

Have you participated in the Peoples Academy?

☒ Yes ☐ No

Are you a Town of Chapel Hill employee?

☐ Yes ☒ No

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## Ethics Statement

### ETHICS GUIDELINES FOR TOWN ADVISORY BOARDS AND COMMISSIONS

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Members of advisory boards and commissions shall not vote on any matter in which they have a conflict of interest or an interest which reasonably might appear to be in conflict with the concept of fairness in dealing with public business. A conflict of interest or a potential conflict occurs if the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. In addition, members of the Historic District Commission and Board of Adjustment, when these boards are hearing cases, serve as quasi-judicial bodies. Pursuant to General Statute 160D-109(d), members of these boards “shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons’ constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.”

Any member who violates these Ethics Guidelines may be subject to removal from the board or commission. If the advisory board or commission member believes he/she has a conflict of interest then that member shall recuse himself/herself from voting on the matter. In cases where the individual member or the advisory board or commission establishes a conflict of interest, then the advisory board or commission member shall remove themselves from the voting area. Any advisory board or commission member may seek the counsel of the Town Attorney on questions regarding the interpretation of these ethics guidelines or other conflict of interest matters. The interpretation may include a recommendation on whether or not the advisory board or commission member should excuse himself/herself from voting. The advisory board or commission member may request the Town Attorney respond in writing.

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☒ I Agree \*

*Applications will be kept on file from July 1st to June 30th of the same fiscal year. Please reapply each fiscal year if you are still interested in serving on an Advisory Board, Commission, Committee or Task Force and have not yet been appointed.*

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## Profile

Whenever possible, submit your application prior to the scheduled meeting of the affected advisory board so that they can consider all applications prior to making a recommendation to Council.

## Public Records Statement

**I acknowledge that all information submitted in this application becomes a public record and will be searchable online. The Town is not able to remove information from the public record once it has been posted.**

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☒ I Agree

dustin@taftmillsgroup.com

Email Address

Dustin

First Name

T

Middle Initial

Mills

Last Name

631 Dickinson Avenue

Street Address

Suite or Apt

Greenville

City

NC

State

27834

Postal Code

Mobile: (252) 916-2691

Primary Phone

Alternate Phone

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Residency within the Town limits is required for membership on most Council advisory bodies. Memberships of some committees and task forces may be composed of up to forty percent of non-Town residents.

**What district do you live in? \***

☒ Other

[Please consult the town maps HERE if you are unsure.](#)

**If you are a Chapel Hill Resident, How long have you lived here?**

None Selected

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The Council encourages you to visit a meeting of the group that you are interested in serving on. Please choose no more than two groups from the list below to which you would like to apply.

**Which Boards would you like to apply for?**

Housing Advisory Board: Eligible

Question applies to Housing Advisory Board

**Select a Seat Category for the Housing Advisory Board \***

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☒ For-Profit Developer

**Which Board is your First Choice? \***

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☒ Housing Advisory Board

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**How did you find out about this opportunity? (select all that apply)**

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☒ Other (provide additional information below)

**If you chose "Other" from the advertising opportunity listed above, please specify:**

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Recommended by Kimberly Sanchez with Community Home Trust

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**Interests & Experiences**

**What perspective(s) do you bring to the board(s), commission(s), committee(s) or task force(s) to which you are applying?**

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I am a 23-year veteran of the multi-family (for-profit) industry with the majority of that experience being in affordable housing, tax credits and historic adaptive reuse. I currently serve as President (and co-founder) of Taft-Mills Group, a Greenville, NC-based developer of affordable housing. Our firm is recognized as one of the Top 50 affordable housing developers in the country.

**Please provide a brief summary of any other relevant qualifications (skills, abilities, interests and/or experience) you bring.**

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Professional Experience: • Proven expert in Real Estate Planning, Development, Construction & Management • Overseen development in a multi-state region (NC, SC, VA, GA, TN, MD) • Transaction / Deal Analysis & Due Diligence • Contract Negotiations (Land / Syndication / Capital Sourcing) • Partnership / Investor Identification & Negotiation • Market Analysis & Capture Rate Forecasting • Financial Feasibility & Investment Viability • Planning, Entitlements & Municipal Approvals • Construction & Project Management through Equity Closing & Asset Management Honors & Activities: • Honoree, "40 Under 40" Business Leadership Award, TRIANGLE BUSINESS JOURNAL • Past Vice Chairman, City of Greenville, NC Planning & Zoning Commission • Board Member, Boys and Girls Club of the Coastal Plain • Board Member Pitt-Greenville Convention & Visitors Bureau • North Carolina Licensed Real Estate Broker-In-Charge

Dustin T Mills

[Dustin T. Mills Professional Overview August 2020 v.1.pdf](#)

You may upload a supporting document (e.g., CV or resume). **Please be advised that any information submitted becomes a public record and may be searchable online.**

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## Demographics

The Town Council seeks to attract persons from diverse backgrounds and believes that childcare and transportation is a potential barrier for qualified and interested applicants. See the [Childcare and Transportation Assistance pilot](#) for further details. In order to consider this application and provide some balance to the various boards, this personal information is required:

### Ethnicity \*

☒ Caucasian/Non-Hispanic

### Gender \*

☒ Male

If other, please describe:

Please select your age from the following list. \*

☒ 35-54

Real Estate Developer

Occupation

Are you a caregiver for or identify with a disability?

☐ Yes ☒ No

Have you participated in the Peoples Academy?

☐ Yes ☒ No

Are you a Town of Chapel Hill employee?

☐ Yes ☒ No

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# Dustin T. Mills, MBA, MSc.

## PROFESSIONAL PORTFOLIO



Mobile 252.916.2691 | [dustin@taftmillsgroup.com](mailto:dustin@taftmillsgroup.com)



# Dustin T. Mills, MBA, MSc.

## PERSONAL / PROFESSIONAL OVERVIEW

### CAREER HIGHLIGHTS

**DUSTIN T. MILLS**, a 23-year veteran of the multi-family real estate development industry, has served in various senior-level capacities for several regional and national firms. Presently, Dustin serves as President of Taft-Mills Group, a Greenville, NC-based real estate development firm that focuses on affordable housing development throughout North Carolina, Virginia and Maryland.

During his career, Dustin has overseen the development of more than \$400 million dollars in completed projects and possesses a vast knowledge of apartment, retail, and office property types. Dustin has been quoted in **BUILDER MAGAZINE** and **MULTI-HOUSING NEWS** and was featured in **FORBES MAGAZINE** for his creative use of layered financing in saving a historically significant hospital in Lynchburg, VA.

### PROFESSIONAL EXPERTISE

- Proven expert in Real Estate Planning, Development, Construction & Management
- Overseen development in a multi-state region (NC, SC, VA, GA, TN, MD)
- Transaction / Deal Analysis & Due Diligence
- Contract Negotiations (Land / Syndication / Capital Sourcing)
- Partnership / Investor Identification & Negotiation
- Market Analysis & Capture Rate Forecasting
- Financial Feasibility & Investment Viability
- Planning, Entitlements & Municipal Approvals
- Construction & Project Management through Equity Closing & Asset Management

### HONORS & ACTIVITIES

- Honoree, "40 Under 40" Business Leadership Award, TRIANGLE BUSINESS JOURNAL
- Past Vice Chairman, City of Greenville, NC Planning & Zoning Commission
- Board Member, Boys and Girls Club of the Coastal Plain
- Board Member Pitt-Greenville Convention & Visitors Bureau
- North Carolina Licensed Real Estate Broker-In-Charge

### ADVANCED EDUCATION

- Masters of Business Administration, 2011  
Kenan Flagler Business School  
The University of North Carolina, Chapel Hill, NC
- Masters of Science, Real Estate Development, 2003  
School of Architecture, Planning & Preservation  
Columbia University, New York, NY
- Post Baccalaureate Graduate Certificate, Urban Land Development, 2002  
Virginia Commonwealth University, Richmond, VA
- Bachelor of Science, Communications, 1996  
Wingate University, Wingate, NC



Historic / Adaptive Reuse



New Construction Multi-Family



Historic Office Conversion



Urban Residential Conversion

**Dustin T. Mills**

631 Dickinson Avenue  
Greenville, NC 27834

Mobile 252.916.2691

| [dustin@taftmillsgroup.com](mailto:dustin@taftmillsgroup.com)

# Dustin T. Mills

## RECENT AFFORDABLE & CONVENTIONAL PROJECT LIST

Project Name	Location	Cost	Units	Type
Sterling Trace	Salisbury, NC	+/- \$8.5mm	80	LIHTC-Family (PIRHL)
Sardis Trace	Charlotte, NC	+/ \$8.16mm	78	LIHTC-Senior (PRIHL)
Calvary Trace	Raleigh, NC	+/- \$10mm	92	LIHTC-Family (PIRHL)
Parkside Commons	Greenville, NC	+/- \$10.6mm	98	LIHTC-Senior Taft-Mills Group
Proximity	Matthews, NC	+/- \$39.8mm	250	Market Rate - Taft
Residences at CP	Greer, SC	+/- \$36mm	298	Market Rate - Taft
Wakefield Commons	Raleigh, NC	+/- \$10.8mm	80	LIHTC-Family Taft-Mills Group
Walnut Trace	Raleigh, NC	+/- \$29mm	180	LIHTC-Family Taft-Mills Group
Quarry Trace	Raleigh, NC	+/- \$11.8mm	96	LIHTC-Family Taft-Mills Group
Farrington Trace	Greenville, NC	+/- \$12.7mm	80	LIHTC-Family Taft-Mills Group
Amberly Trace	Burlington, NC	+/- \$10.04	80	LIHTC-Family Taft-Mills Group
Legacy Trace	Benson, NC	+/- \$8mm	64	LIHTC-Family Taft-Mills Group
<b>TOTAL</b>		<b>\$195mm</b>	<b>1,476</b>	

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