

						Paid		
Invoice No	Date	Status	Other	WIC		Date	Other	WIC
8830550	10/18/2021	Paid	\$ 670.40			12/22/2021	\$ 670.40	
8829417	11/5/2021	Paid	\$ 6,712.00			3/15/2022	\$ 6,712.00	
8853701	3/31/2022	Paid	\$ 184.80			5/12/2022	\$ 184.80	
8926678	7/14/2023	Unpaid		\$ 25,490.80				
8931969	8/15/2023	Unpaid		\$ 22,646.00				
8936542	9/14/2023	Unpaid		\$ 3,747.20				
8941480	10/17/2023	Unpaid		\$ 900.00				
TOTAL			\$ 7,567.20	\$ 52,784.00			\$7,567.20	\$ 7,567.20
OUTSTANDING BALANCE PER HB READJUSTMENTS				\$ 50,000.00				

HARRIS BEACH PLLC
ATTORNEYS AT LAW

March 13, 2024

THE OMNI
333 EARLE OVINGTON BLVD, SUITE 901
UNIONDALE, NEW YORK 11553
516.880.8484

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

THOMAS J. GARRY
MEMBER
DIRECT: 516.880.8489
FAX: 516.880.8483
TGARRY@HARRISBEACH.COM

RE: Ulster County Economic Development Alliance, Inc.
Matter No. 425519; Master Lease Agreement Invoices

Dear Ms. LaValle:


Thank you for your time on Monday meeting with Harris Beach to discuss the outstanding invoices from our firm. As discussed during our call, we are providing a courtesy discount of \$2,784.00 off the total owed for the Master Lease Agreement matter. Breakdown is as follows:

Master Lease Agreement Total: \$52,784.00
Less: Courtesy Discount of \$2,784.00
Total Due for the Master Lease Agreement Matter: \$50,000.00

Please provide a check payable to Harris Beach PLLC in the amount of \$50,000.00 for the four (4) outstanding invoices on this matter, copies attached for your reference. Should you have any other questions, please do not hesitate to contact me.

Very truly yours,

HARRIS BEACH PLLC



Thomas J. Garry

Cc: Jared A. Kasschau, Esq., jkasschau@harrisbeach.com

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

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

July 14, 2023
Invoice #8926678

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.425519

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

July Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$25,490.80

TOTAL AMOUNT DUE FOR THIS INVOICE\$25,490.80

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
05/23/23	JAK	Review and respond to email from T. Weidemann regarding proposed lease with National Resources.	0.20	72.80
06/01/23	JAK	Review email from T. Weidemann with attached LOI for SUNY New Palz and discussion with D. Grippo regarding same; preparation for meeting tomorrow to discuss draft lease.	1.30	473.20
06/01/23	DG	Make further revisions to the lease, including revisions to the funding provisions. Review key definitions: Lease Term Commencement Date, Landlord's Work, Substantial Completion, and Rent Commencement Date. Prepare for Zoom meeting with Ulster County team scheduled for June 2nd. Draft summary of key provisions. Circulate summary to participants for Friday's Zoom meeting.	4.00	1,440.00
06/02/23	JAK	Review LOI with SUNY Ulster forwarded by Chris Kelly; communication with D. Grippo in advance of meeting with CA and team to discuss initial draft lease; meeting with team regarding draft proposed lease; review draft work letter forwarded by CA Johnson.	2.50	910.00
06/02/23	DG	Participate in call with the County Executive, County Attorney, UCEDA President and others to discuss the draft lease. Post-call review of the draft lease to remove heavy-handed landlord rights and make the lease more tenant friendly. Make revisions to the lease, including the addition of a tenant termination right and landlord indemnity in favor of tenant. Email correspondence with the County Attorney's Office.	7.00	2,520.00
06/05/23	DG	Make further revisions to draft lease, including incorporation of references to a Work Letter. Discuss with J. Kasschau. Circulate draft for internal review. Draft sublease with Ulster County, as discussed on call last Friday.	4.00	1,440.00
06/06/23	JAK	Review draft proposed lease for iPark and provide comments to D. Grippo.	1.50	546.00
06/06/23	DG	Review comments received from J. Kasschau on the draft lease. Make revisions to the draft to incorporate the comments. Continue review of the landlord-form of lease to remove heavy-handed provisions and make the lease generally more favorable to tenant. Draft email to working group summarizing the most recent changes. Send email to working group with the summary and latest version of lease attached. Review email from T. Weidemann.	4.00	1,440.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
06/07/23	DG	Review real estate tax exemptions for not-for-profits, municipalities and educational organizations. Discuss with J. Kasschau. Review language in draft lease regarding Taxes. Continue drafting the sublease between UCEDA and Ulster County. Identify terms for future discussion, including the sublease term commencement date and the rent commencement date.	2.50	900.00
06/08/23	JAK	Review revised proposed lease; communication with D. Grippo re meeting with CA team regarding revised proposed lease.	0.50	182.00
06/08/23	DG	Draft and send email to J. Kasschau regarding tax exemptions and leased property. Telephone conversation with County Attorney Johnson and L. Chen to discuss latest draft of the UCEDA lease. Make further revisions to the draft based on discussion had during the call. Finalize draft for submission to National Resources on Friday, June 9th. Discuss with J. Kasschau.	2.50	900.00
06/09/23	JAK	Review draft lease and discussion with D. Grippo regarding same in advance of sending document to counsel for National Resources.	0.40	145.60
06/09/23	DG	Discuss cover email to D. Pennessi with J. Kasschau. Revise email to D. Pennessi. Give lease final read through. Send out the draft lease to National Resources.	2.00	720.00
06/13/23	JAK	Correspondence with D. Pennessi regarding draft lease.	0.20	72.80
06/13/23	DG	Review email from D. Pennessi regarding the status of his review of the draft lease. Review form of Work Letter for adaptability to End-User scenario envisioned for the Innovation Center.	1.50	540.00
06/16/23	DG	Review emails regarding upcoming lease negotiation. Review draft lease sent to D. Pennessi to prepare for meeting.	1.50	540.00
06/19/23	JAK	Review email correspondence from Chief of Staff of Ulster County Executive and discussion with D. Grippo regarding same.	0.20	72.80
06/19/23	DG	Prepare for upcoming lease negotiation meeting. Discuss with J. Kasschau, including strategy.	1.00	360.00
06/20/23	JAK	Email correspondence with C. Kelly re draft proposed lease; conference with C. Johnson and others regarding strategy considerations for call.	0.60	218.40
06/20/23	DG	Telephone conversation with County Attorney Johnson. Participate in pre-meeting with County Executive Metzger and team. Participate in lease negotiation meeting with J. Cotter, CE Metzger and teams. Participate in post-meeting attorneys' meeting to negotiate changes to draft lease, including the introduction of a phased-in delivery of space. Review revised lease received from D. Pennessi.	6.50	2,340.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
06/21/23	JAK	Review correspondence from client regarding comments to National Resource's proposed edits to master lease; conference with D. Grippo regarding same; communication with client regarding same.	1.10	400.40
06/21/23	DG	Review email from CE with comments on the 6/20 pm lease redraft received from D. Pennessi. Draft email to the County team summarizing open issues. Send email to team. Finish drafting proposed sublease between UCEDA and County and send draft sublease to County Attorney Johnson for review and comment. Participate in a meeting with the CE and County team. Participate in an attorneys' meeting to continue to try to resolve open issues. Draft status email to County team with update from the attorneys' meeting.	7.50	2,700.00
06/22/23	JAK	Review email from County regarding concerns about edits proposed by National Resources; conference with D. Grippo regarding same; communication with County regarding next steps; review draft email summarizing outstanding issues forwarded by D. Grippo.	1.20	436.80
06/22/23	DG	Review redraft of the lease received from D. Pennessi late 6.21. Review email from the CE with reaction to the latest draft of the lease. Draft summary of open issues. Discuss status and strategy with J. Kasschau. Review email from J. Kasschau with feedback from the CE.	4.00	1,440.00
06/23/23	DG	Review status. Draft email to team summarizing the status of the lease negotiations, including a summary of the open issues with a description of changes we are seeking.	3.00	1,080.00
06/27/23	DG	Review email from CE Metzger regarding document control, including naming of files. Discuss with J. Kasschau. Draft response to CE, attaching redline of original HB draft versus most recent National Resources draft. Meet with the CE, CA Johnson and J. Kasschau to discuss open lease issues and concerns, including a review of the CE's email with comments received before the meeting. Make revisions to the HB draft to incorporate some of National Resources' proposed changes and the CE's comments/concerns, including expansion of tenant's rights to have input to and approval of the design and construction plans. Circulate the revised HB draft to the team.	7.00	2,520.00
06/28/23	DG	Make further revisions to draft lease. Discuss with J. Kasschau. Circulate revised draft to County team.	3.00	1,080.00
TOTAL HOURS AND FEES			70.70	\$25,490.80

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Kasschau, J.	364.00	9.70	3,530.80
Grippo, D.	360.00	61.00	21,960.00
TOTALS		70.70	\$25,490.80

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$25,490.80

HARRIS BEACH PLLC

ATTORNEYS AT LAW

REMITTANCE

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

July 14, 2023

Firm Matter Number: 2230870.425519
Invoice #8926678
Firm Attorney: Thomas Garry

July Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$25,490.80

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 (8926678) 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:

2230870.425519
Thomas Garry

For questions please contact: billing@harrisbeach.com
Federal Tax Id: 84-1623836

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

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

August 15, 2023
Invoice #8931969

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.425519

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

August Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$22,646.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$22,646.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$25,490.80

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/15/23).....\$48,136.80

OUTSTANDING INVOICE DETAIL AS OF: 08/15/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8926678	07/14/23	25,490.80	0.00	25,490.80
	TOTALS	\$25,490.80	\$0.00	\$25,490.80

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
06/27/23	JAK	Review and respond to email from County regarding edits to draft lease; communication with D. Grippo regarding same; webex call with team regarding draft lease.	1.30	473.20
06/28/23	JAK	Discussions with D. Grippo regarding draft lease amendments; communication with County team regarding suggested changes.	0.70	254.80
06/29/23	JAK	Communication with County team regarding revised draft lease agreement and discussions with D. Grippo regarding same.	0.40	145.60
07/03/23	JAK	Review and respond to email from CE regarding status of lease negotiation.	0.20	72.80
07/03/23	DG	Review emails between the CE and J. Kasschau.	0.10	36.00
07/05/23	DG	Prepare summary of the UCEDA IBM Tech City Campus transactions. Discuss with J. Kasschau. Review lease comments received from County Attorney's Office. Review latest version of lease sent to D. Pennessi. Review lease comments from CE Metzger received on 7/3.	3.00	1,080.00
07/06/23	JAK	Communication with D. Grippo regarding status of negotiations of lease with National Resources.	0.40	145.60
07/06/23	DG	Review lease provisions regarding landlord remedies upon tenant default. Telephone conversation with D. Pennessi regarding the status of National Resources' review of the HB lease redraft dated June 29th and next steps for moving forward. Discuss the call with J. Kasschau. Draft email to J. Kasschau providing details of the call with C. Pennessi. Review draft email to County team.	2.50	900.00
07/07/23	JAK	Communication with L. Chen at Ulster County Attorney.	0.20	72.80
07/07/23	DG	Review status with J. Kasschau. Review email from L. Chen. Review email from CE Metzger regarding results of call with J. Cotter. Consider issues.	1.50	540.00
07/10/23	JAK	Prepare for and attend conference with Ulster County Attorney legal team; communication with D. Grippo regarding same.	1.00	364.00
07/10/23	DG	Prepare for 3:00 meeting with County Attorney Johnson. Review typical rent commencement date provisions, including provisions for design plans, construction drawings, substantial completion and rent commencement. Participate in the 3:00 meeting. Review redraft of lease received from D. Pennessi based on call between CE Metzger and J. Cotter on 7/7.	3.00	1,080.00
07/11/23	JAK	Review draft lease forwarded by National Resources in preparation for video conference with CA team; video conference with CA Team and D. Grippo.	1.90	691.60

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/11/23	DG	Continued review of Pennessi redraft dated 7/10. Prepare for meeting with County Attorney Johnson. Participate in meeting to review the Pennessi redraft. Make revisions to the lease based on the discussion had during the meeting with CA Johnson. Prepare redline comparison showing changes against the Pennessi redraft. Draft email to CA Johnson and send new HB turn of the lease.	5.00	1,800.00
07/12/23	JAK	Review and respond to email from County Attorney re comments to draft proposed lease; conference with County Attorney team and D. Grippo;	1.10	400.40
07/12/23	DG	Review comments received from CE Metzger on the 7/10 Pennessi draft. Discuss with J. Kasschau. Prepare for meeting with CA Johnson. Participate in the meeting. Make further revisions to the lease based on the discussion had during the meeting. Draft new HB version of the lease and turn to D. Pennessi. Review email from D. Pennessi with feedback on the HB turn.	5.00	1,800.00
07/13/23	MVC	Prepare for call with Dan Pennessi regarding lease revisions. Internal call with Jared Kasschau and Dan Grippo.	2.50	950.00
07/13/23	JAK	Review email correspondence from D. Pennessi identifying sticking points with lease; discussion with D. Grippo and M. Curti regarding same in preparation for follow up call with D. Pennessi.	1.20	436.80
07/13/23	DG	Draft response to D. Pennessi email reacting to 7/12 HB turn of the lease. Prepare for 1:00 internal attorneys' meeting with J. Kasschau and M. Curti. Participate in the meeting. Organize notes from the meeting in preparation of upcoming meeting with D. Pennessi to further negotiate the lease.	3.00	1,080.00
07/14/23	JAK	Video conference with D. Pennessi and D. Grippo regarding outstanding lease items; communication with team regarding results of meeting with D. Pennessi; review revised draft lease forwarded by D. Pennessi.	2.30	837.20
07/14/23	DG	Prepare for attorneys' call to review open issues with the HB July 12th turn. Participate in the call with J. Kasschau. M. Curti and D. Pennessi and negotiate remaining issues in an effort to finalize the lease. Review redraft of the lease received from D. Pennessi. Draft status summary email and circulate to the County team.	3.50	1,260.00
07/17/23	JAK	Review email from County Attorney requesting conference; conference with County Attorney; discussions with D. Grippo.	1.10	400.40

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/17/23	DG	Telephonic meeting with CA Johnston to review CE Metzger's comments on the 7/14 Pennessi turn. Review lease revisions received from D. Pennessi based on call between CE Metzger and J. Cotter. Telephone conversation with D. Pennessi to discuss daycare provisions. Review further revised lease received from D. Pennessi.	2.00	720.00
07/18/23	JAK	Communication with D. Grippo regarding redraft of lease received from D. Pennessi; Discussion with D. Grippo regarding call with L. Chen regarding feedback from County re Pennessi edits; call with D. Grippo and D. Pennessi	1.40	509.60
07/18/23	DG	Discuss status with J. Kasschau. Draft and send email to CA Johnson with D. Pennessi lease revisions regarding daycare and the building standard example. Review email from L. Chen. Telephone calls with L. Chen to discuss the CE's comments on the daycare and building standard provisions. Telephone call with D. Pennessi regarding the same and additional revisions. Emails to D. Pennessi with proposed language. Discuss with J. Kasschau. Telephone call with CA Johnson to discuss National Resources' rejection of Brooklyn Steam as the building standard. Email to D. Pennessi with the status.	4.00	1,440.00
07/19/23	JAK	Communication with D. Grippo regarding standard for building design/construction and other remaining issues; review correspondence with national resources regarding same.	0.60	218.40
07/19/23	DG	Draft and send email to D. Pennessi with County feedback on the Building Standard issue, including revised language for Section 15.1(a), and proposed timeline for submission of the draft lease to the Legislature. Follow up email to D. Pennessi. Review Pennessi response. Draft and send email to J. Kasschau and CA Johnson with status update. Telephone conversation with CA Johnson regarding the Building Status issue. Draft and send email to J. Kasschau with update.	3.00	1,080.00
07/20/23	JAK	Review communication from D. Grippo to D. Pennessi regarding edits to draft proposed lease.	0.20	72.80
07/20/23	DG	Telephone conversation with CA Johnson regarding additional changes to the draft lease, including changes to Section 15 regarding Landlord's Work. Telephone conversation with D. Pennessi regarding revisions. Telephone conversation with CA Johnson to confirm discussion had with D. Pennessi. Make revisions to the draft lease. Create a new clean HB version with all changes to date. Draft email and circulate new version of the lease to the County and National Resources. Review additional, minor changes from D. Pennessi.	3.50	1,260.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/21/23	JAK	Communication with D. Grippo regarding proposed definition of "Leased Premises"; correspondence with County team regarding location of Phase II.	0.40	145.60
07/21/23	DG	Draft email to D. Pennessi requesting clarification of the Phase 2 Leased Premises relocation provision. Review D. Pennessi's response. Review email from CE Metzger regarding the location of the Phase 2 Leased Premises. Review correspondence from J. Kasschau and CE Metzger regarding filing deadline. Make revisions to the draft lease regarding the Phase 2 Leased Premises and distribute to all with notification of filing. Various emails with D. Pennessi with respect to the lease language regarding the Phase 2 location and potential relocation.	3.50	1,260.00
07/23/23	JAK	Review draft revised proposed master lease agreement forwarded by D. Pennessi.	0.30	109.20
07/24/23	JAK	Communication with D. Grippo re conversation with D. Pennessi; review correspondence to Ulster County regarding same.	0.30	109.20
07/24/23	DG	Review email from D. Pennessi with revisions to Section 1.1(g). Telephone call with D. Pennessi to discuss his proposed language and the timeline for legislative approval of the lease. Discuss with J. Kasschau. Draft and send email to CE Metzger and CA Johnson advising of the conversation with D. Pennessi and providing a "heads up." Telephone conversation with CA Johnson regarding D. Pennessi's proposed changes and the upcoming legislative approval process. Review email from CE Metzger.	2.50	900.00
TOTAL HOURS AND FEES			62.60	\$22,646.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Curti, M.	380.00	2.50	950.00
Kasschau, J.	364.00	15.00	5,460.00
Grippo, D.	360.00	45.10	16,236.00
TOTALS		62.60	\$22,646.00

2230870.425519

Ulster County Economic Development Alliance, Inc.
Master Lease Agreement

Harris Beach PLLC
Invoice # 8931969

Page 6

TOTAL AMOUNT DUE FOR THIS INVOICE.....	\$22,646.00
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HARRIS BEACH PLLC

ATTORNEYS AT LAW

REMITTANCE

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

August 15, 2023

Firm Matter Number: 2230870.425519
Invoice #8931969
Firm Attorney: Thomas Garry

August Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$22,646.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER.....\$25,490.80

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/15/23)\$48,136.80

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 (8931969) 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:

2230870.425519
Thomas Garry

For questions please contact: billing@harrisbeach.com
Federal Tax Id: 84-1623836

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

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

September 14, 2023
Invoice #8936542

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.425519

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

September Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$3,747.20

TOTAL AMOUNT DUE FOR THIS INVOICE\$3,747.20

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$48,136.80

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (09/14/23).....\$51,884.00

OUTSTANDING INVOICE DETAIL AS OF: 09/14/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8926678	07/14/23	25,490.80	0.00	25,490.80
8931969	08/15/23	22,646.00	0.00	22,646.00
TOTALS		\$48,136.80	\$0.00	\$48,136.80

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
08/01/23	JAK	Discussion with D. Grippo and email communication with client and D. Grippo regarding status of lease approval.	0.20	72.80
08/01/23	DG	Review file. Discuss status with J. Kasschau. Draft and send email to CA Johnson inquiring of the status of the approvals process and whether any issues have been raised thus far.	1.00	360.00
08/07/23	DG	Discuss status with L. Chen.	0.10	36.00
08/08/23	DG	Review sublease and master lease to prepare for potential questions from the Ways and Means Committee scheduled to hear the matter in the evening.	1.50	540.00
08/10/23	JAK	Communication with D. Grippo regarding project status; review email to client requesting update re status of sublease.	0.30	109.20
08/10/23	DG	Listen to August 8th Ways and Means discussion on the proposed sublease/master lease. Review law on County Law Section 215(3), including State Comptroller's opinion discussing leasing of private property for a county purpose. Draft and send email to CA Johnson. Review response.	3.50	1,260.00
08/14/23	JAK	Communication with D. Grippo and client regarding outstanding issues vis a vis proposed lease agreement.	0.30	109.20
08/14/23	DG	Telephone conversation with CA Johnson regarding lease issues raised by the Legislature (termination and lease commencement provisions). Review termination and lease commencement provisions in other municipal leases. Discuss with J. Kasschau. Draft and send email to CA Johnson with thoughts on the lease issues and recitation of negotiation history.	3.00	1,080.00
08/21/23	DG	Listen to Ways and Means hearing on August 15th with respect to the proposed sublease/master lease for I.Park.	0.50	180.00
TOTAL HOURS AND FEES			10.40	\$3,747.20

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Kasschau, J.	364.00	0.80	291.20
Grippo, D.	360.00	9.60	3,456.00
TOTALS		10.40	\$3,747.20

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$3,747.20

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

REMITTANCE

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

September 14, 2023

Firm Matter Number: 2230870.425519
Invoice #8936542
Firm Attorney: Thomas Garry

September Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$3,747.20

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$48,136.80

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (09/14/23)\$51,884.00

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

Payment by Check (U.S. Only)

Please include this remittance or print your matter and invoice number (8936542) 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:

2230870.425519
Thomas Garry

For questions please contact: billing@harrisbeach.com
Federal Tax Id: 84-1623836

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

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

October 17, 2023
Invoice #8941480

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.425519

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

October Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$900.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$900.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$51,884.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (10/17/23).....\$52,784.00

OUTSTANDING INVOICE DETAIL AS OF: 10/17/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8926678	07/14/23	25,490.80	0.00	25,490.80
8931969	08/15/23	22,646.00	0.00	22,646.00
8936542	09/14/23	3,747.20	0.00	3,747.20
TOTALS		\$51,884.00	\$0.00	\$51,884.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
09/08/23	DG	Listen to 8/15 hearing of the Legislature -- discussion and vote approving the LPark sublease. Discuss with J. Kasschau.	1.00	360.00
09/11/23	DG	Consider next steps now that the Legislature approved the sublease on 8/15. Review lease documents, including timelines contained therein. Discuss with J. Kasschau.	1.50	540.00

TOTAL HOURS AND FEES**2.50 \$900.00**

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippo, D.	360.00	2.50	900.00
TOTALS		2.50	\$900.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$900.00

HARRIS BEACH PLLC

ATTORNEYS AT LAW

REMITTANCE

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

October 17, 2023

Firm Matter Number: 2230870.425519
Invoice #8941480
Firm Attorney: Thomas Garry

October Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$900.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER.....\$51,884.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (10/17/23).....\$52,784.00

PAYMENT INSTRUCTIONS

Payment by Credit Card

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Please include the Firm Matter Number and Invoice Number which are referenced on this invoice above.*



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

Payment by Check (U.S. Only)

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

Reference Information

Firm Matter Number:
Attorney:

2230870.425519
Thomas Garry

For questions please contact: billing@harrisbeach.com
Federal Tax Id: 84-1623836

				Billed				Paid			
Invoice No	Date	Status	Balance Due	Amount	East	West		Date	Amount	East	West
8829418	11/5/2021	Paid	\$ -	\$ 8,287.20	\$ 8,287.20						
8830553	10/18/2021	Paid	\$ -	\$ 9,446.00	\$ 9,446.00			12/22/2021	\$9,446.00	\$9,446.00	
8824122	10/18/2021	Paid	\$ -	\$ 6,307.60		\$ 6,307.60		12/22/2021	\$6,307.60		\$6,307.60
8828997	11/5/2021	Paid	\$ 699.20	\$ 699.20		\$ 699.20		12/23/2021	\$72,766.40	\$72,766.40	
8839865	1/12/2022	Paid	\$ 57,589.16	\$ 81,424.36	\$ 81,424.36			3/15/2022	\$772.00		\$772.00
8834863	12/20/2021	Paid	\$ -	\$ 40,644.00	\$ 40,644.00			4/22/2022	\$57,589.16	\$57,589.16	
8836694	12/20/2021	Paid	\$ 72.80	\$ 72.80		\$ 72.80		4/22/2022	\$3,086.70	\$3,086.70	
8843967	2/15/2022	Paid	\$ 3,086.70	\$ 3,086.70	\$ 3,086.70			5/12/2022	\$22,036.25	\$7,051.85	\$14,799.60
8853699	3/31/2022	Paid	\$ 7,051.85	\$ 7,051.85	\$ 7,051.85			7/26/2022	\$5,325.78	\$5,352.78	
8853700	3/31/2022	Paid	\$ 14,799.60	\$ 14,799.60		\$ 14,799.60		7/26/2022	\$43,193.60		\$43,193.60
8853701	3/31/2022	Paid	\$ 184.80	\$ 184.80				8/18/2022	\$15,921.50	\$15,921.50	
8865396	6/23/2022	Paid	\$ 5,325.78	\$ 5,325.78	\$ 5,325.78			8/18/2022	\$29,209.00		\$29,209.00
8865397	6/23/2022	Paid	\$ 43,193.60	\$ 43,193.60		\$ 43,193.60		9/30/2022	\$ 2,273.60	\$ 2,273.60	
8868630	7/13/2022	Paid	\$ 15,921.50	\$ 15,921.50	\$ 15,921.50			9/30/2022	\$ 3,680.40		\$ 3,680.40
8868629	7/13/2022	Paid	\$ 29,209.00	\$ 29,209.00		\$ 29,209.00		9/30/2022	\$ 1,368.00	\$ 1,368.00	
8874528	8/23/2022	Paid	\$ 2,273.60	\$ 2,273.60	\$ 2,273.60			9/30/2022	\$ 1,656.00		\$1,656.00
8874529	8/23/2022	Paid	\$ 3,680.40	\$ 3,680.40		\$ 3,680.40		11/9/2022	\$691.60	\$691.60	
8877153	9/9/2022	Paid	\$ 1,368.00	\$ 1,368.00	\$ 1,368.00			11/9/2022	\$1,478.00		\$1,478.00
8877154	9/9/2022	Paid	\$ 1,656.00	\$ 1,656.00		\$ 1,656.00		12/23/2022	\$360.00	\$360.00	
8881757	10/7/2022	Paid	\$ 691.60	\$ 691.60	\$ 691.60			12/23/2022	\$16,745.20		\$16,745.20
8881758	10/7/2022	Paid	\$ 1,478.40	\$ 1,478.40		\$ 1,478.40		2/16/2023	\$252.00		\$252.00
8887997	11/9/2022	Paid	\$ 360.00	\$ 360.00	\$ 360.00			2/16/2013	\$4,398.80		\$4,398.80
8887998	11/9/2022	Paid	\$ 16,745.20	\$ 16,745.20		\$ 16,745.20		2/16/2023	\$900.00	\$900.00	
8893712	12/12/2022	Paid	\$ 252.00	\$ 252.00		\$ 252.00		5/3/2023	\$ 3,971.20		\$ 3,971.20
8898288	1/12/2023	Paid	\$ 4,398.80	\$ 4,398.80		\$ 4,398.80		5/3/2023	\$ 2,052.00	\$ 2,052.00	
8898289	1/12/2023	Paid	\$ 900.00	\$ 900.00	\$ 900.00			5/3/2023	\$ 7,675.20	\$ 7,675.20	
8904031	2/15/2023	Paid	\$ 3,971.20	\$ 3,971.20		\$ 3,971.20		5/3/2023	\$ 5,617.00		\$ 5,617.00
8904032	2/15/2023	Paid	\$ 2,052.00	\$ 2,052.00	\$ 2,052.00			8/31/2023	\$ 20,386.70		\$ 20,386.70
8907092	3/8/2023	Paid	\$ 7,675.20	\$ 7,675.20	\$ 7,675.20			10/3/2023	\$35,692.50	\$9,360.00	\$27,952.10
8907091	3/8/2023	Paid	\$ 5,617.00	\$ 5,617.00		\$ 5,617.00					
8913320	4/18/2023	Paid	\$ 20,386.70	\$ 20,386.70		\$ 20,386.70					
8916989	5/10/2023	Paid	\$ 1,080.00	\$ 1,080.00	\$ 1,080.00						
8916990	5/10/2023	Paid	\$ 23,221.70	\$ 23,221.70		\$ 23,221.70					
8922251	6/14/2023	Paid	\$ 1,310.40	\$ 1,310.40		\$ 1,310.40					
8922250	6/14/2023	Paid	\$ 8,280.00	\$ 8,280.00	\$ 8,280.00						
8931968	8/15/2023	Paid	\$ 1,800.00	\$ 1,800.00		\$ 1,800.00					
8936543	9/14/2023	Paid	\$ 720.00	\$ 720.00		\$ 720.00					
8941478	10/17/2023	Unpaid	\$ 4,752.00	\$ 4,752.00	\$ 4,752.00						
89411479	10/17/2023	Unpaid	\$ 1,261.20	\$ 1,261.20		\$ 1,261.20					
8945965	11/17/2023	Unpaid	\$ 9,976.00	\$ 9,976.00	\$ 9,976.00						
8945966	11/17/2023	Unpaid	\$ 291.20	\$ 291.20		\$ 291.20					
8949826	12/8/2023	Unpaid	\$ 900.00	\$ 900.00	\$ 900.00						
8955463	1/18/2024	Unpaid	\$ 324.00	\$ 324.00	\$ 324.00						
8955464	1/18/2024	Unpaid	\$ 252.00	\$ 252.00		\$ 252.00					
8959413	2/14/2024	Unpaid	\$ 540.00	\$ 540.00		\$ 540.00					
8959412	2/14/2024	Unpaid	\$ 180.00	\$ 180.00	\$ 180.00						
TOTAL				\$ 394,048.59	\$ 211,999.79	\$ 181,864.00			\$374,852.19	\$195,894.79	\$180,419.20
								Less NR pmt to HB	\$302,085.79		
OUTSTANDING BALANCE				\$ 19,196.40	\$ 16,105.00	\$ 1,444.80			-\$124,852.19		
OUTSTANDING BALANCE PER HB READJUSTMENTS					\$ 15,700.00	\$ 1,011.20					

HARRIS BEACH PLLC
ATTORNEYS AT LAW

March 13, 2024

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

THE OMNI
333 EARLE OVINGTON BLVD, SUITE 901
UNIONDALE, NEW YORK 11553
516.880.8484

THOMAS J. GARRY
MEMBER
DIRECT: 516.880.8489
FAX: 516.880.8483
TGARRY@HARRISBEACH.COM

RE: Ulster County Economic Development Alliance, Inc.
Matter No. 412819; Tech City East Invoices

Dear Ms. LaValle:

Thank you for your time on Monday meeting with Harris Beach to discuss the outstanding invoices from our firm. As discussed during our call, we are omitting the entries on the invoices relating to the PSA/ Promissory Note work completed by Daniel P. Grippo, Esq. We have highlighted the omitted entries in the copy of the attached invoices; however, a breakdown of the reduction is as follows:

Tech City East Total: \$16,132.00
Less: 12/11/2023 entry of 0.70 hours totaling \$252.00
Less: 01/10/2024 entry of 0.50 hours totaling \$180.00
Total Due for the Tech City East Matter: \$15,700.00

Please provide a check payable to Harris Beach PLLC in the amount of \$15,700.00 for the five (5) outstanding invoices on this matter, copies attached for your reference. Should you have any other questions, please do not hesitate to contact me.

Very truly yours,

HARRIS BEACH PLLC



Thomas J. Garry

Cc: Jared A. Kasschau, Esq., jkasschau@harrisbeach.com

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

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

October 17, 2023
Invoice #8941478

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.412819

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

October Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$4,752.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$4,752.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$30.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (10/17/23).....\$4,782.00

OUTSTANDING INVOICE DETAIL AS OF: 10/17/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8907092	03/08/23	7,675.20	7,645.20	30.00
TOTALS		\$7,675.20	\$(7,645.20)	\$30.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
09/20/23	DG	Review email from D. Pennessi regarding partial release of mortgaged property. Send email to L. Chen requesting confirmation that the UCEDA board approved the partial release. Review memo, map and board minutes approving the partial release. Identify issue regarding Lot 400. Telephone conversations and emails with D. Pennessi regarding the issue. Make revisions to the draft Partial Release of Mortgage. Send email to J. Kasschau briefing him on the issue.	3.50	1,260.00
09/21/23	DG	Emails with J. Kasschau discussing the partial release request. Draft and send email to L. Chen advising of discussions with D. Pennessi and laying out a potential approach to the Lot 400 issue.	2.00	720.00
09/22/23	DG	Telephone call with L. Chen to discuss the Lot 400 issue. Telephone call with D. Pennessi to discuss the same issue. Telephone call with L. Chen to discuss the call with D. Pennessi. Review email from L. Chen with further feedback from the County. Draft and send email to D. Pennessi based on feedback from the County with analysis and direction to National Resources to submit updated information for the September 27th UCEDA Board meeting. Review response from D. Pennessi. Respond.	3.00	1,080.00
09/26/23	DG	Review email from D. Pennessi with revised memo and map to address the Lot 400 issue. Review email from L. Chen requesting additional information. Draft and send email to D. Pennessi regarding the package of materials to be sent as part of the Board submission. Make revisions to the Partial Release. Telephone conversation with D. Pennessi regarding updated package for submission to the Board. Review revised materials received from D. Pennessi. Draft and send email to L. Chen with the final form of Partial Release and summary of the transaction, including National Resources plan to proceed in with one partial release for the commercial development and a second partial release for the residential development. Brief J. Kasschau.	4.00	1,440.00
09/27/23	DG	Review status inquiry from D. Pennessi. Review email from L. Chen with status information. Send email to D. Pennessi confirming that the Lot 400 release issue is on the UCEDA Board's agenda for today. Review email from L. Chen advising that the Board approved the Lot 400 release. Send email to D. Pennessi advising of Board approval and requesting party to whom signed release should be sent. Review response.	0.70	252.00

2230870.412819

Ulster County Economic Development Alliance, Inc.
Tech City

Harris Beach PLLC

Invoice # 8941478

Page 3

TOTAL HOURS AND FEES

13.20 \$4,752.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippe, D.	360.00	13.20	4,752.00
TOTALS		13.20	\$4,752.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$4,752.00

HARRIS BEACH PLLC

ATTORNEYS AT LAW

REMITTANCE

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

October 17, 2023

Firm Matter Number: 2230870.412819
Invoice #8941478
Firm Attorney: Thomas Garry

October Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE	\$4,752.00
PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER	\$30.00
TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (10/17/23)	\$4,782.00

PAYMENT INSTRUCTIONS

Payment by Credit Card

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

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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

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

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

November 15, 2023
Invoice #8945965

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.412819

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

November Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$9,976.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$9,976.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$4,782.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (11/15/23).....\$14,758.00

OUTSTANDING INVOICE DETAIL AS OF: 11/15/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8907092	03/08/23	7,675.20	7,645.20	30.00
8941478	10/17/23	4,752.00	0.00	4,752.00
TOTALS		\$12,427.20	\$(7,645.20)	\$4,782.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
10/03/23	DG	Review email from D. Pennessi regarding the status of the partial release document. Send email to L. Chen with inquiry. Review response. Send update to D. Pennessi. Review response raising potential issue regarding the form of acknowledgment for an out-of-state notarization. Review RPL Section 309(b). Send email to D. Pennessi.	1.50	540.00
10/06/23	DG	Review email from L. Chen regarding delivery of the signed partial release. Send status email to D. Pennessi. Review email from L. Chen regarding the form of the survey descriptions to be included with the recorded release. Draft proposed additions to the descriptions. Review issue regarding the incomplete Schedule A description of mortgaged premises in the recorded mortgage. Telephone conversation with L. Chen regarding the same and a proposed solution involving a Correction Mortgage. Discuss with J. Kasschau. Draft and send email to D. Pennessi explaining the issue and providing instructions for curing the defective mortgage.	4.00	1,440.00
10/10/23	DG	Review email from D. Pennessi regarding the Correction Mortgage. Draft and send status email to L. Chen with draft language for the heading of the Correction Mortgage.	1.00	360.00
10/11/23	DG	Review email from L. Chen commenting on the proposed header for the Correction Mortgage. Draft Correction Mortgage. Coordinate with L. Chen the process for finalizing the Partial Release and filing both the Correction Mortgage and the Partial Release. Draft and send email to D. Pennessi with the Correction Mortgage and instructions for moving ahead.	3.00	1,080.00
10/12/23	DG	Review email from D. Pennessi regarding confirmation of the form of the Correction Mortgage and finalization of Exhibit A to the Partial Release. Draft and send response. Draft and send status email to L. Chen with proposed next steps. Make revisions to Exhibit A to the Partial Release. Send the revised Partial Release to L. Chen. Draft execution version of the Correction Mortgage. Draft Section 255 Affidavit. Send execution version of the Correction Mortgage and the 255 affidavit to D. Pennessi. Review response. Draft and send email to L. Chen with sign off on the Partial Release, request for UCEDA to sign the affidavit, and instructions for finalizing and recording the documents.	4.00	1,440.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
10/13/23	DG	Review email from D. Pennessi advising that I.Park has signed the Correction Mortgage and inquiring of next steps. Send email to L. Chen with the signed mortgage. Telephone conversation with L. Chen regarding D. Pennessi email and process for recording documents. Draft and send email to D. Pennessi with the status of the 255 affidavit and instructions for I.Park to file both the Partial Release and the Correction Mortgage. Review response from D. Pennessi. Exchange various emails with D. Pennessi on the subject of which party is responsible for filing the documents.	2.50	900.00
10/16/23	DG	Review and respond to email from L. Chen regarding UCEDA Board meeting on Wednesday, October 18th. Review and respond to email from D. Pennessi inquiring of timeline for his receipt of the partial release and 255 affidavit.	0.40	144.00
10/19/23	DG	Telephone conversation with L. Chen to discuss the UCEDA Board's "no action" decision on the 255 affidavit. Telephone conversation with D. Pennessi briefing him and discussing the Board's request to determine why the mortgage recorded on 8/26/22 was missing one page of Schedule A. Telephone conversations with M. Curti to review the file history. Review email from D. Pennessi regarding the same. Review emails from M. Curti. Draft preliminary report.	3.00	1,080.00
10/23/23	DG	Draft report to the UCEDA Board regarding the need for the Correction Mortgage. Circulate draft internally. Draft email to L. Chen with status summary and attaching the report and various related documents.	2.50	900.00
10/26/23	MVC	Review project documents and title report. Telephone conference with Dan Grippo regarding same. Email to title company regarding title policy.	1.80	684.00
10/27/23	DG	Review email from L. Chen regarding the draft UCEDA Board report.	0.20	72.00
10/30/23	MVC	Review memorandum prepared by Dan Grippo. Emailed comments regarding same.	0.20	76.00
10/30/23	DG	Finalize UCEDA Board report. Draft email to L. Chen with the final report. Review email from d. Pennessi requesting status of the partial release. Send email to L. Chen with proposed response to D. Pennessi. Review email from L. Chen. Draft and send response to D. Pennessi.	2.50	900.00
10/31/23	DG	Telephone conversation with D. DiLeo regarding the UCEDA Board memo and NYS Freedom of Information Law. Review the matter. Further telephone conversation with D. DiLeo on the subject.	1.00	360.00

2230870.412819

Ulster County Economic Development Alliance, Inc.
Tech City

Harris Beach PLLC

Invoice # 8945965

Page 4

TOTAL HOURS AND FEES

27.60 \$9,976.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Curti, M.	380.00	2.00	760.00
Grippio, D.	360.00	25.60	9,216.00
TOTALS		27.60	\$9,976.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$9,976.00

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

REMITTANCE

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

November 15, 2023

Firm Matter Number: 2230870.412819
Invoice #8945965
Firm Attorney: Thomas Garry

November Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$9,976.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER.....\$4,782.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (11/15/23).....\$14,758.00

PAYMENT INSTRUCTIONS

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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, PLLC Operating A/C
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Swift Code: BUFBUS3M

Payment by Check (U.S. Only)

Please include this remittance or print your matter and invoice number (8945965) 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

HARRIS BEACH PLLC

ATTORNEYS AT LAW

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

December 8, 2023
Invoice #8949826

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.412819

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

December Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$900.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$900.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$14,758.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (12/08/23).....\$15,658.00

OUTSTANDING INVOICE DETAIL AS OF: 12/08/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8907092	03/08/23	7,675.20	7,645.20	30.00
8941478	10/17/23	4,752.00	0.00	4,752.00
8945965	11/15/23	9,976.00	0.00	9,976.00
	TOTALS	\$22,403.20	\$(7,645.20)	\$14,758.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
11/14/23	DG	Review email from D. Pennessi regarding Board meeting today. Review file. Send status inquiry to L. Chen. Review response from L. Chen and update D. Pennessi. Review email from L. Chen regarding Board approval of the 255 affidavit and next steps. Send status update to D. Pennessi.	1.00	360.00
11/15/23	DG	Review email from L. Chen regarding delivery of signed 255 affidavit and partial release, including review of transmittal letter. Email to D. Pennessi to confirm delivery instructions. Email to L. Chen confirming delivery instructions.	0.50	180.00
11/16/23	DG	Review email from D. Pennessi regarding the location of the original signed Correction Mortgage. Review file history. Draft and send email to D. Pennessi advising him that the original signed Correction Mortgage is in his possession. Review response from D. Pennessi confirming his possession of the document and of the signed partial release and 255 affidavit.	1.00	360.00

TOTAL HOURS AND FEES

2.50	\$900.00
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TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippo, D.	360.00	2.50	900.00
TOTALS		2.50	\$900.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$900.00

HARRIS BEACH PLLC

ATTORNEYS AT LAW

REMITTANCE

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

December 8, 2023

Firm Matter Number: 2230870.412819
Invoice #8949826
Firm Attorney: Thomas Garry

December Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE	\$900.00
PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER.....	\$14,758.00
TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (12/08/23)	\$15,658.00

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

Payment by Check (U.S. Only)

Please include this remittance or print your matter and invoice number (8949826) 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

HARRIS BEACH PLLC

ATTORNEYS AT LAW

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

January 18, 2024
Invoice #8955463

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.....\$324.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$324.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$15,628.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (01/18/24).....\$15,952.00

OUTSTANDING INVOICE DETAIL AS OF: 01/18/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8941478	10/17/23	4,752.00	0.00	4,752.00
8945965	11/15/23	9,976.00	0.00	9,976.00
8949826	12/08/23	900.00	0.00	900.00
TOTALS		\$15,628.00	\$0.00	\$15,628.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
12/01/23	DG	Review email from L. Chen with signed consent form. Send email to D. Pennessi with the signed form.	0.20	72.00
12/11/23	DG	Review Tech East PSA and Promissory Note. Discuss with J. Kasschau. Draft and send email to L. Chen regarding upcoming payments totalling over \$2 million due UCEDA in January 2024.	0.70	252.00

TOTAL HOURS AND FEES

0.90 \$324.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	0.90	324.00
TOTALS		0.90	\$324.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$324.00

HARRIS BEACH PLLC

ATTORNEYS AT LAW

REMITTANCE

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

January 18, 2024

Firm Matter Number: 2230870.412819
Invoice #8955463
Firm Attorney: Thomas Garry

January Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$324.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER.....\$15,628.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (01/18/24).....\$15,952.00

PAYMENT INSTRUCTIONS

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ABA #: 267090594
Swift Code: BUFBUS3M

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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

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

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

February 14, 2024
Invoice #8959412

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.....\$180.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$180.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$15,952.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (02/14/24).....\$16,132.00

OUTSTANDING INVOICE DETAIL AS OF: 02/14/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8941478	10/17/23	4,752.00	0.00	4,752.00
8945965	11/15/23	9,976.00	0.00	9,976.00
8949826	12/08/23	900.00	0.00	900.00
8955463	01/18/24	324.00	0.00	324.00
TOTALS		\$15,952.00	\$0.00	\$15,952.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
01/10/24	DG	Review current status of payments due under the PSA and Purchase Money Note. Review the default provisions of the loan documents. Draft and send email to J. Kasschau with recommended course of action.	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
TOTALS		0.50	\$180.00

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

HARRIS BEACH PLLC

ATTORNEYS AT LAW

REMITTANCE

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

February 14, 2024

Firm Matter Number: 2230870.412819
Invoice #8959412
Firm Attorney: Thomas Garry

February Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$180.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER.....\$15,952.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (02/14/24)\$16,132.00

PAYMENT INSTRUCTIONS

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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, PLLC Operating A/C
Account #: 9853248672
ABA #: 267090594
Swift Code: BUFBUS3M

Payment by Check (U.S. Only)

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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

HARRIS BEACH PLLC
ATTORNEYS AT LAW

March 13, 2024

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

THE OMNI
333 EARLE OVINGTON BLVD, SUITE 901
UNIONDALE, NEW YORK 11553
516.880.8484

THOMAS J. GARRY
MEMBER
DIRECT: 516.880.8489
FAX: 516.880.8483
TGARRY@HARRISBEACH.COM

RE: Ulster County Economic Development Alliance, Inc.
Matter No. 415694; Tech City West Invoices

Dear Ms. LaValle:


Thank you for your time on Monday meeting with Harris Beach to discuss the outstanding invoices from our firm. As discussed during our call, we are omitting the entries on the invoices relating to the PSA/ Promissory Note work completed by Daniel P. Grippo, Esq. We have highlighted the omitted entries in the copy of the attached invoices; however, a breakdown of the reduction is as follows:

Tech City West Total: \$1,803.20
Less: 12/11/2023 entry of 0.70 hours totaling \$252.00
Less: 01/10/2024 entry of 1.50 hours totaling \$540.00
Total Due for the Tech City West Matter: \$1,011.20

Please provide a check payable to Harris Beach PLLC in the amount of \$1,011.20 for the four (4) outstanding invoices on this matter, copies attached for your reference. Should you have any other questions, please do not hesitate to contact me.

Very truly yours,

HARRIS BEACH PLLC



Thomas J. Garry

Cc: Jared A. Kasschau, Esq., jkasschau@harrisbeach.com

HARRIS BEACH ^{PLLC}
ATTORNEYS AT LAW

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

September 14, 2023
Invoice #8936543

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870,415694

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

September Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$720.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$720.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
08/07/23	DG	Review email from L. Chen. Review Settlement Statement from the April 6, 2023 closing, including review of the backup materials behind the numbers. Telephone conversation with L. Chen to discuss the backup materials and computations for the utility charges and to review the derivation of using the Imprest Account to fund the administrative fee due UCEDA.	2.00	720.00

TOTAL HOURS AND FEES

2.00 720.00

TIMEKEEPER SUMMARY

<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippo, D.	360.00	2.00	720.00
TOTALS		2.00	\$720.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$720.00

HARRIS BEACH PLLC

ATTORNEYS AT LAW

REMITTANCE

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

September 14, 2023

Firm Matter Number: 2230870.415694
Invoice #8936543
Firm Attorney: Thomas Garry

September Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$720.00

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

Payment by Check (U.S. Only)

Please include this remittance or print your matter and invoice number (8936543) 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
Federal Tax Id: 84-1623836

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

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

November 15, 2023
Invoice #8945966

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.415694

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

November Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$291.20

TOTAL AMOUNT DUE FOR THIS INVOICE\$291.20

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$720.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (11/15/23).....\$1,011.20

OUTSTANDING INVOICE DETAIL AS OF: 11/15/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8936543	09/14/23	720.00	0.00	720.00
TOTALS		\$720.00	\$0.00	\$720.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
09/21/23	JAK	Communication with D. Grippo regarding Lot 400.	0.20	72.80
09/22/23	JAK	Email communication regarding issues with Lot 400.	0.10	36.40
09/26/23	JAK	Communication with County Attorney's office and D. Grippo regarding status of partial release.	0.20	72.80
09/27/23	JAK	Communication with D. Grippo and Ulster County regarding Lot 400 partial release.	0.20	72.80
10/23/23	JAK	Review draft memo outlining error by title insurance company with respect to its failure to record certain schedules that now require a correction mortgage filing.	0.10	36.40

TOTAL HOURS AND FEES**0.80 \$291.20**

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Kasschau, J.	364.00	0.80	291.20
TOTALS		0.80	\$291.20

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$291.20

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

REMITTANCE

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

November 15, 2023

Firm Matter Number: 2230870.415694
Invoice #8945966
Firm Attorney: Thomas Garry

November Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE.....	\$291.20
PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER.....	\$720.00
TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (11/15/23).....	\$1,011.20

PAYMENT INSTRUCTIONS

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Payment by Wire or ACH

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Uniondale, NY 11553

Reference Information

Firm Matter Number:
Attorney:

2230870.415694
Thomas Garry

For questions please contact: billing@harrisbeach.com
Federal Tax Id: 84-1623836

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

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

January 18, 2024
Invoice #8955464

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.415694

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

January Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$252.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$252.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$1,011.20

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (01/18/24).....\$1,263.20

OUTSTANDING INVOICE DETAIL AS OF: 01/18/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8936543	09/14/23	720.00	0.00	720.00
8945966	11/15/23	291.20	0.00	291.20
TOTALS		\$1,011.20	\$0.00	\$1,011.20

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
12/11/23	DG	Review Tech West PSA and Promissory Note. Discuss with J. Kasschau. Draft and send email to L. Chen regarding upcoming payments totalling over \$2 million due UCEDA in January 2024.	0.70	252.00

TOTAL HOURS AND FEES

0.70 \$252.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippe, D.	360.00	0.70	252.00
TOTALS		0.70	\$252.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$252.00

HARRIS BEACH PLLC

ATTORNEYS AT LAW

REMITTANCE

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

January 18, 2024

Firm Matter Number: 2230870.415694
Invoice #8955464
Firm Attorney: Thomas Garry

January Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$252.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER.....\$1,011.20

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (01/18/24).....\$1,263.20

PAYMENT INSTRUCTIONS

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Payment by Wire or ACH

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ABA #: 267090594
Swift Code: BUFBUS3M

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Reference Information

Firm Matter Number:
Attorney:

2230870.415694
Thomas Garry

For questions please contact: billing@harrisbeach.com
Federal Tax Id: 84-1623836

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

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

February 14, 2024
Invoice #8959413

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.....\$540.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$540.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$1,263.20

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (02/14/24).....\$1,803.20

OUTSTANDING INVOICE DETAIL AS OF: 02/14/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8936543	09/14/23	720.00	0.00	720.00
8945966	11/15/23	291.20	0.00	291.20
8955464	01/18/24	252.00	0.00	252.00
TOTALS		\$1,263.20	\$0.00	\$1,263.20

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
01/10/24	DG	Review current status of payments due under the Tech West PSA and the Purchase Money Note. Review default provisions of the loan documents. Draft and send email to J. Kasshcau with recommended course of action.	1.50	540.00

TOTAL HOURS AND FEES

1.50 \$540.00

TIMEKEEPER SUMMARY

<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	1.50	540.00
TOTALS		1.50	\$540.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$540.00

HARRIS BEACH PLLC

ATTORNEYS AT LAW

REMITTANCE

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

February 14, 2024

Firm Matter Number: 2230870.415694
Invoice #8959413
Firm Attorney: Thomas Garry

February Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$540.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER.....\$1,263.20

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (02/14/24).....\$1,803.20

PAYMENT INSTRUCTIONS

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Account #: 9853248672
ABA #: 267090594
Swift Code: BUFBUS3M

Payment by Check (U.S. Only)

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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
Federal Tax Id: 84-1623836

Invoice No	Date	Status	Balance Due	Amount
8956145	1/18/2024	Unpaid	\$ 7,741.20	\$ 7,741.20
8959414	2/14/2024	Unpaid	\$ 360.00	\$ 360.00
TOTAL				\$ 8,101.20

HARRIS BEACH PLLC
ATTORNEYS AT LAW

March 13, 2024

THE OMNI
333 EARLE OVINGTON BLVD, SUITE 901
UNIONDALE, NEW YORK 11553
516.880.8484

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

THOMAS J. GARRY
MEMBER
DIRECT: 516.880.8489
FAX: 516.880.8483
TGARRY@HARRISBEACH.COM

RE: Ulster County Economic Development Alliance, Inc.
Matter No. 428848; Lot 600 Invoices

Dear Ms. LaValle:

Thank you for your time on Monday meeting with Harris Beach to discuss the outstanding invoices from our firm. As discussed during our call, we are passing along copies of the invoices previously sent for the Lot 600 matter. This matter currently has \$8,101.20 outstanding.

Please provide a check payable to Harris Beach PLLC in the amount of \$8,101.20 for the two (2) outstanding invoices on this matter, copies attached for your reference. Should you have any other questions, please do not hesitate to contact me.

Very truly yours,

HARRIS BEACH PLLC



Thomas J. Garry

Cc: Jared A. Kasschau, Esq., jkasschau@harrisbeach.com

HARRIS BEACH PLLC
ATTORNEYS AT LAW

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

January 18, 2024
Invoice #8956145

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.....\$7,741.20

TOTAL AMOUNT DUE FOR THIS INVOICE\$7,741.20

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
08/30/23	DG	Lot 600. Follow up for filing date of the ABO Notice. Correspondence with L. Chen regarding the same. Review Lot 600 PSA for provisions regarding Purchaser's obligation to pay UCEDA's costs and expenses related to the Lot 600 sale. Assess status of Purchaser's obligation to deposit \$75K with Seller. Draft Escrow Agreement.	2.50	900.00
09/07/23	JAK	Communication with D. Grippo regarding lot 600 closing.	0.10	36.40
09/07/23	DG	Discuss status with J. Kasschau, including status of UCEDA's review of the consent form requested by National Resources in connection with the residential site plan application to the Town Planning Board. Review file. Draft and send email to L. Chen. Consider open items necessary to close the Lot 600 sale.	2.50	900.00
09/08/23	JAK	Communication with Ulster County Attorney regarding Lot 600.	0.20	72.80
09/08/23	DG	Review and respond to email from L. Chen with update on the Consent Form, site plan application and Lot 600 sale status.	0.50	180.00
09/19/23	DG	Lot 600. Review status.	0.20	72.00
10/30/23	DG	Review email from D. Pennessi regarding the Lot 600 purchase and sale agreement. Review the file. Modify the Section 16.27 escrow agreement. Respond to D. Pennessi with email attaching the signed PSA and the Section 16.27 escrow agreement..	2.50	900.00
11/30/23	DG	Review email from L. Chen regarding status of Lot 600 sale and consent form. Review file. Send status email to D. Pennessi requesting status. Review response. Telephone conversation with D. Pennessi. Telephone conversation with County Attorney Johnson and Deputy CA Chen.	1.00	360.00
12/04/23	DG	Lot 600. Review file to assess readiness for closing. Review PSA and Draft Quit Claim Deed. Draft and send email to L. Chen requesting information necessary to close, including open taxes and utility charges.	2.00	720.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
12/05/23	DG	Lot 600. Review email from L. Chen advising of UCEDA's timeline for closing the Lot 600 transaction, including an update on the information request for open taxes and utility charges, and providing information regarding the deed into UCEDA. Revise the draft Quit Claim Deed. Start drafting the Settlement Statement. Review the Environmental Compliance and Indemnification Agreement. Draft and send email to D. Pennessi advising of UCEDA's proposed timeline and attaching draft closing documents.	3.00	1,080.00
12/06/23	DG	Lot 600. Review email from L. Chen with tax and utility information. Draft and send email to L. Chen seeking additional information. Review response. Draft and send email to D. Pennessi advising of the status of real estate taxes and utilities, and seeking a timeline for closing.	1.50	540.00
12/08/23	DG	Lot 600. Review and respond to email from L. Chen regarding the settlement statement numbers. Telephone conversation with D. Pennessi regarding UCEDA timeline for closing.	0.50	180.00
12/14/23	DG	Make revisions to the Settlement Agreement. Discuss status with J. Kasschau. Draft and send email to D. Pennessi seeking timeline for closing.	1.00	360.00
12/20/23	DG	Lot 600. Telephone call with L. Chen to discuss the status of the Lot 600 transaction. Discuss with J. Kasschau. Review closing documents and make revisions to the Settlement Statement and Escrow Agreement. Draft title escrow letter. Draft the TP-584 and RP-5217 forms. Draft and send status email to L. Chen and A. LaValle with closing documents.	4.00	1,440.00

TOTAL HOURS AND FEES

21.50 \$7,741.20

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Kasschau, J.	364.00	0.30	109.20
Grippo, D.	360.00	21.20	7,632.00
TOTALS		21.50	\$7,741.20

2230870.428848

Ulster County Economic Development Alliance, Inc.
Lot 600

Harris Beach PLLC
Invoice # 8956145

Page 4

TOTAL AMOUNT DUE FOR THIS INVOICE.....	\$7,741.20
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HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

REMITTANCE

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

January 18, 2024

Firm Matter Number: 2230870.428848
Invoice #8956145
Firm Attorney: Thomas Garry

January Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$7,741.20

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

Payment by Check (U.S. Only)

Please include this remittance or print your matter and invoice number (8956145) 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:

2230870.428848
Thomas Garry

For questions please contact: billing@harrisbeach.com
Federal Tax Id: 84-1623836

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

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

February 14, 2024
Invoice #8959414

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.428848

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

February Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$360.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$360.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$7,741.20

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (02/14/24).....\$8,101.20

OUTSTANDING INVOICE DETAIL AS OF: 02/14/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8956145	01/18/24	7,741.20	0.00	7,741.20
TOTALS		\$7,741.20	\$0.00	\$7,741.20

2230870.428848

Ulster County Economic Development Alliance, Inc.
Lot 600

Harris Beach PLLC

Invoice # 8959414

Page 2

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
01/04/24	DG	Lot 600. Review closing documents and status email sent to L. Chen on 12/20. Review payments now due and coming due.	0.50	180.00
01/10/24	DG	Lot 600. Review prior correspondence to D. Pennessi regarding UCEDA's desire to close the transaction. Review prior correspondence with UCEDA regarding the same.	0.50	180.00

TOTAL HOURS AND FEES

1.00	\$360.00
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TIMEKEEPER SUMMARY

<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	1.00	360.00
TOTALS		1.00	\$360.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....	\$360.00
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HARRIS BEACH PLLC

ATTORNEYS AT LAW

REMITTANCE

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

February 14, 2024

Firm Matter Number: 2230870.428848
Invoice #8959414
Firm Attorney: Thomas Garry

February Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE.....	\$360.00
PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER.....	\$7,741.20
TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (02/14/24).....	\$8,101.20

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333 Earle Ovington Blvd, Suite 901
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Reference Information

Firm Matter Number:
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2230870.428848
Thomas Garry

For questions please contact: billing@harrisbeach.com
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