

## HARRIS BEACH INVOICE SUMMARY

### *Tech City East*

- Invoice # 8834863
  - Invoice Date: 12/20/21
  - Invoice Amount: \$40,644.00
- **TOTAL: \$40,644.00**

### *Tech City West*

- Invoice # 8836694
  - Invoice Date: 12/20/21
  - Invoice Amount: \$72.80
- **TOTAL: \$72.80**

**TOTAL AMOUNT DUE: \$40,716.80**

# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

December 20, 2021  
Invoice #8834863

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.412819

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

December Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$40,644.00

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$40,644.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$32,122.40

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (12/20/21).....\$72,766.40**

### OUTSTANDING INVOICE DETAIL AS OF: 12/20/21

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8824122	10/18/21	6,307.60	0.00	6,307.60
8830550	10/18/21	670.40	0.00	670.40
8830553	10/18/21	9,446.00	0.00	9,446.00
8828997	11/05/21	699.20	0.00	699.20
8829417	11/05/21	6,712.00	0.00	6,712.00
8829418	11/05/21	8,287.20	0.00	8,287.20
<b>TOTALS</b>		<b>\$32,122.40</b>	<b>\$0.00</b>	<b>\$32,122.40</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>
10/31/21	JAK	Review email from P. Malgieri with comments about proposed term sheet.	0.20	72.80
11/01/21	JAK	Revise and edit draft term sheet based on comments from P. Malgieri and M. Curti.	0.50	182.00
11/01/21	JAK	Review email from M. Curti and P. Malgieri with additional comments to draft Term Sheet.	0.30	109.20
11/01/21	JAK	Continue to revise and edit term sheet and forward to client for review and comment.	0.90	327.60
11/01/21	JAK	Review emails from T. Weidemann and CA Johnson with attached property information reflecting property description and tax arrearage.	0.30	109.20
11/02/21	JAK	Review T. Weidemann email with attached comments to draft proposed term sheet; email to M. Curti and P. Malgieri regarding same; review P. Malgieri email with comments.	1.10	400.40
11/03/21	MVC	Prepare for and participate in internal conference call regarding proposed development and settlement.	1.00	380.00
11/03/21	JAK	Prepare for and attend webex conference with M. Curti and P. Malgieri regarding client comments to draft proposed term sheet.	1.80	655.20
11/03/21	JAK	Review and reply to email from T. Weidemann with key points discussed during County meeting.	0.20	72.80
11/03/21	PMM	Review client comments to draft term sheet. Telephone conference with J. Kasschau and M. Curti regarding review and discussion of client comments to draft term sheet and preparation for conference call with client.	1.30	546.00
11/04/21	MVC	Prepare for and participate in internal conference call with client to review draft proposed term sheet.	1.00	380.00
11/04/21	JAK	Revise and edit draft term sheet to address client comments and elements raised during call with M. Curti and P. Malgieri; phone call and email to J. Picciotti re environmental question.	1.30	473.20
11/04/21	JAK	Email to T. Weidemann requesting additional information regarding parcel ownership; receipt and review of information forwarded by Dennis Doyle and discussion with A. Moss regarding same.	0.60	218.40
11/04/21	JAK	Review term sheet in preparation for meeting and webex meeting with T. Weidemann and HBPLLC team to discuss revisions and edits.	1.20	436.80
11/04/21	PMM	Conference call with client and J. Kasschau regarding proposed terms sheet	0.40	168.00
11/05/21	JAK	Receipt and quick review of material forwarded by client in relation to management agreements for IBM Tech City campus and forward to A. Moss for review. Discussion with A. Moss regarding due diligence review of documents.	0.50	182.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
11/05/21	JAK	Revise and update draft proposed term sheet and forward for review by M. Curti and P. Malgieri; review M. Curti edits to draft proposed term sheet for IBM Tech City East; email to client with revised draft term sheet.	0.70	254.80
11/05/21	JAK	Review analysis of CERCLA issue forwarded by J. Picciotti and accompanying discussion of regulatory issues concerning PFAS.	0.30	109.20
11/05/21	JDP	Review of pertinent issues associated with site the client is considering acquiring or leasing that has contamination issues and may be impacted by so-called forever chemicals, PFAS etc. Reviewed memo concerning same and drafted analysis of issues to be further reviewed and initial recommendation. Follow up e-mail concerning owner and operator status re: liability issues.	0.70	235.20
11/05/21	PMM	Conference call with J. Kasschau and M. Curti to review proposed changes to term sheet and structure of transaction from lease structure to sale.	0.80	336.00
11/08/21	MVC	Review revisions by developer's counsel to Term Sheet. Review revisions made by client to term sheet. Prepare email to internal legal group. Read email regarding same.	1.00	380.00
11/08/21	JAK	Review email from T. Weidemann with comment to draft proposed term sheet and email to M. Curti and P. Malgieri regarding same.	0.30	109.20
11/08/21	JAK	Review email from counsel for National Resources with attached proposed edits to draft proposed term sheet and email to P. Malgieri and M. Curti.	0.20	72.80
11/08/21	AM	Review Tech City Management Agreement and prepare analysis of key provisions.	2.70	820.80
11/09/21	MVC	Participate in conference call (internal) regarding developer and client revisions to term sheet. Prepare and circulate comments regarding same.	1.60	608.00
11/09/21	JAK	Email to T. Weidemann requesting teleconference to discuss his proposed edits and counsel for National Resources' edits.	0.10	36.40
11/09/21	JAK	Review and respond to email from T. Weidemann regarding question about PAAA and 90 day notice.	0.30	109.20
11/09/21	JAK	Webex meeting with M. Curti and P. Malgieri regarding client edits and developer edits to draft proposed term sheet.	0.50	182.00
11/09/21	JAK	Review T. Weidemann marked up version of draft term sheet and marked up version sent by counsel to redeveloper.	0.90	327.60
11/09/21	JAK	Webex meeting with P. Malgieri and T. Weidemann regarding level of control Ulster wants to have over subject properties and need for reverter.	0.50	182.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
11/09/21	AM	Review Scoping Documents, EAF, and correspondence submitted to the Town in connection with the 2009 proposed Tech City Comprehensive Development Plan and prepared analysis of key components.	1.10	334.40
11/09/21	AM	Review Tech City Management Agreement and prepare analysis of key provisions.	1.80	547.20
11/09/21	PMM	Conference call with J. Kasschau and M. Curti regarding review of client and developer comments to term sheet. Conference call with J. Kasschau and client regarding the same	1.60	672.00
11/09/21	PMM	Review term sheet revisions and correspond with J. Kasschau and M. Curti regarding same	0.30	126.00
11/10/21	MVC	Participate in call with client regarding term sheet. Review revisions prepared following discussion.	1.50	570.00
11/10/21	JAK	Review email from D. Doyle regarding question related to developer default based on tax payments and forward to M. Curti and P. Malgieri; review responsive email from HB team.	0.20	72.80
11/10/21	JAK	Revise and edit draft term sheet circulated by T. Weidemann based on comments received by P. Malgieri and webex meeting with T. Weidemann and P. Malgieri and M. Curti regarding draft term sheet. Update draft term sheet based on discussion and send to P. Malgieri and M. Curti.	2.80	1,019.20
11/10/21	AM	Review 2010 Draft GEIS in connection with proposed Amendment to Town Zoning Code and Comprehensive Development Plan for East Campus, and prepare analysis detailing key issues regarding the proposed action.	5.80	1,763.20
11/10/21	PMM	Conference call, Review changes to term sheet and correspond with J. Kasschau and M. Curti regarding the same	1.40	588.00
11/11/21	MVC	Participate in multiple conference calls regarding settlement proposal and executive summary.	1.50	570.00
11/11/21	JAK	Webex meeting with T. Weidemann, P. Malgieri and M. Curti regarding draft proposed term sheet and timeline of deliverables.	1.00	364.00
11/11/21	AM	Revise and complete analysis of key components of Tech City Management Agreement and Tech City Draft GEIS.	2.00	608.00
11/11/21	PMM	Conference call with client, J. Kasschau and M. Curti. Review propose changes to term sheet and correspond with J. Kasschau and M. Curti regarding the same	0.70	294.00
11/12/21	MVC	Participate in multiple conference call with client and proposed developer regarding settlement agreement and term sheet.	1.70	646.00
11/12/21	JAK	Begin drafting executive summary to so-ordered stipulation of settlement.	2.30	837.20

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
11/12/21	JAK	Draft and revise draft so-ordered stipulation of settlement.	6.40	2,329.60
11/12/21	PMM	Conference call with client, J. Kasschau and M. Curti regarding term sheet with developer and next steps. Review proposed changes to term sheet and correspond with J. Kasschau and M. Curti regarding the same,	1.20	504.00
11/15/21	MVC	Conference call regarding settlement agreement and proposed business term sheet/executive summary.	1.00	380.00
11/15/21	JAK	Teleconference with T. Weidemann, C. Johnson, P. Malgieri and M. Curti regarding status.	0.40	145.60
11/15/21	JAK	Email to P. Malgieri and M. Curti with draft proposed Order & Stipulation of Settlement and Executive Summary.	0.30	109.20
11/15/21	PMM	Conference call with client, J. Kasschau and M. Curti. Review and revise draft Settlement Order and Executive Summary and transmit same to J. Kasschau and M. Curti	2.20	924.00
11/16/21	JAK	Revise and edit Settlement Agreement and related Executive Summary based on P. Malgieri and M. Curti comments.	1.20	436.80
11/16/21	PMM	Telephone conference with J. Kasschau regarding proposed changes to Executive Summary to address transfer of County-owned properties. Review revised Executive Summary and correspond with J. Kasschau and M. Curti regarding the same	0.30	126.00
11/17/21	MVC	Attend to matters related to closing.	1.00	380.00
11/17/21	JAK	Teleconference with M. Curti re draft So-Ordered Settlement Agreement; prepare for and participate in teleconference re project status with T. Weidemann, C. Johnson, P. Malgieri, and M. Curti.	1.00	364.00
11/17/21	JAK	Teleconference with T. Weidemann regarding recent developments regarding locking in Ginsberg; correspondence with M. Curti and P. Malgieri regarding same; email team with attached updated Order & Stipulation of Settlement and Executive Summary.	0.50	182.00
11/17/21	PMM	Conference calls.	0.60	252.00
11/18/21	JAK	Teleconference with D. Pennessi regarding comments to term sheet; teleconference with T. Weidemann regarding his conversation with J. Cotter regarding same; email to team regarding conversations; teleconference with team regarding same.	1.20	436.80
11/18/21	JAK	Review draft resolutions forwarded by C. Johnson.	0.30	109.20
11/18/21	JAK	Teleconference with county team and HB team regarding status of negotiations and related documents.	1.00	364.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
11/18/21	JAK	Review email from D. Pennessi in response to proposed term sheet; conference with County team and HB team regarding same; draft email response to D. Pennessi; email correspondence with HB Team regarding proposed edits to Order & Stipulation of Settlement and Executive Summary; revise and edit executive summary based on discussions.	2.50	910.00
11/18/21	PMM	Conference call with client, J. Kasschau and M. Curti. Review comments from developer's counsel regarding proposed structure of purchase price and comments from client. Correspond with client and J. Kasschau and M. Curti regarding the same	1.30	546.00
11/19/21	JAK	Review comments forwarded by counsel for National Resources and teleconference with him regarding same; internal videoconference with UCEDA and County and HB team; videoconference with UCEDA, County, HB Team and National Resources Team; revise and edit Order & Stipulation of Settlement and Executive Summary based on discussion.	2.30	837.20
11/19/21	JAK	Prepare for and attend webex meeting with client and HB team regarding ongoing negotiation of Order & Stipulation of Settlement and Executive Summary.	1.00	364.00
11/19/21	PMM	Review developer comments to Executive Summary and Stipulation. Conference call with client, J. Kasschau and M. Curti regarding the same.. Conference call with developer, client, J. Kasschau and M. Curti regarding the same	2.00	840.00
11/20/21	MVC	Review revisions to term sheet. Multiple emails to client and internal team.	1.20	456.00
11/20/21	JAK	Email correspondence with clients regarding National Resources comments to draft executive summary; revise and edit draft executive summary and email to National Resources; review and respond to National Resources email regarding mortgage.	1.50	546.00
11/20/21	PMM	Review e-mails from client and proposed changes from developer regarding Executive Summary. Correspond with J. Kasschau and M. Curti regarding the same and potential approaches to secure milestone performance	1.10	462.00
11/21/21	MVC	Read and review multiple emails regarding term sheet and settlement agreement.	0.30	114.00
11/21/21	JAK	Revise and edit draft releases for each affected entity and forward to Ulster CA and team for review and additional information.	1.00	364.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
11/21/21	PMM	Correspond with J. Kasschau and M. Curti regarding responses to developer's counsel's comments to Executive Summary and proposed alternative approaches to address failure to satisfy development milestones	0.40	168.00
11/22/21	MVC	Participate in conference calls and revise term sheet/stipulation of settlement.	2.50	950.00
11/22/21	JAK	Revise and edit draft Order and Stipulation of Settlement and Executive Summary based on comments received by C. Johnson, P. Malgieri and M. Curti; email correspondence with D. Pennessi and National Resources team with amended versions of draft settlement documents; webex meeting with C. Johnson and CA team and T. Weidemann.	1.30	473.20
11/22/21	PMM	Conference call with client, J. Kasschau and M. Curti. Draft and transmit proposed revisions to Executive Summary and correspond and telephone conference with M. Curti regarding permitted exceptions provisions in Executive Summary	0.60	252.00
11/23/21	MVC	Attend to matters relating to settlement and proposed purchase and sale agreement. T/c with client and internal team.	2.30	874.00
11/23/21	MVC	Review matters relating to term sheet and settlement agreement. T/C with PM and JK regarding same.	1.00	380.00
11/23/21	JAK	Revise and edit Executive Summary based on comments from Ulster County CA office; email to National Resources regarding same.	0.20	72.80
11/24/21	MVC	Attend to various matters regarding transfer of title and lien extinguishment in connection with proposed settlement and development.	1.90	722.00
11/24/21	JAK	Review email from D. Pennessi regarding private driveway access to the subject properties and email correspondence with County Attorney regarding same.	0.40	145.60
11/24/21	JAK	Prepare for and attend webex meeting with UCEDA, County and HB Team; teleconference with T. Weidemann.	1.00	364.00
11/24/21	JAK	Teleconference with UCEDA, County, HB Team and National Resources regarding Order & Stipulation of Settlement and Executive Summary; follow up webex with UCEDA, County, and HB Team.	1.20	436.80
11/24/21	PMM	Conference call with client, J. Kasschau and M. Curti	0.50	210.00
11/24/21	PMM	Review e-mail from J. Kaschau regarding Cotter's willingness to close with solar company lien in place. Review Executive Summary and Term Sheet regarding status of title and existing liens and correspond with J. Kasschau and M. Curti regarding the same.	0.20	84.00



<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
11/24/21	PMM	Telephone conferences with J. Kasschau and M. Curti regarding issues relating to disposition of solar company lien. Telephone conference with client, J. Kasschau and M. Curti regarding the same,	1.10	462.00
11/26/21	MVC	Participate in multiple conference calls (internally with client and externally with developer's counsel and current owner) and revise, edit, and prepare multiple revisions to settlement agreement and executive summary.	5.00	1,900.00
11/26/21	JAK	Multiple conference calls with County team and HB Team, internally, and externally with A. Ginsberg and i.Park 87 group to finalize terms of Order and Stipulation of Settlement and Executive Summary.	3.20	1,164.80
11/28/21	MVC	Address various matters relating to settlement agreement and term sheet. Multiple emails regarding same and revisions to agreements to incorporate requested changes.	2.00	760.00
11/28/21	JAK	Review email correspondence from National Resources and Alan Ginsberg's counsel; email communication with team regarding same.	0.80	291.20
11/29/21	MVC	Prepare for and participate in conference call regarding settlement agreement.	1.00	380.00
11/29/21	JAK	Update most current version of the Executive Summary and forward to Ulster County CA for filing with the Court; email to team regarding same.	0.70	254.80
11/29/21	JAK	Webex status conference with County and HB team.	0.50	182.00
11/29/21	JAK	Email status report to T. Garry regarding each issue that we are handling on behalf of UCEDA.	0.30	109.20
11/30/21	JAK	Teleconference with CA Johnson regarding issues involving iPark 87 signature pages.	0.10	36.40
<b>TOTAL HOURS AND FEES</b>			<b>109.90</b>	<b>\$40,644.00</b>

<b>TIMEKEEPER SUMMARY</b>			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Curti, M.	380.00	28.50	10,830.00
Kasschau, J.	364.00	49.30	17,945.20
Picciotti, J.	336.00	0.70	235.20
Moss, A.	304.00	13.40	4,073.60
Malgieri, P.	420.00	18.00	7,560.00
<b>TOTALS</b>		<b>109.90</b>	<b>\$40,644.00</b>

2230870.412819      Ulster County Economic Development Alliance, Inc  
                                 .Tech City - EAST

**Harris Beach PLLC**  
Invoice # 8834863  
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<b>TOTAL AMOUNT DUE FOR THIS INVOICE.....</b>	<b>\$40,644.00</b>
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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

December 20, 2021

Firm Matter Number: 2230870.412819  
Invoice #8834863  
Firm Attorney: Thomas Garry

December Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$40,644.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$32,122.40

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (12/20/21) .....\$72,766.40**

### PAYMENT INSTRUCTIONS

#### Payment by Credit Card

<https://www.harrisbeach.com/practice/business-commercial-litigation>

Under Services, choose "Make a Payment"

Include the Firm Matter Number and Invoice Number which are referenced on this invoice above



#### Payment by Wire or ACH

Bank Name: Sterling National Bank  
Account Name: Harris Beach, PLLC Operating A/C  
Account #: 6700337453  
ABA #: 221970443  
Swift Code: STETUS33

#### Payment by Check (U.S. Only)

Please include this remittance or print your matter and invoice number (8834863) in the check memo. Mail to:

**HARRIS BEACH PLLC**  
The Omni  
333 Earle Ovington Blvd, Suite 901  
Uniondale, NY 11553

#### Reference Information

Firm Matter Number:  
Attorney:

2230870.412819  
Thomas Garry

For questions please contact: [billing@harrisbeach.com](mailto:billing@harrisbeach.com)

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2230870.412819

Ulster County Economic Development Alliance,  
Inc.  
Tech City

**Harris Beach LLC**

Invoice # 8834863

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Federal Tax Id: 84-1623836

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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

December 20, 2021  
Invoice #8836694

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.412819

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

December Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$72.80

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$72.80**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$72,766.40

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (12/20/21).....\$72,839.20**

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8830553	10/18/21	9,446.00	0.00	9,446.00
8828997	11/05/21	699.20	0.00	699.20
8829417	11/05/21	6,712.00	0.00	6,712.00
8829418	11/05/21	8,287.20	0.00	8,287.20
8834863	12/20/21	40,644.00	0.00	40,644.00
<b>TOTALS</b>		<b>\$72,766.40</b>	<b>\$0.00</b>	<b>\$72,766.40</b>

**PROFESSIONAL SERVICES RENDERED:**

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
11/30/21	JAK	Teleconference with T. Weidemann regarding TechCity West development options/considerations and strategy.	0.20	72.80

**TOTAL HOURS AND FEES**

<b>0.20</b>	<b>\$72.80</b>
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**TIMEKEEPER SUMMARY**

<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Kasschau, J.	364.00	0.20	72.80
<b>TOTALS</b>		<b>0.20</b>	<b>\$72.80</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$72.80**

# HARRIS BEACH <sup>PLLC</sup>

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Attn: Timothy Weidemann  
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Firm Attorney: Thomas Garry

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<https://www.harrisbeach.com/practice/business-commercial-litigation>

Under Services, choose "Make a Payment"

Include the Firm Matter Number and Invoice Number which are referenced on this invoice above



#### Payment by Wire or ACH

Bank Name: Sterling National Bank  
Account Name: Harris Beach, PLLC Operating A/C  
Account #: 6700337453  
ABA #: 221970443  
Swift Code: STETUS33

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Please include this remittance or print your matter and invoice number (8836694) in the check memo. Mail to:

**HARRIS BEACH PLLC**  
The Omni  
333 Earle Ovington Blvd, Suite 901  
Uniondale, NY 11553

#### Reference Information

Firm Matter Number:  
Attorney:

2230870.412819  
Thomas Garry

For questions please contact: [billing@harrisbeach.com](mailto:billing@harrisbeach.com)

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2230870.412819

Ulster County Economic Development Alliance,  
Inc.  
Tech City - WEST

**Harris Beach LLC**

Invoice # 8836694

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Federal Tax Id: 84-1623836

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