

# 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

February 15, 2023  
Invoice #8904031

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.415694

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

February Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$3,971.20

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$3,971.20**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$4,650.80

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (02/15/23).....\$8,622.00**

### OUTSTANDING INVOICE DETAIL AS OF: 02/15/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8893712	12/09/22	252.00	0.00	252.00
8898288	01/12/23	4,398.80	0.00	4,398.80
	<b>TOTALS</b>	<b>\$4,650.80</b>	<b>\$0.00</b>	<b>\$4,650.80</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>
01/04/23	MVC	Review email prepared by Dan Grippo regarding outstanding issues. Draft response to same.	0.20	76.00
01/04/23	JAK	Communication with D. Grippo re status of IBM Tech City development and email correspondence to client.	0.50	182.00
01/04/23	DG	Review status and send inquiry to T. Weidemann. Review response from T. Weidemann and discuss with J. Kasschau. Review documents for both Tech West and East . Draft and circulate memo with recommendations for proposed course of action to address various payment issues and current status of Tech West, including various payments due and soon to be due from Purchaser and its related Tech East entity, and Purchaser's response to Seller's December 15 inquiry regarding preparations for closing.	3.00	1,080.00
01/05/23	JAK	Email correspondence regarding strategy in event of National Resources default on Tech City West.	0.20	72.80
01/05/23	DG	Finalize memo to T. Weidemann (i) discussing and analyzing payments owed by Purchaser on Tech East and Tech West, including administrative fee and installment of principal and interest soon coming due under the purchase money note on Tech East and the \$250K deposit due on Tech West; and (ii) recommending a course of action with respect to collecting the payments and moving ahead to close the Tech West transaction. Send memo to T. Weidemann. Review feedback from T. Weidemann and provide response with respect to interest due under the note.	3.00	1,080.00
01/11/23	DG	Review emails from T. Weidemann regarding open payments due from National Resources on Tech East and West, and potential master lease on Tech East. Discuss with J. Kasschau.	1.00	360.00
01/12/23	JAK	Review email from D. Grippo re open payments and urgency of closing.	0.20	72.80
01/17/23	JAK	Conference with D. Grippo re potential time of the essence letter.	0.40	145.60
01/17/23	DG	Review time of the essence caselaw, including prerequisites for issuing TOE notice. Discuss status with J. Kasschau.	2.00	720.00
01/19/23	JAK	Discuss case status with D. Grippo.	0.30	109.20
01/30/23	JAK	Discussion with D. Grippo regarding status of IBM Tech City.	0.20	72.80

**TOTAL HOURS AND FEES****11.00     \$3,971.20**

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Curti, M.	380.00	0.20	76.00
Kasschau, J.	364.00	1.80	655.20
Grippio, D.	360.00	9.00	3,240.00
<b>TOTALS</b>		<b>11.00</b>	<b>\$3,971.20</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$3,971.20**

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### REMITTANCE

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Attn: Timothy Weidemann  
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February 15, 2023

Firm Matter Number: 2230870.415694  
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PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$4,650.80

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (02/15/23) .....\$8,622.00**

### 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 (8904031) 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:

2230870.415694  
Thomas Garry

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

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February 15, 2023  
Invoice #8904032

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.412819

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

February Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$2,052.00

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$2,052.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$900.00

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (02/15/23).....\$2,952.00**

### OUTSTANDING INVOICE DETAIL AS OF: 02/15/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8898289	01/12/23	900.00	0.00	900.00
<b>TOTALS</b>		<b>\$900.00</b>	<b>\$0.00</b>	<b>\$900.00</b>

**PROFESSIONAL SERVICES RENDERED:**

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
01/12/23	DG	Draft email to C. Pennessi regarding open payments and urgency of the matter. Circulate draft email to T. Weidemann and J. Kasschau.	2.00	720.00
01/13/23	DG	Review email from T. Weidemann regarding proposed leasing at Tech East for the UC Workforce Innovation HUB. Consider master leasing structure. Review proposed lease.	2.50	900.00
01/19/23	DG	Review email from T. Weidemann and case status with J. Kasschau.	0.50	180.00
01/27/23	DG	Review file for payment status.	0.20	72.00
01/30/23	DG	Discuss status with J. Kasschau. Draft and send email to T. Weidemann.	0.50	180.00

**TOTAL HOURS AND FEES****5.70      \$2,052.00**

<b>TIMEKEEPER SUMMARY</b>			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	5.70	2,052.00
<b>TOTALS</b>		<b>5.70</b>	<b>\$2,052.00</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$2,052.00**

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