

# 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

April 8, 2022  
Invoice #8853699

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.412819

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

April Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$7,034.10

TOTAL COSTS THIS INVOICE .....\$17.75

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$7,051.85**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$60,675.86

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (04/08/22).....\$67,727.71**

### OUTSTANDING INVOICE DETAIL AS OF: 04/08/22

| <u>Invoice</u> | <u>Date</u> | <u>Original Amount</u> | <u>Payments/Credits</u> | <u>Amount Due</u>  |
|----------------|-------------|------------------------|-------------------------|--------------------|
| 8839865        | 01/12/22    | 81,424.36              | 23,835.20               | 57,589.16          |
| 8843967        | 02/15/22    | 3,086.70               | 0.00                    | 3,086.70           |
| <b>TOTALS</b>  |             | <b>\$84,511.06</b>     | <b>\$(23,835.20)</b>    | <b>\$60,675.86</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> |
|--------------------|--------------------------|--|---------------------|----------------------|
| 01/11/22           | JAK                      | Review correspondence with National Resources regarding status of insurance; review email correspondence from T. Weidemann regarding next steps.   | 0.40                | 145.60               |
| 01/12/22           | JAK                      | Review email correspondence from M. Curti regarding status of insurance and options re deed disposition.   | 0.20                | 72.80                |
| 01/14/22           | JAK                      | Teleconference with T. Weidemann regarding outstanding issues; review email from T. Weidemann confirming outstanding issues; email to M. Curti regarding same; review email correspondence from M. Curti to T. Weidemann; telephone call to D. Pennessi. | 0.70                | 254.80               |
| 01/20/22           | JAK                      | Review and respond to email correspondence from M. Curti and T. Weidemann in relation to outstanding items.  | 0.50                | 182.00               |
| 02/07/22           | JAK                      | Review and respond to email from T. Weidemann regarding questions about allocation/reconciliation of invoices.   | 0.20                | 72.80                |
| 02/09/22           | JAK                      | Review email noticing solartech renewables' proposed order to show cause and email correspondence regarding same.  | 0.40                | 145.60               |
| 02/10/22           | MVC                      | Plan and prepare for Tech City conference call regarding litigation. Review papers ahead of meeting.   | 1.00                | 380.00               |
| 02/10/22           | JAK                      | Prepare for and attend webex to discuss threatened order to show cause noticed by solartech renewables; email correspondence with Young Sommer, etc.   | 1.50                | 546.00               |
| 02/15/22           | MVC                      | Plan for and participate in call with client regarding Order to Show Cause.  | 0.50                | 190.00               |
| 02/15/22           | JAK                      | Prepare for and attend webex meeting with client team and HBPLLC team.   | 0.80                | 291.20               |
| 02/15/22           | PMM                      | Conference call with client, M. Curti and J. Kasschau regarding return and response to Order to Show Cause   | 0.30                | 126.00               |
| 02/16/22           | JAK                      | Review email from M. Curti and attached OTSC signed by Hon. Rounds but with TRO portion struck; review email correspondence from D. Pennessi regarding same.   | 0.20                | 72.80                |
| 02/17/22           | JAK                      | Plan for and attend teleconference with counsel to developer and former property owner in relation to OTSC brought by Solartech Renewables.  | 0.50                | 182.00               |
| 02/18/22           | EAH                      | Review and comment on case filings and opposition to Solartech order to show cause.  | 0.80                | 393.60               |

| <u>DATE</u> | <u>TIMEKEEPER</u> | <u>NARRATIVE</u>   | <u>HOURS</u> | <u>AMOUNT</u> |
|-------------|-------------------|--|--------------|---------------|
| 02/18/22    | JAK               | Finalize draft Me Too Affirmation; teleconference with T. Weidemann; email to T. Weidemann with attached draft proposed Me Too affirmation in opposition to Solartech Order to Show Cause. | 0.80         | 291.20        |
| 03/22/22    | JAK               | Review and respond to email from C. Nardi regarding stipulation of settlement and other documents; review file in relation thereto.  | 0.30         | 109.20        |
| 03/22/22    | BG                | Reviewed Transaction Documents according to Closing checklist to confirm all the documents were in place for the closing.  | 1.70         | 501.50        |
| 03/23/22    | MVC               | Internal conference with HB staff regarding attending to closing matters for client.   | 1.00         | 380.00        |
| 03/24/22    | MVC               | Complete further revisions and edits to LDDA and ancillary documents.  | 3.50         | 1,330.00      |
| 03/24/22    | JAK               | Review and respond to email from T. Weidemann inquiring about Administrative Fee provision in Escrow Agreement   | 0.30         | 109.20        |
| 03/25/22    | JAK               | Teleconference with M. Curti regarding D. Pennessi email requesting redlined version of LDDA; review email correspondence from M. Curti to D. Pennessi regarding same.                     | 0.20         | 72.80         |
| 03/29/22    | BG                | Reviewed civil action documents in reparation for closing.   | 3.40         | 1,003.00      |
| 03/30/22    | JAK               | Teleconferences with M. Curti, T. Weidemann, and L. Simonsen and D. DeLeo regarding issues related to closing on IBM Tech City East.   | 0.50         | 182.00        |

**TOTAL HOURS AND FEES****19.70      \$7,034.10****DISBURSEMENTS**

| <u>DESCRIPTION</u>   | <u>AMOUNT</u> |
|--|---------------|
| Vendor: Fed Ex Invoice#: 767413115 Date: 2/28/2022 - - Invoice No: 767413115 Sender: Jared A. Kasschau Ship To: , Ulster County Courthouse Ship Dt: 02/22/22 Airbill: 270103432618 | 17.75         |

**TOTAL DISBURSEMENTS****\$17.75**

**TIMEKEEPER SUMMARY**

| <b><u>Timekeeper</u></b> | <b><u>Rate</u></b> | <b><u>Hours</u></b> | <b><u>Value</u></b> |
|--------------------------|--------------------|---------------------|---------------------|
| Curti, M.                | 380.00             | 6.00                | 2,280.00            |
| Hallak, E.               | 492.00             | 0.80                | 393.60              |
| Kasschau, J.             | 364.00             | 7.50                | 2,730.00            |
| Malgieri, P.             | 420.00             | 0.30                | 126.00              |
| Gordon, B.               | 295.00             | 5.10                | 1,504.50            |
| <b>TOTALS</b>            |                    | <b>19.70</b>        | <b>\$7,034.10</b>   |

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$7,051.85**

# 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

April 8, 2022

Firm Matter Number: 2230870.412819  
Invoice #8853699  
Firm Attorney: Thomas Garry

April Invoice for Statement of Services and Disbursements

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$7,051.85**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$60,675.86

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (04/08/22) .....\$67,727.71**

### PAYMENT INSTRUCTIONS

#### Payment by Credit Card

<https://www.harrisbeach.com/make-a-payment/>

Choose "Make a Payment" in the upper right hand corner.

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 (8853699) 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: 2230870.412819  
Attorney: Thomas Garry  
For questions please contact: [billing@harrisbeach.com](mailto:billing@harrisbeach.com)  
Federal Tax Id: 84-1623836

2230870.412819

Ulster County Economic Development Alliance,  
Inc.  
Tech City

**Harris Beach LLC**

Invoice # 8853699

Page 2

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## Receipt

Vendor: FedEx  
Invoice: 767413115  
Invoice Date: Mon, Feb 28 2022  
Items: 1  
Total: \$ 17.75

Transaction ID: 270103432618

Invoice Number: 767413115

Client: **client id 2230870 (2230870)**  
Matter: **matter id 412819 (412819)**  
Service: **FedEx Priority Overnight®**  
Timekeeper: **Jared A. Kasschau (2627)**  
Reference: **2230870 412819 2627**

Pickup: **Tue, Feb 22 2022**  
Delivered: **Wed, Feb 23 2022 11:11 AM**  
Weight: **1.00 Lbs**

Sender  
**Jared A Kasschau**  
**Harris Beach PLLC**  
**333 Earle Ovington Blvd**  
**UNIONDALE, NY 11553 US**

Recipient  
**Ulster County Courthouse**  
**285 Wall Street**  
**KINGSTON, NY 12401 US**

Charges: **\$ 17.75**

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

April 8, 2022  
Invoice #8853700

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.415694

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

April Invoice for Statement of Services and Disbursements

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**ACCOUNT SUMMARY FOR THIS MATTER**

TOTAL FEES THIS INVOICE .....\$14,799.60

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$14,799.60**

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**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> |
|--------------------|--------------------------|--|---------------------|----------------------|
| 02/10/22           | JAK                      | Review email from M. Curti with attached draft revised LDDA.   | 0.40                | 145.60               |
| 02/28/22           | MVC                      | Participate in call with client regarding Tech City West property  | 0.50                | 190.00               |
| 02/28/22           | JAK                      | Prepare for and attend webex with client and M. Curti to discuss new transaction and terms for IBM Tech City West.   | 1.00                | 364.00               |
| 03/01/22           | MVC                      | Begin preparing LDDA and ancillary documents. Communication with Mike Discenza and Jared Kasschau regarding same.  | 2.00                | 760.00               |
| 03/01/22           | MD                       | Review diligence; email with Mike Curti & Jared; phone with Jared  | 2.30                | 920.00               |
| 03/03/22           | JAK                      | Review relevant materials and begin draft LDDA.  | 7.00                | 2,548.00             |
| 03/04/22           | JAK                      | Prepare for and attend teleconference with M. Curti and T. Weidemann; revise and edit LDDA and send to M. Curti for review and comment.                                      | 3.20                | 1,164.80             |
| 03/05/22           | JAK                      | Continue draft and revise LDDA, Ground Lease, and Purchase Option Agreement and send to M. Curti for review and comment.   | 5.00                | 1,820.00             |
| 03/07/22           | JAK                      | Review redlined version of LDDA forwarded by M. Curti; teleconference regarding same; correspondence with UCEDA with attached revised LDDA.                                  | 0.40                | 145.60               |
| 03/08/22           | JAK                      | Prepare for and attend webex meeting with T. Weidemann and M. Curti; revise and circulate amended draft LDDA to client for review and comment; teleconferences with M. Curti | 1.50                | 546.00               |
| 03/10/22           | MVC                      | Review LDDA and ancillary documents related to closing.  | 3.80                | 1,444.00             |
| 03/11/22           | JAK                      | Revise and edit LDDA and send to UCEDA and County for review and comment; email to D. Pennessi with draft LDDA.  | 1.00                | 364.00               |
| 03/14/22           | JAK                      | Review emails regarding IBM Tech City West project.  | 0.30                | 109.20               |
| 03/14/22           | AB                       | Complete comparison of documents and update as indicated   | 0.70                | 89.60                |
| 03/15/22           | JAK                      | Email correspondence with M. Curti and with T. Weidemann regarding negotiations with National Resources.   | 0.30                | 109.20               |
| 03/16/22           | JAK                      | Communications with M. Curti and team regarding meeting to discuss LDDA.   | 0.20                | 72.80                |
| 03/17/22           | MVC                      | Revise Ground Lease, LDDA, and Purchase Option Agreement. Participate in conference call with client and developer's counsel.  | 4.00                | 1,520.00             |

| <u>DATE</u>                 | <u>TIMEKEEPER</u> | <u>NARRATIVE</u>   | <u>HOURS</u> | <u>AMOUNT</u>      |
|-----------------------------|-------------------|--|--------------|--------------------|
| 03/17/22                    | JAK               | Prepare for and attend webex meeting with D. Pennessi, M. Curti and T. Weidemann.  | 1.00         | 364.00             |
| 03/17/22                    | JAK               | Review County Attorney comments to draft proposed Purchase Option Agreement; review T. Weidemann comments to LDDA; prepare for and attend webex with T. Weidemann, County Attorney team, and M. Curti. | 1.40         | 509.60             |
| 03/18/22                    | JAK               | Revise and edit LDDA and Ground Lease and forward to T. Weidemann and County Attorney team for review and comment.   | 1.00         | 364.00             |
| 03/22/22                    | MVC               | Draft and edit multiple revisions to LDDA/Ground Lease and ancillary documents/instruments.  | 3.00         | 1,140.00           |
| 03/22/22                    | JAK               | Email to Pennessi with attached draft LDDA, Ground Lease, and Purchase Option Agreement.   | 0.30         | 109.20             |
| <b>TOTAL HOURS AND FEES</b> |                   |  | <b>40.30</b> | <b>\$14,799.60</b> |

| <b>TIMEKEEPER SUMMARY</b> |             |              |                    |
|---------------------------|-------------|--------------|--------------------|
| <u>Timekeeper</u>         | <u>Rate</u> | <u>Hours</u> | <u>Value</u>       |
| Curti, M.                 | 380.00      | 13.30        | 5,054.00           |
| Kasschau, J.              | 364.00      | 24.00        | 8,736.00           |
| Discenza, M.              | 400.00      | 2.30         | 920.00             |
| Bloch, A.                 | 128.00      | 0.70         | 89.60              |
| <b>TOTALS</b>             |             | <b>40.30</b> | <b>\$14,799.60</b> |

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$14,799.60**

# HARRIS BEACH <sup>PLLC</sup>

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Attn: Timothy Weidemann  
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Kingston, NY 12402

April 8, 2022

Firm Matter Number: 2230870.415694  
Invoice #8853700  
Firm Attorney: Thomas Garry

April Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$14,799.60**

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Account #: 6700337453  
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Swift Code: STETUS33

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Firm Matter Number:  
Attorney:

2230870.415694  
Thomas Garry

For questions please contact: [billing@harrisbeach.com](mailto:billing@harrisbeach.com)  
Federal Tax Id: 84-1623836

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Attn: Timothy Weidemann  
P.O. Box 1800  
244 Fair Street  
Kingston, NY 12402

April 8, 2022  
Invoice #8853701

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.415695

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

April Invoice for Statement of Services and Disbursements

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**ACCOUNT SUMMARY FOR THIS MATTER**

TOTAL FEES THIS INVOICE .....\$184.80

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$184.80**

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**PROFESSIONAL SERVICES RENDERED:**

| <u>DATE</u> | <u>TIMEKEEPER</u> | <u>NARRATIVE</u>   | <u>HOURS</u> | <u>AMOUNT</u> |
|-------------|-------------------|--|--------------|---------------|
| 03/23/22    | KT                | Review auditor's letter request including response dates; publish auditor's request in firm-wide email notification; obtain and review open matter summary and request attorney responses. | 0.90         | 118.80        |
| 03/25/22    | KT                | Review and catalog responses; prepare letter in response to auditor's request; distribute letter.  | 0.50         | 66.00         |

**TOTAL HOURS AND FEES****1.40      \$184.80****TIMEKEEPER SUMMARY**

| <u>Timekeeper</u> | <u>Rate</u> | <u>Hours</u> | <u>Value</u>    |
|-------------------|-------------|--------------|-----------------|
| Trost, K.         | 132.00      | 1.40         | 184.80          |
| <b>TOTALS</b>     |             | <b>1.40</b>  | <b>\$184.80</b> |

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$184.80**

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Firm Matter Number:  
Attorney:

2230870.415695  
Thomas Garry

For questions please contact: [billing@harrisbeach.com](mailto:billing@harrisbeach.com)  
Federal Tax Id: 84-1623836

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