

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:

2230870.425519

Attorney:

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

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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

<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 (8941480) in the check memo. Mail to:

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

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Firm Matter Number:
Attorney:

2230870.425519
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