

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

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

March 8, 2023
Invoice #8907092

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.412819

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

March Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$7,675.20

TOTAL AMOUNT DUE FOR THIS INVOICE\$7,675.20

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$2,052.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (03/08/23).....\$9,727.20

OUTSTANDING INVOICE DETAIL AS OF: 03/08/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8904032	02/15/23	2,052.00	0.00	2,052.00
	TOTALS	\$2,052.00	\$0.00	\$2,052.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
02/01/23	DG	Review UC Workforce Innovation Hub Powerpoint and landlord's draft lease, as background to prepare for upcoming discussion of "master lease" scenario.	1.00	360.00
02/02/23	DG	Review and start framing out Master Lease/Sublease structure for use in connections with the UC Workforce Innovation Hub, including identifying essential lease provisions.	2.00	720.00
02/15/23	DG	Review master lease issues and the proposed term sheet with respect to leasing by UCEDA of space in Buildings 22, 23 and 24. Review typical government leases, including build-out provisions. Prepare for meeting on 2.16 with UDECA.	3.00	1,080.00
02/16/23	JAK	Prepare for and attend meeting with T. Weidemann and D. Grippo re proposed term sheet and structure of development of the Ulster Co. Workforce Innovation Center.	1.00	364.00
02/16/23	DG	Prepare for upcoming meeting. Review standard provisions for leasing of office space by governmental entities. Draft memo analyzing proposed term sheet. Participate in Teams meeting with T. Weidemann, J. Stratton, and J. Kasschau to discuss proposed term sheet and structure of development of the Ulster Co. Workforce Innovation Center. Discuss funding for and construction of the improvements at the Center. Make revisions to term sheet based on discussion. Structure as a turnkey lease with UCEDA granted broad subleasing rights and having limited liability for paying rent.	6.50	2,340.00
02/17/23	JAK	Conference with D. Grippo regarding memo analyzing term sheet and proposed structure for UCEDA lease.	0.50	182.00
02/17/23	DG	Continue working on memo analyzing term sheet. Continue working on revised term sheet with new proposed structure for UCEDA lease, including role of UCEDA as facilitator for the Innovation Center with responsibility for finding funding and subtenants. Discuss with J. Kasschau. Finalize and send memo and revised term sheet to T. Weidemann.	3.00	1,080.00
02/21/23	DG	Review email from T. Weidemann regarding the revised term sheet for UCEDA's leasing of space at Tech East for the development of the Innovation Center. Review term sheet and memo in connection with Board meeting.	1.50	540.00
02/28/23	JAK	Conference with D. Grippo re FOIL and status of lease development.	0.30	109.20

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
02/28/23	DG	Review email from T. Weidemann and FOIL request for environmental phase I report. Discuss with J. Kasschau. Review Assignment, Assumption and Environmental Compliance Agreement. Draft and send email to T. Weidemann with analysis and proposed FOIL response.	2.50	900.00

TOTAL HOURS AND FEES

21.30	\$7,675.20
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TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Kasschau, J.	364.00	1.80	655.20
Grippo, D.	360.00	19.50	7,020.00
TOTALS		21.30	\$7,675.20

TOTAL AMOUNT DUE FOR THIS INVOICE.....	\$7,675.20
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PAYMENT INSTRUCTIONS

Payment by Credit Card

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

*Click on link and you will be directed to the Harris Beach 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: Webster 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 (8907092) 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
Federal Tax Id: 84-1623836

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REMITTANCE

Ulster County Economic Development Alliance, Inc.
Attn: Timothy Weidemann
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March 8, 2023

Firm Matter Number: 2230870.415694
Invoice #8907091
Firm Attorney: Thomas Garry

March Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$5,617.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$3,971.20

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (03/08/23)\$9,588.20

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March 8, 2023
Invoice #8907091

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.415694

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

March Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$5,617.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$5,617.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$3,971.20

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (03/08/23).....\$9,588.20

OUTSTANDING INVOICE DETAIL AS OF: 03/08/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8904031	02/15/23	3,971.20	0.00	3,971.20
	TOTALS	\$3,971.20	\$0.00	\$3,971.20

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
02/06/23	JAK	Communication with D. Grippo regarding discussion with D. Pennessi regarding escrow payment and other outstandings in preparation for closing.	0.20	72.80
02/06/23	DG	Telephone conversation with D. Pennessi regarding \$250K deposit. Revise Escrow Agreement. Draft email to T. Weidemann summarizing developments and attaching the proposed Escrow Agreement. Telephone conversation with T. Weidemann regarding the escrow agreement, the funding of the imprest deposit, and next steps to move towards closing. Draft email to D. Pennessi.	3.50	1,260.00
02/06/23	CN	Researching and locating information on deeds for subject parcels.	1.00	135.00
02/07/23	DG	Review status and call T. Weidemann.	0.20	72.00
02/08/23	JAK	Review email correspondence from client regarding status of National Resources escrow payment.	0.10	36.40
02/08/23	DG	Review email from T. Weidemann regarding \$250K deposit and next steps. Finalize and send email to D. Pennessi regarding execution of Escrow Agreement and wiring instructions.	1.00	360.00
02/10/23	JAK	Review and respond to correspondence from T. Weidemann regarding potential lease arrangement and discuss with D. Grippo; review correspondence regarding wire transfer for amount due under Escrow Agreement.	0.80	291.20
02/10/23	DG	Review emails regarding Escrow Agreement and deposit. Draft and send email with instructions on finalizing Escrow Agreement. Review matter regarding proposed lease to UCEDA at Tech East, including review of proposed term sheet and Proposed Space Program writeup. Identify issues to discuss at upcoming meeting.	2.50	900.00
02/14/23	JAK	Communications with D. Grippo re Master Plan issues; review client email to National Resources regarding development of Master Plan concept.	0.40	145.60
02/14/23	DG	Review PSA provisions with respect to the Master Plan. Review emails on the Master Plan, including the format of the plan.	1.00	360.00
02/15/23	JAK	Review email correspondence forwarded by client re master plan; communication with D. Grippo regarding outstanding items in preparation for closing on west campus.	0.60	218.40
02/15/23	DG	Review status, including status of closing deliverables. Prepare and send update to J. Kasschau. Draft and send email to T. Weidemann regarding finalizing the Escrow Agreement and imprest account deposit.	1.50	540.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
02/16/23	JAK	Communication with D. Grippo and T. Weidemann regarding status of escrow agreement and terms of sale of lot 600,	0.40	145.60
02/16/23	DG	Discuss status of Escrow Agreement and terms of the proposed sale of Lot 600 with T. Weidemann and J. Kasschau. Draft email to D. Pennessi with respect to the same. Send email to To Weidemann for review and comment.	1.50	540.00
02/17/23	DG	Review email from T. Weidemann on Lot 600. Draft and send email to D. Pennessi advising of need for continued negotiation on Lot 600 and UCEDA view that Tech West and Lot 600 are independent transactions.	1.00	360.00
02/28/23	DG	Review T. Weidemann email regarding post December 31, 2021 utility and other charges for operating costs related to the Tech West building.	0.50	180.00
TOTAL HOURS AND FEES			16.20	\$5,617.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Kasschau, J.	364.00	2.50	910.00
Grippo, D.	360.00	12.70	4,572.00
Nardi, C.	135.00	1.00	135.00
TOTALS		16.20	\$5,617.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$5,617.00

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