

## Amanda LaValle

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**From:** Daniel P. Grippo <DGrippo@HarrisBeach.com>  
**Sent:** Thursday, September 19, 2024 11:30 AM  
**To:** Amanda LaValle  
**Cc:** Clinton Johnson; Jared A. Kasschau  
**Subject:** Lot 600  
**Attachments:** Re: Kingston Realty/I.Park

[EXTERNAL SENDER]

Amanda.

I will be out tomorrow for medical reasons.

I am in my office today and will be available Monday the 23<sup>rd</sup> for the UCEDA Board meeting.

Here are some additional terms that I would recommend be included as part of iPark87's request (attached) for access to repair the electrical systems:

1. The work is to be performed by iPark87 and its contractors at no cost to UCEDA;
2. Proof of insurance for iPark87 and each of its contractors/subcontractors, naming UCEDA and the County as additional insureds, must be provided prior to the commencement of work;
3. The work is to be performed in a safe, diligent, good and workmanlike manner, in compliance with all applicable law, and by people/entities possessing all requisite licenses, certificates and experience.
4. iPark87 is responsible for obtaining, at its sole cost and expense, all necessary governmental permits and approvals for the work; and
5. iPark87 is to reaffirm its obligation to indemnify, defend and hold harmless UCEDA and the County for all damages in connection with the work, in accordance with the provisions of Section 15.2 of the Lot 600 PSA.

iPark87 should either incorporate its agreement to these additional terms in a supplement to iPark87's email request for UCEDA's approval of the access, or, alternatively, if UCEDA approves the request, these additional terms should be listed as conditions of approval in an email back to iPark87.

Please let me know if you'd like to talk today.

Thank you.

Dan.

**Daniel P. Grippo**  
**Senior Counsel**

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**Protective Power Systems  
& Controls Inc.**  
A Power Systems Company

## Estimate

Date	Estimate
8/26/2024	1749

Protective Power Systems  
PO Box 119  
Staatsburg NY 12580  
www.power-now.net  
845-471-9016

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Bluecap Management  
c/o National Resources  
300 Enterprise Dr  
Kingston NY

Project

Item	Description	Qty	Rate	Total
	This quote is for rebuilding "switch" gear bus #4			
	The buss bar rework is as follows:			
	-New cables to PT's / (Buss and Input)			
	-New bushings in each cubicle (1 per phase)			
	-New glastic to support bushings & buss bar			
	*Any other parts needed will be billed separately			
	Buss Bar has to be taken apart			
	35kv tape/half over lap on buss will be added			
Labor General	Buss bar all to be reassembled			
	Megger testing of the buss when finished		100,000.00	100,000.00T
Labor General	Discount of \$10,000.00	1	-10,000.00	-10,000.00T
	*Not to exceed price of \$150,000.00			
	Sales Tax		8.00%	7,200.00
		<b>Total</b>	<b>\$97,200.00</b>	

## Amanda LaValle

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**From:** Robert Newhard <robertnewhard7@gmail.com>  
**Sent:** Wednesday, September 18, 2024 3:01 PM  
**To:** Amanda LaValle  
**Cc:** Warren Tutt; Daniel Pennessi; Clinton Johnson; Daniel P. Grippo  
**Subject:** Re: Kingston Realty/I.Park

Amanda,

I, Robert Newhard on behalf of iPark87, respectfully request the authorization of the UCEDA board to access the electrical switchgear room at the north end of parcel 600.in order to restore power to the adjacent Kingston Realty Team warehouses and AT&T cell tower. The work will involve the removal of insulation from the buss bar, restoration of the buss, new cables to the potential transformers, new bushings in each cubicle, new glastic to support the bushings and buss, and re- insulation. This work will be performed by an Ulster County licensed high voltage electrician and will likely take 1 week for completion. In addition, the work will need to be inspected by a third party NYS certified inspector and reviewed by CHG&E before the power is restored. Proof of insurance with UCEDA listed as additional insured will follow.

Robert Newhard

On Wed, Sep 18, 2024 at 12:13 PM Amanda LaValle <[alav@co.ulster.ny.us](mailto:alav@co.ulster.ny.us)> wrote:

Hello Mr Tutt,

As you are aware, the Ulster County Economic Development Alliance owns the 600 parcel which is also known as the powerhouse parcel where the below referenced electrical repairs need to take place.

There is an executed PSA between UCEDA and National Resources for the sale of the 600 parcel. That contract states that National Resources is required to inform UCEDA- in writing- of any planned work on the parcel. UCEDA, as the property owner will need a formal request by NR to access the property with any necessary description of the work and proof of insurance indicating UCEDA as an additional insured. UCEDA Board approval will be necessary for the work. The next UCEDA meeting is Monday 9/23.

Sincerely,

Amanda

Respectfully,

W Tutt

On Sep 16, 2024, at 5:24 PM, Robert Newhard <[robertnewhard7@gmail.com](mailto:robertnewhard7@gmail.com)> wrote:

Hi Dan, looks legit but I still prefer using our own high voltage electrician because he will protect our interests. If you are telling me legally that we have to allow him to perform the repairs, then we need our high voltage electrician to inspect his work or worst case a 3rd party high voltage electrician that KRT pays.

Thanks, Bob

On Mon, Sep 16, 2024 at 5:08 PM Daniel Pennessi  
<[dpennessi@nationalresources.com](mailto:dpennessi@nationalresources.com)> wrote:

**From:** Goodhouse, Brendan <[BGoodhouse@CUDDYFEDER.COM](mailto:BGoodhouse@CUDDYFEDER.COM)>  
**Sent:** Monday, September 16, 2024 5:08 PM  
**To:** Daniel Pennessi <[dpennessi@nationalresources.com](mailto:dpennessi@nationalresources.com)>  
**Cc:** Morando, Anthony <[AMorando@CUDDYFEDER.COM](mailto:AMorando@CUDDYFEDER.COM)>  
**Subject:** RE: Kingston Realty/I.Park

Dan, I'm following up on this. I know we provided licensure information on Friday, but I'm attaching a copy of the actual Ulster County license here.

Please advise if IPark will permit Nove access to perform the work and let me know what entities Nove will need to list as additional insureds on a COI.

Brendan