings only
- 20% of eligible expenditures
- 5 year holding period
- 20 year carry forward, 1 year carry back
- Building must be Certified Historic Structure

Miller & Associates

State Rehabilitation Tax Credits

- Administered by Department of Historic Resources
- Income producing and owner occupied buildings
- 25% of eligible expenditures
- No holding period
- 10 year carry forward, no carry back
- Building must be Certified Historic Structure

Adaptive Reuse Project Portfolio



Miller & Associates

Sydnor & Hundley

Originally a Furniture Store



Miller & Associates

Kensington Court

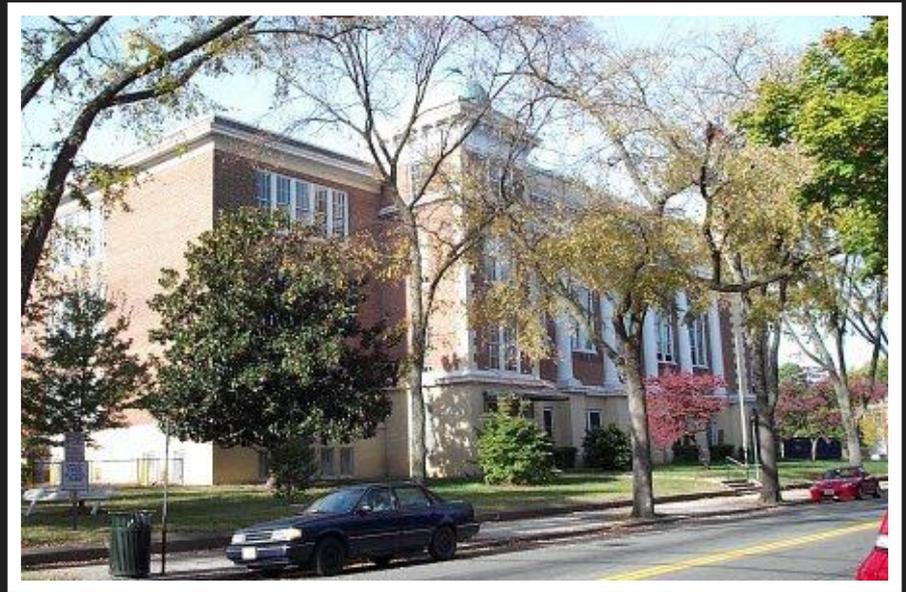
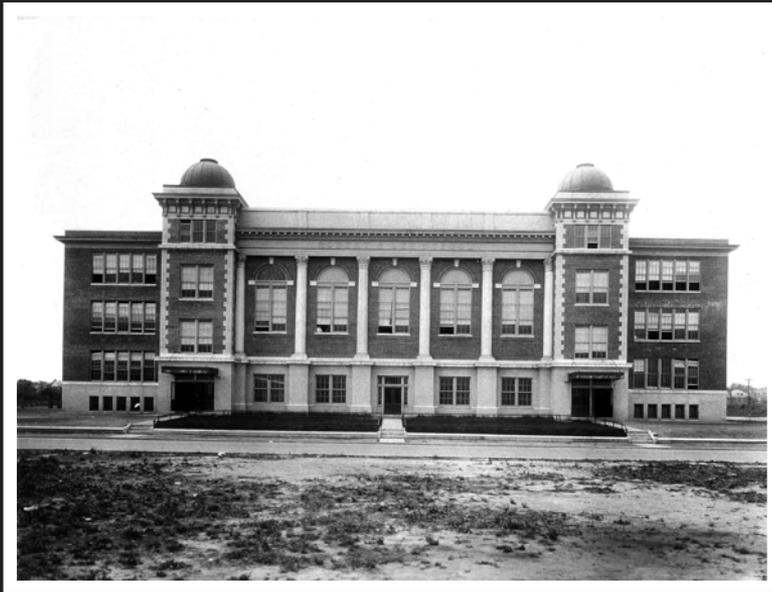
Originally a Hospital



Miller & Associates

Lee School Lofts

Originally an Elementary School



Miller & Associates

One Monument Avenue

Originally a Hospital



Miller & Associates

High Street Lofts

Originally a Luggage Factory



Miller & Associates

The Villages at Staunton

Originally Western State Hospital



Miller & Associates

The Villages at Staunton

Originally Western State Hospital



The Bindery



The Brookdale

Miller & Associates

The Lofts at the Villages

Originally Western State Hospital



Miller & Associates

The Blackburn Inn

Originally Western State Hospital



Miller & Associates

Manchester Historic District



Miller & Associates

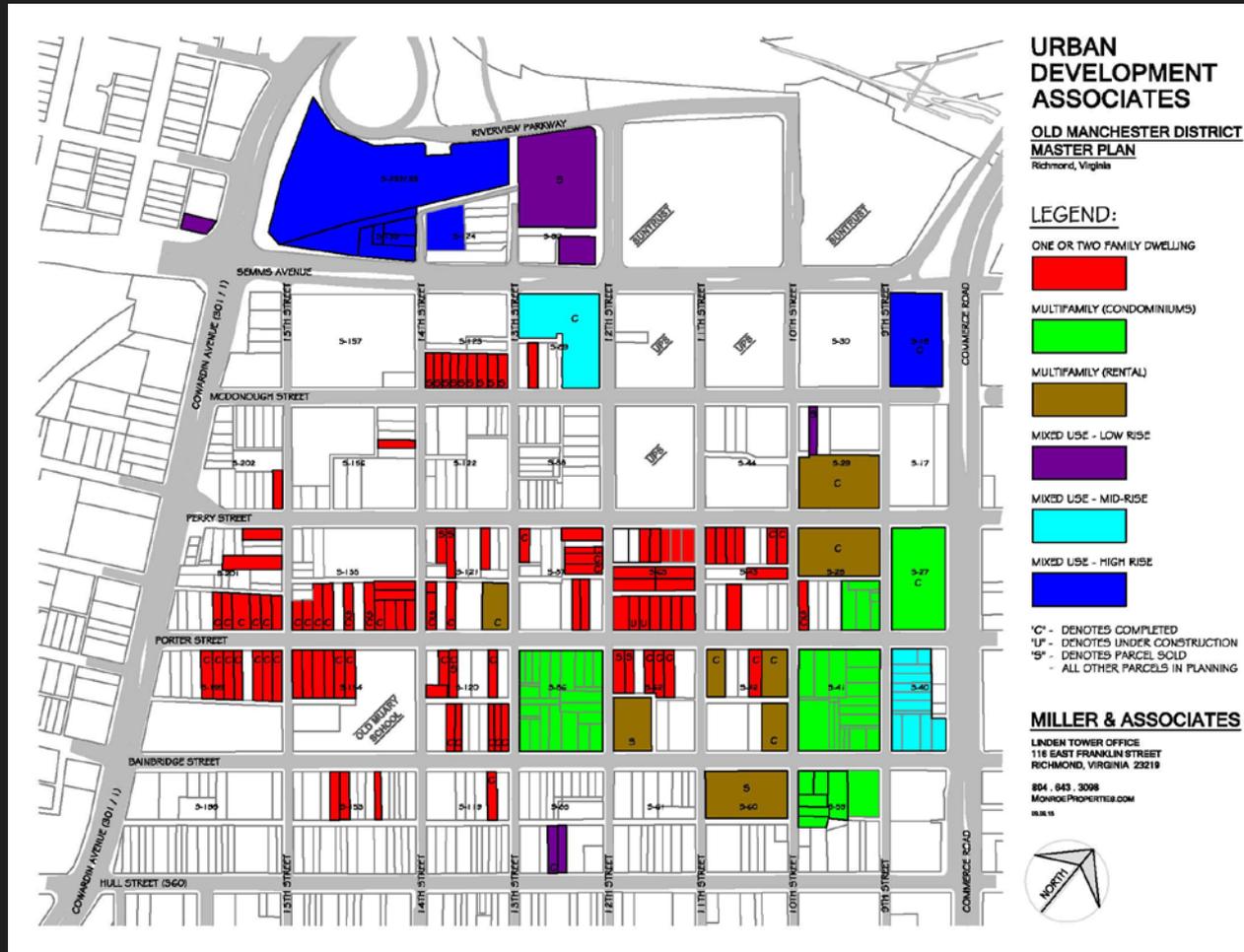
Types of Projects in Manchester:

- Adaptive Reuse Projects
- Historic Tax Credit Projects
- Urban In-fill Projects
- Large Scale Multi-family Projects



Miller & Associates

Manchester Historic District



Miller & Associates

Adaptive Reuse Projects

Old Manchester Lofts



Miller & Associates

Tax Credit Renovations

1008 Porter Street



Miller & Associates

Tax Credit Renovations

1108 Porter Street



Miller & Associates

Tax Credit Renovations

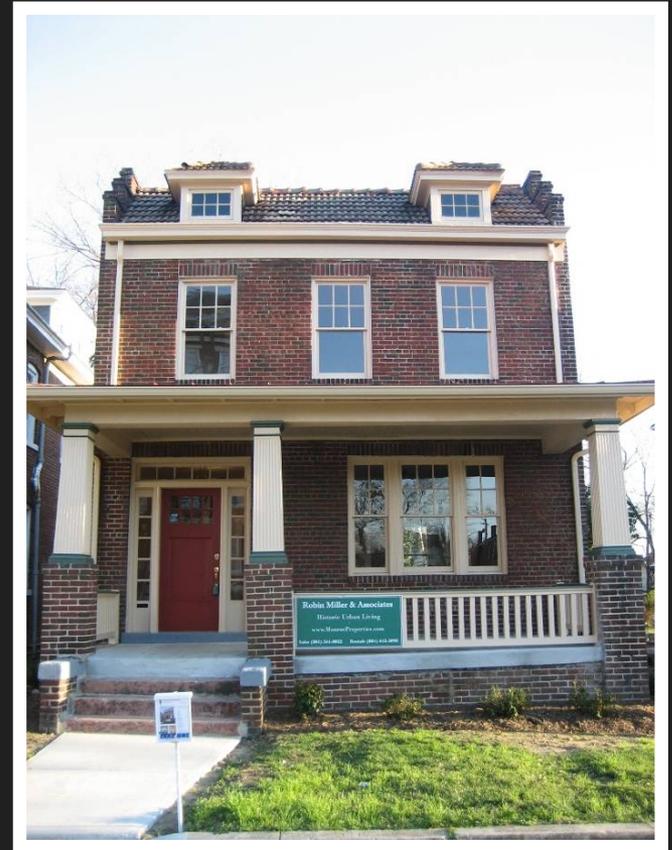
1106 Porter Street



Miller & Associates

Tax Credit Renovations

1302 Porter Street



Miller & Associates

Tax Credit Renovations

1407 Porter Street



Miller & Associates

Tax Credit Renovations

1501 - 1503 Porter Street



Miller & Associates

Tax Credit Renovations

1502 Porter Street



Miller & Associates

Tax Credit Renovations

1317 Bainbridge Street



Miller & Associates

Tax Credit Renovations

1319 Bainbridge Street



Miller & Associates

Tax Credit Renovations

1301 Porter Street



Miller & Associates

Miller & Associates Recent Urban In-fill Projects



Miller & Associates

909 Perry Street

Manchester District



Miller & Associates

908 Perry Street
Manchester District



Miller & Associates

1200 Semmes Avenue

Manchester District



Miller & Associates

800 Semmes Avenue

Manchester District



Miller & Associates

800 Semmes Avenue

Manchester District



Miller & Associates

Manchester Green

Manchester District



Miller & Associates

Robert "Robin" W. Miller Jr.
Miller & Associates
116 East Franklin Street
Richmond, Virginia 23219
Robin.Miller@RobinMillerAssociates.com
www.RobinMillerAssociates.com
804.321.2471

Miller & Associates