

Graham P.B. Boswell

SHAREHOLDER

Denver, CO | 303.256.2718

gboswell@polsinelli.com



Graham Boswell is committed to immersing himself into and understanding the industry in which each client operates. Graham has extensive experience in energy and other real estate developments including development agreements, subdivision plats and improvement agreements, protection of vested rights, and guiding developers through the myriad of state and local land use and zoning regulations affecting their commercial, residential and industrial projects. Graham also has immense experience counseling multinational renewable and alternative energy companies through the complex business and regulatory issues facing today's energy companies. Graham has represented numerous parties in financing (including tax equity) and developing renewable and alternative energy projects, including lenders with respect to making loans to project level entities secured by equipment and revenue streams. From inception to close, Graham represents and counsels clients in many aspects of renewable, commercial, residential, and mixed-use real estate transactions, including:

- Renewable Energy
- Land Use
- Development
- Acquisitions
- Dispositions
- Leasing

Graham's experience includes a range of complex transactional real estate projects including:

- Solar and wind developments
- Large scale mixed-use developments
- Residential subdivisions
- Ranches
- Office buildings
- Warehouses
- Oil and gas developments
- Medical offices

Capabilities

- Energy
- Renewable Energy Project Development
- Real Estate Development
- Real Estate Finance
- Real Estate
- Real Estate Transactions
- Zoning & Land Use
- Energy Transactions
- Data Center & Infrastructure

Education

- Michigan State University College of Law (J.D., *magna cum laude*, 2013)
 - Journal of Animal & Natural Resource Law, Editor-in-Chief
- University of Colorado Boulder (B.A., 2009)
 - Economics

Bar Admissions

- Colorado
- New Mexico
- North Dakota
- Texas
- Utah
- Wyoming

Court Admissions

- State of Colorado
- State of New Mexico
- State of North Dakota
- State of Texas
- State of Utah
- State of Wyoming
- Three Affiliated Tribes Fort Berthold Indian Reservation District Court
- U.S. District Court, District of North Dakota

Memberships

- Mile High United Way's Catalyst Society, 2020 – Present
- Colorado Bar Association, 2014 – Present
- Denver Bar Association, 2014 – Present
- Denver Association of Petroleum Landman, 2013 – Present
- Denver Association of Oil and Gas Title Lawyers, 2013 – Present
- North Dakota Bar Association, 2014 – Present
- Rocky Mountain Mineral Law Foundation, 2013 – Present
- Salt Lake County Bar Association, 2014 – Present
- State Bar of New Mexico, 2014 - Present
- State Bar of Texas, 2015 – Present
- Utah State Bar, 2014 – Present
- Wyoming State Bar, 2014 – Present

Recognition

- Named one of *Best Lawyers: Ones to Watch® in America* in:
 - Oil and Gas Law, 2024-2025
 - Energy Law, 2022-2025
 - Land Use and Zoning Law, 2022-2025
 - Real Estate Law, 2022-2025

Matters

- Drafted and obtained the approval of a development agreement for a master planned community in Colorado that included over \$790 million of public improvements and vested rights for over 28 years.
- Represented a wind developer in the development and construction of four New Mexico wind farm projects with a combined generation of 1,050 MW.
- Structured, drafted and obtained approval of a planned unit development for a master planned community in Colorado that included 1,100+ acres of mixed-use, 9,000+ dwelling units, and an estimated 17.2+ million square feet of commercial space.
- Disposition and acquisition of numerous Colorado ranches 1,000+ acres in size.
- Represented a private equity investor's acquisition of an interest in a portfolio of utility-scale wind energy projects in Illinois, Nebraska, and Texas with a combined gross capacity of over 850 MW.
- Represented investors in the acquisition of an interest in a portfolio of utility-scale solar energy projects in Texas with a combined gross capacity of over 250 MW.
- Representation of a solar developer in the development and construction of a utility scale-solar project in California.
- Represented solar developer in conducting real estate due diligence associated with \$200 million of construction financing for a 160 MW solar farm in Georgia.
- Represented New Mexico landowner in leasing approximately 2,000 acres of land for a utility scale wind farm development.
- Represented wind developer in conducting real estate due diligence for a \$241 million tax equity financing opinion for a 240 MW wind farm in Kansas.
- Represented solar developer regarding local regulatory approvals of four solar projects in Colorado, totaling approximately 170 MW of capacity, 730,000 315-watt photovoltaic panels, and leasing or purchasing approximately 1,660 acres.
- Represented solar developer in negotiation against a Colorado municipality to reduce the amount of an impact fee.
- Authored over 100 title opinions covering fee, federal, and state lands for oil and gas drilling operations in Colorado, North Dakota, and Wyoming.
- Represented oil and gas E&P company in acquisition of the surface and mineral estate in Colorado.
- Represented solar developer in negotiation of surface use agreements with mineral owners and lessees.
- Represented oil and gas E&P company in disposition of oil and gas assets in New Mexico.