



## **James R. Miller**

Vice President

Mr. Miller joined Michaels Development Company in 2001, after serving in several different positions in the Michaels organization since 1993. As a Vice President of Development, Mr. Miller utilizes his accounting background and his extensive experience with Michaels' affiliated management company, Interstate Realty Management Company, to manage all aspects of project development from structuring and financing through construction. In addition to his development activities, Mr. Miller serves as an Asset Manager for the Michaels Organization. Mr. Miller has extensive experience in affordable housing development, accounting, and management.

Prior to joining Michaels Development in 2001, Mr. Miller served as a Real Estate Officer for Continental Mortgage Corporation, an affiliated FHA Mortgage Lender. In that role, he conducted due diligence on potential acquisitions, and evaluated existing refinancing opportunities of properties in the existing portfolio including HUD's Mark to Market program.

From 1993 to 2000, Mr. Miller served in various positions at Interstate Realty Management Company; most recently as a Senior Accounting Manager responsible for a portfolio of approximately 25 properties. He dealt with various multi-family housing programs including a number of HUD programs, Low Income Housing Tax Credits in various states, local affordable housing programs, Public Housing, Cooperative Housing, and luxury apartments. His duties spanned from resident compliance of various local and federal programs, accounts payable review, general ledger maintenance, property budgeting, capital budgeting, variance analysis, to reporting to various agencies, boards of directors and corporate management. In connection with developments that IRM manages for other owners, Mr. Miller reported to the board of directors of both a housing authority and a housing cooperative. He was also instrumental in the billing conversion to comply with HUD's Tenant Rental Assistance Certification System.

He earned a Master of Business Administration in Finance from Saint Joseph's University and a Bachelor of Science degree in Business Management from Juniata College.