

# HARRIS BEACH MURTHA

ATTORNEYS AT LAW

The Omni

333 Earle Ovington Blvd, Suite 901

Uniondale, NY 11553

Ulster County Economic Development Alliance, Inc.  
Attn: Amanda LaValle, President  
P.O. Box 1800  
244 Fair Street  
Kingston, NY 12402

January 16, 2025  
Invoice #12497613

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.412819

Client Name: Ulster County Economic Development Alliance,  
Inc.  
Matter Name: Tech City

January Invoice for Statement of Services and Disbursements

## ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$1,692.00

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$1,692.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$216.00

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (01/16/25).....\$1,908.00**

## OUTSTANDING INVOICE DETAIL AS OF: 01/16/25

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
9003291	12/10/24	216.00	0.00	216.00
	<b>TOTALS</b>	<b>\$216.00</b>	<b>\$0.00</b>	<b>\$216.00</b>

**PROFESSIONAL SERVICES RENDERED:**

<b><u>DATE</u></b>	<b><u>TIMEKEEPER</u></b>	<b><u>NARRATIVE</u></b>	<b><u>HOURS</u></b>	<b><u>AMOUNT</u></b>
12/02/24	DG	Telephone conversations with K. Lynch regarding the Phase 2 Development partial release and the termination of the completion reverter. Send emails to K. Lynch with background information on the issues.	0.50	180.00
12/05/24	DG	Review email from K. Lynch with the attached letter from Athenian Environmental Services, Inc. Review the Athenian letter. Consider the question whether the Athenian letter satisfies the Completion Reverter Conditions in the PSA as they pertain to the environmental cleanup. Review the Administrative Settlement Agreement, the PSA, and the Assumption of Environmental Liability Agreement. Telephone conversation with K. Lynch to discuss. Review email from K. Lynch with status of the completion reverter termination issue.	2.50	900.00
12/09/24	DG	Telephone conversation with K. Lynch to review the authorizing resolutions from the County and UCEDA regarding the disposition of the Tech City East property. Send email to K. Lynch with guidance on question whether approval from the County Legislature is required for UCEDA to amend the Tech City East PSA. Review question raised regarding the acreage of the Phase 2 Development release parcels. Call K. Lynch with guidance on the question. Discuss the completion reverter issue with K. Lynch, including his recent discussion with D. Pennessi on the subject and the reverter release requirements under the PSA.	1.00	360.00
12/10/24	DG	Review email from K. Lynch regarding the Phase 2 Development Partial Release of Mortgage. Review the signed release. Send thoughts to K. Lynch. Review the revised signed release.	0.50	180.00
12/11/24	DG	Telephone conversation with K. Lynch regarding necessary changes by the County Clerk's Office to record the partial release instrument. Review the changes. Send email to K. Lynch with thoughts.	0.20	72.00
<b>TOTAL HOURS AND FEES</b>			<b>4.70</b>	<b>\$1,692.00</b>

2230870.412819

Ulster County Economic Development  
Alliance, Inc.  
Tech City

**Harris Beach Murtha Cullina PLLC**  
Invoice # 12497613  
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<b>TIMEKEEPER SUMMARY</b>			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	4.70	1,692.00
<b>TOTALS</b>		<b>4.70</b>	<b>\$1,692.00</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$1,692.00**

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Firm Attorney: Thomas Garry

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PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$216.00

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (01/16/25) .....\$1,908.00**

PAYMENT INSTRUCTIONS

Payment by Credit Card

<https://www.harrisbeachmurtha.com/payment>

*Click on link and you will be directed to the Harris Beach Murtha Cullina Invoice Payment Page.  
Please include the Firm Matter Number and Invoice Number which are referenced on this invoice above.*



Payment by Wire or ACH

Bank Name: Bank United  
Account Name: Harris Beach Murtha Cullina, PLLC Operating A/C  
Account #: 9853248672  
ABA #: 267090594  
Swift Code: BUFBUS3M

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Reference Information

Firm Matter Number: 2230870.412819  
Attorney: Thomas Garry  
For questions please contact: [billing@harrisbeachmurtha.com](mailto:billing@harrisbeachmurtha.com)  
Federal Tax Id: 84-1623836

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Attn: Amanda LaValle, President  
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244 Fair Street  
Kingston, NY 12402

January 16, 2025  
Invoice #12497615

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.425519

Client Name: Ulster County Economic Development Alliance,  
Inc.  
Matter Name: Master Lease Agreement

January Invoice for Statement of Services and Disbursements

## ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$2,808.00

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$2,808.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$612.00

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (01/16/25).....\$3,420.00**

## OUTSTANDING INVOICE DETAIL AS OF: 01/16/25

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
9003292	12/10/24	612.00	0.00	612.00
	<b>TOTALS</b>	<b>\$612.00</b>	<b>\$0.00</b>	<b>\$612.00</b>

**PROFESSIONAL SERVICES RENDERED:**

<b><u>DATE</u></b>	<b><u>TIMEKEEPER</u></b>	<b><u>NARRATIVE</u></b>	<b><u>HOURS</u></b>	<b><u>AMOUNT</u></b>
12/03/24	DG	Email communication regarding the upcoming meeting to hash out the sublease and access terms.	0.20	72.00
12/06/24	DG	Review file for copy of the signed UCEDA-County sublease. Send email to L. Chen requesting a copy of the signed sublease. Review the signed sublease received from L. Chen. Prepare for upcoming UCEDA-SUNY New Paltz meeting on 12/11. Draft and send email to J. Stockli with thoughts on structuring the UCEDA-SUNY New Paltz sublease, including proposed language for subtenant's access to Common Areas.	1.50	540.00
12/09/24	DG	Update K. Lynch on communication with J. Stockli.	0.10	36.00
12/10/24	DG	Review email from J. Stockli regarding today's call to prepare for tomorrow's all-hands meeting between the UCEDA and SUNY New Paltz teams. Give further thought to the form of sublease and how to address the common areas issue. Telephone conversation with J. Stockli regarding the sublease and common areas.	0.50	180.00
12/11/24	DG	Telephone call with K. Lynch to prepare for the upcoming meeting with the SUNY New Paltz representatives. Participate in the meeting with the SUNY representatives to review the leasing structure and common area issues, including updated designs from the architect and a discussion about subleasing precedent with the State. Post-meeting call with K. Lynch to debrief. Review email from County Attorney Johnson and the attached license agreement between Ulster County and the NYS for the Department of Labor occupancy at 535 Boices Lane. Identify issues created by NYS standard lease clause requirements. Send email to J Kasschau with thoughts. Telephone conversation with K. Lynch to discuss the issues. Telephone conversation with J. Stockli to discuss the issues created by the NYS leasing requirements, including the capacity of UCEDA, as sublandlord, to make the various lease covenants required by the mandatory state clauses and contract exhibits.	3.50	1,260.00
12/16/24	DG	Telephone conversation with J. Stockli to discuss the sample license agreement that was discussed during the December 11th all-hands meeting as the basis for the UCEDA-SUNY subleases, including issues created by incorporation of the standard NYS leasing covenants into a sublease. Draft email to J. Stockli summarizing the issues discussed. Send email to J. Stockli.	2.00	720.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
<b>TOTAL HOURS AND FEES</b>			<b>7.80</b>	<b>\$2,808.00</b>

<b>TIMEKEEPER SUMMARY</b>			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	7.80	2,808.00
<b>TOTALS</b>		<b>7.80</b>	<b>\$2,808.00</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$2,808.00**

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REMITTANCE

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Attn: Amanda LaValle, President  
P.O. Box 1800  
244 Fair Street  
Kingston, NY 12402

January 16, 2025

Firm Matter Number: 2230870.425519  
Invoice #12497615  
Firm Attorney: Thomas Garry

January Invoice for Statement of Services and Disbursements

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$2,808.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$612.00

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (01/16/25) .....\$3,420.00**

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January 16, 2025  
Invoice #12497616

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.428848

Client Name: Ulster County Economic Development Alliance,  
Inc.  
Matter Name: Lot 600

January Invoice for Statement of Services and Disbursements

## ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$180.00

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$180.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$720.00

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (01/16/25).....\$900.00**

## OUTSTANDING INVOICE DETAIL AS OF: 01/16/25

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
9003293	12/10/24	720.00	0.00	720.00
	<b>TOTALS</b>	<b>\$720.00</b>	<b>\$0.00</b>	<b>\$720.00</b>

2230870.428848

Ulster County Economic Development  
Alliance, Inc.  
Lot 600

**Harris Beach Murtha Cullina PLLC**

Invoice # 12497616

Page 2

**PROFESSIONAL SERVICES RENDERED:**

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
12/03/24	DG	Review edits to Powerhouse access letter. Send thoughts to K. Lynch.	0.50	180.00

**TOTAL HOURS AND FEES**

**0.50      \$180.00**

**TIMEKEEPER SUMMARY**

<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	0.50	180.00
<b>TOTALS</b>		<b>0.50</b>	<b>\$180.00</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$180.00**

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Federal Tax Id: 84-1623836

Outstanding Invoices for: Ulster County Economic Development Alliance, Inc.

As of January 23, 2025

Invoice	Date	Matter	Matter Name	Worked Period	Total Billed	Total Balance	
12497613	1/16/2025	412819	Tech City	125	\$1,692.00	\$1,692.00	\$1,908.00
9003291	12/10/2024	412819	Tech City	1224	\$216.00	\$216.00	
12497614	1/16/2025	415694	IBM Tech City West	125	\$360.00	\$360.00	\$360.00
12497618	1/16/2025	430656	Tech City East Loan Modification	125	\$1,440.00	\$1,440.00	\$2,808.80
9003295	12/10/2024	430656	Tech City East Loan Modification	1224	\$1,368.80	\$1,368.80	
12497615	1/16/2025	425519	Master Lease Agreement	125	\$2,808.00	\$2,808.00	\$3,420.00
9003292	12/10/2024	425519	Master Lease Agreement	1224	\$612.00	\$612.00	
12497617	1/16/2025	430629	Tech City West Loan Modification	125	\$1,728.00	\$1,728.00	\$3,024.00
9003294	12/10/2024	430629	Tech City West Loan Modification	1224	\$1,296.00	\$1,296.00	
12497616	1/16/2025	428848	Lot 600	125	\$180.00	\$180.00	\$900.00
9003293	12/10/2024	428848	Lot 600	1224	\$720.00	\$720.00	
					\$12,420.80	\$12,420.80	