

		Billed		West		Loan Modification - East		Loan Modification - West		Paid		East		West		Loan Modification - East		Loan Modification - West	
Invoice No	Date	Status	Amount	East	West	Loan Modification - East	Loan Modification - West			Date	Amount	East	West	Loan Modification - East	Loan Modification - West				
8824418	11/5/2021	Paid	\$ 8,287.20	\$ 8,287.20						12/22/2021	\$9,446.00	\$9,446.00							
8830553	10/18/2021	Paid	\$ 9,446.00	\$ 9,446.00						12/22/2021	\$6,307.60	\$6,307.60							
8824122	10/18/2021	Paid	\$ 6,307.60		\$ 6,307.60					12/23/2021	\$7,766.40	\$7,766.40							
8828997	11/5/2021	Paid	\$ 699.20		\$ 699.20					3/15/2022	\$772.00								
8839865	11/12/2022	Paid	\$ 81,424.36	\$ 81,424.36						4/22/2022	\$57,589.16	\$57,589.16							
8834863	12/20/2021	Paid	\$ 40,644.00	\$ 40,644.00						4/22/2022	\$3,086.70	\$3,086.70							
8836694	12/20/2021	Paid	\$ 72.80		\$ 72.80					5/12/2022	\$22,036.25	\$7,051.85							
8843967	2/15/2022	Paid	\$ 3,086.70	\$ 3,086.70						7/16/2022	\$5,325.78	\$5,352.78							
8853699	3/31/2022	Paid	\$ 7,051.85	\$ 7,051.85						8/18/2022	\$15,921.50	\$15,921.50							
8853700	3/31/2022	Paid	\$ 14,799.60		\$ 14,799.60					9/30/2022	\$ 2,273.60	\$ 2,273.60							
8853701	3/31/2022	Paid	\$ 5,325.78	\$ 5,325.78						9/30/2022	\$ 3,680.40	\$ 3,680.40							
8865397	6/23/2022	Paid	\$ 43,193.60		\$ 43,193.60					9/30/2022	\$ 1,656.00	\$ 1,656.00							
8866300	7/13/2022	Paid	\$ 15,921.50	\$ 15,921.50						9/30/2022	\$ 2,273.60	\$ 2,273.60							
8866629	8/23/2022	Paid	\$ 29,209.00		\$ 29,209.00					11/9/2022	\$1,478.00	\$1,478.00							
8874528	8/23/2022	Paid	\$ 2,273.60	\$ 2,273.60						12/23/2022	\$360.00	\$360.00							
8874529	8/23/2022	Paid	\$ 3,680.40		\$ 3,680.40					2/16/2023	\$4,398.80	\$4,398.80							
8877153	9/9/2022	Paid	\$ 1,368.00	\$ 1,368.00						5/3/2023	\$ 2,052.00	\$ 2,052.00							
8877154	9/9/2022	Paid	\$ 1,656.00		\$ 1,656.00					5/3/2023	\$ 3,971.20	\$ 3,971.20							
8881757	10/7/2022	Paid	\$ 691.60	\$ 691.60						5/3/2023	\$ 2,052.00	\$ 2,052.00							
8881758	10/7/2022	Paid	\$ 1,478.40	\$ 1,478.40						5/3/2023	\$ 2,052.00	\$ 2,052.00							
8887997	11/9/2022	Paid	\$ 360.00	\$ 360.00						5/3/2023	\$ 2,052.00	\$ 2,052.00							
8887998	11/9/2022	Paid	\$ 16,745.20		\$ 16,745.20					5/3/2023	\$ 2,052.00	\$ 2,052.00							
8893712	12/12/2022	Paid	\$ 252.00		\$ 252.00					5/3/2023	\$ 2,052.00	\$ 2,052.00							
8898288	1/12/2023	Paid	\$ 4,398.80		\$ 4,398.80					5/3/2023	\$ 2,052.00	\$ 2,052.00							
8898289	1/12/2023	Paid	\$ 900.00	\$ 900.00						5/3/2023	\$ 2,052.00	\$ 2,052.00							
8904031	2/15/2023	Paid	\$ 3,971.20		\$ 3,971.20					8/31/2023	\$ 20,386.70	\$ 20,386.70							
8904032	2/15/2023	Paid	\$ 2,052.00	\$ 2,052.00						10/3/2023	\$35,692.50	\$3,600.00							
8907092	3/8/2023	Paid	\$ 7,675.20	\$ 7,675.20						3/18/2024	\$1,011.20								
8907091	3/8/2023	Paid	\$ 5,617.00		\$ 5,617.00					3/18/2024	\$15,700.00	\$15,700.00							
8913320	4/18/2023	Paid	\$ 20,386.70	\$ 20,386.70															
8916989	5/10/2023	Paid	\$ 1,080.00	\$ 1,080.00															
8916990	5/10/2023	Paid	\$ 23,221.70		\$ 23,221.70														
8922251	6/14/2023	Paid	\$ 1,310.40		\$ 1,310.40														
8922250	6/14/2023	Paid	\$ 8,280.00	\$ 8,280.00															
8931968	8/15/2023	Paid	\$ 1,800.00		\$ 1,800.00														
8936543	9/14/2023	Paid	\$ 720.00		\$ 720.00														
8941478	10/17/2023	Paid	\$ 4,752.00	\$ 4,752.00															
8941479	10/17/2023	Paid	\$ 1,261.20	\$ 1,261.20															
8945965	11/17/2023	Paid	\$ 9,976.00	\$ 9,976.00															
8945966	11/17/2023	Paid	\$ 291.20	\$ 291.20															
8949826	12/6/2023	Paid	\$ 900.00	\$ 900.00															
8955463	1/18/2024	Paid	\$ 324.00	\$ 324.00															
8955464	1/18/2024	Paid	\$ 252.00		\$ 252.00														
8959413	2/14/2024	Paid	\$ 540.00		\$ 540.00														
8959412	2/14/2024	Paid	\$ 180.00	\$ 180.00															
8972445	5/9/2024	Unpaid	\$ 504.00	\$ 504.00															
8972446	5/9/2024	Unpaid	\$ 468.00		\$ 468.00														
8972448	5/9/2024	Unpaid	\$ 756.00																
8972449	5/9/2024	Unpaid	\$ 756.00																
8977317	6/12/2024	Unpaid	\$ 216.00	\$ 216.00															
8977318	6/12/2024	Unpaid	\$ 468.00																
8977319	6/12/2024	Unpaid	\$ 360.00																
8981597	7/12/2024	Unpaid	\$ 1,188.00	\$ 1,188.00															
8981598	7/12/2024	Unpaid	\$ 1,152.00																
TOTAL			\$ 399,916.59	\$ 213,907.79	\$ 182,332.00	\$ 2,376.00	\$ 1,116.00				\$391,563.39	\$211,594.79	\$181,430.40	\$	-	\$	-		
OUTSTANDING BALANCE			\$ 6,706.60	\$ 2,313.00	\$ 901.60	\$ 2,376.00	\$ 1,116.00				\$318,796.59								

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

June 12, 2024
Invoice #8977317

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.412819

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

June Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$216.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$216.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$504.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/12/24).....\$720.00

OUTSTANDING INVOICE DETAIL AS OF: 06/12/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8972445	05/09/24	504.00	0.00	504.00
TOTALS		\$504.00	\$0.00	\$504.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
05/28/24	DG	Review email from D. Pennessi requesting feedback from UCEDA on I.Park's request for a partial release of the Tech East mortgage and a termination of the completion reverter, as set forth in memo dated April 25, 2024. Send email to A. LaValle updated her on this development and seeking information.	0.50	180.00
05/30/24	DG	Review and respond to an email from A. LaValle regarding a call tomorrow.	0.10	36.00
TOTAL HOURS AND FEES			0.60	\$216.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippo, D.	360.00	0.60	216.00
TOTALS		0.60	\$216.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$216.00

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

June 12, 2024

Firm Matter Number: 2230870.412819
Invoice #8977317
Firm Attorney: Thomas Garry

June Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$216.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER.....\$504.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/12/24).....\$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 (8977317) 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

May 9, 2024
Invoice #8972445

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.412819

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

May Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE	\$504.00
TOTAL AMOUNT DUE FOR THIS INVOICE	\$504.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/24/24	DG	Telephone conversation with D. Pennessi regarding I.Park's request for termination of the Completion Reverter in the Tech East deed. Review the relevant PSA provisions. Send email to A. LaValle with update.	0.50	180.00
04/25/24	DG	Review email from D. Pennessi regarding I.Park's request for a Phase 2 Partial Release of Mortgage. Respond requesting additional information regarding the new lots to be created and released.	0.30	108.00
04/26/24	DG	Review email from A. LaValle with reaction to I.Parks' request for termination of the reverters in the PSA and Deed. Send response with my thoughts, including the email from D. Pennessi dated April 25th with draft documents and a memo form I.Park in support of the relief.	0.30	108.00
04/30/24	DG	Review file materials regarding the Phase 2 partial release of mortgage request, including the minutes from the April 2023 Board meeting.	0.30	108.00

TOTAL HOURS AND FEES

1.40	\$504.00
-------------	-----------------

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippo, D.	360.00	1.40	504.00
TOTALS		1.40	\$504.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$504.00

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

May 9, 2024

Firm Matter Number: 2230870.412819
Invoice #8972445
Firm Attorney: Thomas Garry

May Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$504.00

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 (8972445) 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

July 12, 2024
Invoice #8981597

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.412819

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

July Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$1,188.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$1,188.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$720.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (07/12/24).....\$1,908.00

OUTSTANDING INVOICE DETAIL AS OF: 07/12/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8972445	05/09/24	504.00	0.00	504.00
8977317	06/12/24	216.00	0.00	216.00
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>
06/17/24	DG	Send email to D. Pennessi regarding the Board meeting today. Send update to A. LaValle. Review email from D. Pennessi with supplemental Board materials. Update A. LaValle. Review the partial release memo and the map showing the lots comprising the collateral for the mortgage. Telephone conversation with D. Pennessi to discuss the partial release memo, map of the collateral and valuation of the collateral. Review email from D. Pennessi with revised materials. Send revised materials to A. LaValle. Review email from D. Pennessi requesting status of Board meeting. Respond.	2.50	900.00
06/18/24	DG	Send email to A. LaValle regarding D. Pennessi's request for information regarding yesterday's Board meeting. Telephone conversation with D. Pennessi regarding the Board Meeting.	0.20	72.00
06/24/24	DG	Review email from D. Pennessi requesting a status update on the Board meeting. Send email to A. LaValle.	0.10	36.00
06/26/24	DG	Review email from A. LaValle with feedback from the Board meeting on the partial release request from I.Park. Send email to D. Pennessi with update and a request for additional information regarding the value of the proposed remaining collateral and the lot line revisions.	0.50	180.00
TOTAL HOURS AND FEES			3.30	\$1,188.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippe, D.	360.00	3.30	1,188.00
TOTALS		3.30	\$1,188.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$1,188.00

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

July 12, 2024

Firm Matter Number: 2230870.412819
Invoice #8981597
Firm Attorney: Thomas Garry

July Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$1,188.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER.....\$720.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (07/12/24).....\$1,908.00

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 (8981597) 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

May 9, 2024
Invoice #8972446

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.415694

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

May Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$468.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$468.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/24/24	DG	Telephone conversation with D. Pennessi regarding I.Park's request for termination of the construction covenants for the Property 1 and Property 2 Improvements at Tech West. Review the relevant provisions of the PSA. Send email to A. LaValle with update.	0.50	180.00
04/25/24	DG	Review email from D. Pennessi regarding I. Park's request for a modification/release of the construction covenants in the Tech West PSA. Review the relevant provisions of the PSA.	0.50	180.00
04/26/24	DG	Review email from A. LaValle with reaction to I. Parks' request for termination of the construction covenants in the PSA. Send response with my thoughts, including the email from D. Pennessi dated April 29th with draft documents and a memo fomr I.Park in support of the relief.	0.30	108.00
TOTAL HOURS AND FEES			1.30	\$468.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippo, D.	360.00	1.30	468.00
TOTALS		1.30	\$468.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$468.00

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

May 9, 2024

Firm Matter Number: 2230870.415694
Invoice #8972446
Firm Attorney: Thomas Garry

May Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$468.00

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 (8972446) 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

May 9, 2024
Invoice #8972449

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.430656

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

May Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$756.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$756.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/22/24	DG	Review the proposed terms of the Tech City East loan modification. Discuss the modification at the UCEDA Board meeting. Draft the Modification and Extension Agreement.	2.00	720.00
04/24/24	DG	Telephone conversation with D. Pennessi to discuss the loan modification.	0.10	36.00
TOTAL HOURS AND FEES			2.10	\$756.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippo, D.	360.00	2.10	756.00
TOTALS		2.10	\$756.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$756.00

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

May 9, 2024

Firm Matter Number: 2230870.430656
Invoice #8972449
Firm Attorney: Thomas Garry

May Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$756.00

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 (8972449) 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:

2230870.430656
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

June 12, 2024
Invoice #8977318

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.430656

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

June Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$468.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$468.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$756.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/12/24).....\$1,224.00

OUTSTANDING INVOICE DETAIL AS OF: 06/12/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8972449	05/09/24	756.00	0.00	756.00
TOTALS		\$756.00	\$0.00	\$756.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
05/15/24	DG	Telephone call with A. LaValle to discuss the upcoming Board meeting on May 20th and whether to present the Tech East loan modification. Revise the Modification and Extension Agreement to incorporate some of the changes proposed by D. Pennessi. Telephone call into D. Pennessi. Send follow up email to D. Pennessi with revised loan modification agreement and make inquiry whether I.Park desires to proceed with the 1-year debt relief. Review response and send email to A. LaValle with update.	0.70	252.00
05/17/24	DG	Review email from A. LaValle advising of the Board's position on the loan modification. Send email to D. Pennessi advising him of the position.	0.10	36.00
05/31/24	DG	Telephone conversation with A. LaValle regarding I.Park's request for partial releases and termination of the completion reverter. Telephone conversation with D. Pennessi regarding the same.	0.50	180.00

TOTAL HOURS AND FEES

1.30	\$468.00
-------------	-----------------

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	1.30	468.00
TOTALS		1.30	\$468.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$468.00

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

June 12, 2024

Firm Matter Number: 2230870.430656
Invoice #8977318
Firm Attorney: Thomas Garry

June Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$468.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$756.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/12/24)\$1,224.00

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 (8977318) 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: 2230870.430656
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

July 12, 2024
Invoice #8981598

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.430656

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

July Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$1,152.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$1,152.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$1,224.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (07/12/24).....\$2,376.00

OUTSTANDING INVOICE DETAIL AS OF: 07/12/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8972449	05/09/24	756.00	0.00	756.00
8977318	06/12/24	468.00	0.00	468.00
TOTALS		\$1,224.00	\$0.00	\$1,224.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
06/03/24	DG	Review email from D. Pennessi with additional materials regarding the partial release and termination of the completion reverter. Review the materials, including term sheet from Provident Bank and the LaBella lot line adjustment maps . Review the requirements in the Tech East PSAS for release of the completion reverter. Send response to D. Pennessi requesting additional information for the UCEDA Board to consider requests numbered 1 and 3 from I.Park's April 25th memo. Review response from D. Pennessi.	2.50	900.00
06/05/24	DG	Review email from A. LaValle requesting the supplemental materials from D. Pennessi received on June 3rd. Send email to A. LaValle with the materials.	0.20	72.00
06/14/24	DG	Review email from a. LaValle regarding the upcoming Board meeting on June 21st. Send email to D. Pennessi inquiring about the valuation memo for the Tech City East mortgage and requesting any additional materials that I.Park would like to submit to the Board. Send status update to A. LaValle.	0.50	180.00

TOTAL HOURS AND FEES

3.20	\$1,152.00
-------------	-------------------

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	3.20	1,152.00
TOTALS		3.20	\$1,152.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....	\$1,152.00
---	-------------------

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

July 12, 2024

Firm Matter Number: 2230870.430656
Invoice #8981598
Firm Attorney: Thomas Garry

July Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$1,152.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$1,224.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (07/12/24)\$2,376.00

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 (8981598) 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:

2230870.430656
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

May 9, 2024
Invoice #8972448

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.430629

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

May Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$756.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$756.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/22/24	DG	Review the proposed terms of the Tech West loan modification. Discuss the modification with the UCEDA Board. Draft the Modification and Extension Agreement.	2.00	720.00
04/24/24	DG	Telephone conversation with D. Pennessi to discuss the loan modification.	0.10	36.00
TOTAL HOURS AND FEES			2.10	\$756.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippe, D.	360.00	2.10	756.00
TOTALS		2.10	\$756.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$756.00

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

May 9, 2024

Firm Matter Number: 2230870.430629
Invoice #8972448
Firm Attorney: Thomas Garry

May Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$756.00

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 (8972448) 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:

2230870.430629
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

June 12, 2024
Invoice #8977319

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.430629

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

June 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\$756.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/12/24).....\$1,116.00

OUTSTANDING INVOICE DETAIL AS OF: 06/12/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8972448	05/09/24	756.00	0.00	756.00
	TOTALS	\$756.00	\$0.00	\$756.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
05/15/24	DG	Telephone call with A. LaValle to discuss the upcoming Board meeting on May 20th and whether to present the Tech West loan modification. Revise the Modification and Extension Agreement to incorporate some of the changes proposed by D. Pennessi. Telephone call into D. Pennessi. Send follow up email to D. Pennessi with revised loan modification agreement and make inquiry whether I.Park desires to proceed with the 1-year debt relief. Review response and send email to A. LaValle with update.	0.70	252.00
05/17/24	DG	Review email from A. LaValle advising of the Board's position on the loan modification. Send email to D. Pennessi relaying the Board's position.	0.10	36.00
05/31/24	DG	Telephone conversation with A. LaValle regarding I.Park's request for removal of the construction covenants in the PSA. Telephone conversation with D. Pennessi regarding the same.	0.20	72.00
TOTAL HOURS AND FEES			1.00	\$360.00

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

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$360.00

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

June 12, 2024

Firm Matter Number: 2230870.430629
Invoice #8977319
Firm Attorney: Thomas Garry

June Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$360.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER.....\$756.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/12/24).....\$1,116.00

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 (8977319) 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:

2230870.430629
Thomas Garry

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