

## TROY

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## Services

### Financial Services

Receiverships, Real Estate  
Owned and Loan Portfolio  
Acquisitions & Dispositions

Renewable Energy Development  
and Finance

### Real Estate

Commercial Real Estate Finance

Corporate Real Estate

Economic Development  
Incentives

Governmental Entities

Leasing

Real Estate Acquisition and  
Disposition

Real Estate Development

## Industries

Construction

Energy

Financial Institutions

## Education

University of Michigan Law School,  
J.D., cum laude, 2012

University of Michigan, B.B.A. 2009

## Bar Admissions

Michigan

## Karen L. Boore

Senior Attorney



Karen Boore is a senior attorney at Miller Canfield, where her practice focuses on real estate development, renewable energy projects, and leasing. Karen has represented lenders, investors and a utility company developer/acquirer in multiple wind and solar energy projects.

Karen has a particular expertise in resolving complex title issues and negotiating insurance coverages with title companies to confirm that the rights necessary to build and operate a project are in place and that conflicting third-party rights are adequately addressed. In her commercial leasing work, Karen represents landlords and tenants across the United States in the negotiation of leases for office, warehouse, and industrial space. Negotiations addresses risks, cost-saving items, lease administration, and build-out logistics. Karen is also experienced in the representation of developers in the acquisition, financing and development of transformative development projects across the state of Michigan.

## Representative Matters

Prior to joining the firm, Karen served as a federal court intern for the Honorable John Corbett O'Meara, U.S. District Court Judge for the Eastern District of Michigan. She also worked with Wayne County's Economic Development Growth Engine.

## Wind Energy Development and Finance

Karen has acted as real estate counsel on multiple wind, and solar energy development projects on behalf of lenders, investors, and a utility company developer/acquirer. By working closely with opposing counsel or land agents to obtain curative documents to address title matters, and through negotiating

## Karen L. Boore

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coverages with title companies, Karen and the Miller Canfield team have worked to confirm that the rights necessary to build and operate the project are in place and that conflicting third-party rights are addressed. Furthermore, Karen has worked to prepare and revise form easement agreements that protect the wind developer and accurately reflect the operations and business processes in place. Representing the acquirer in project acquisitions, Karen has used extensive due diligence experience to outline a due diligence process that works for each project.

Karen's negotiations have involved representation of various utility companies in acquisition of wind energy projects, some in excess of \$150 million dollars. These deals resulted in the development of several new energy projects in the state of Michigan.

### **Commercial Leasing**

Karen represents landlords and tenants across the United States in the negotiation of leases for office, warehouse, and flex space ranging from 1,000 rentable square feet to over 100,000 rentable square feet. Each negotiation addresses the represented party's needs with respect to the space, including the terms of any build-out. As a part of this practice, Karen will also negotiate subordination, non-disturbance, and attornment agreements on behalf of tenants.

Karen's representation in this area has included Fortune 50 companies nationwide.

### **Honors**

Best Lawyers: Ones to Watch, Real Estate Law, 2022-present

*DBusiness Magazine*, Top Lawyers, 2020-present:  
Energy Law

University of Michigan Law School, J.D., cum laude

University of Michigan, Stephen M. Ross School of Business, B.B.A., with high distinction; Jane M. & Chester R. Jones Merit Scholar; Carson Scholar; James B. Angell Scholar; University Honors; William J. Branstrom Freshman Prize

### **Speeches**

"Alternative Energy" Real Property Law Section, State Bar of Michigan, July 2017 Conference

### **Articles**

Federal Law Allows Tax-Exempt Entities to Cash In on Energy Tax Credits

Michigan Remote Electronic Notarization Law