

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 6, 2024
Invoice #8984739

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.430656

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

August Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$1,008.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$1,008.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$2,376.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/06/24).....\$3,384.00

OUTSTANDING INVOICE DETAIL AS OF: 08/06/24

<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
8981598	07/12/24	1,152.00	0.00	1,152.00
TOTALS		\$2,376.00	\$0.00	\$2,376.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/10/24	DG	Review email from A. LaValle requesting a copy of the loan modification agreement and inquiring about the deferral period. Review the loan modification agreement, update, and send to A. LaValle.	0.30	108.00
07/11/24	DG	Telephone conversation with A. LaValle and K. Lynch to discuss the loan modification. Email to D. Pennessi notifying I.Park of the urgency to close the loan modification. Review response. Send status to A. LaValle.	0.50	180.00
07/15/24	DG	Review email from County Comptroller with recommendations regarding the proposed loan modification. Prepare for this afternoon's Board meeting, including a discussion with A. LaValle on the Comptroller's recommendations and other loan modification issues. Participate in the Board meeting to discuss the loan modification and changes to the draft modification agreement. Frame out revisions consistent with the discussion had during the Board meeting.	1.00	360.00
07/16/24	DG	Draft revisions to the loan modification agreement to incorporate changes discussed during yesterday's Board meeting. Send revised draft to A. LaValle with message highlighting issues for consideration.	1.00	360.00

TOTAL HOURS AND FEES**2.80 \$1,008.00**

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	2.80	1,008.00
TOTALS		2.80	\$1,008.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$1,008.00

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August 6, 2024

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TOTAL AMOUNT DUE FOR THIS INVOICE\$1,008.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$2,376.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/06/24)\$3,384.00

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 (8984739) 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

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Attn: Amanda LaValle, President
P.O. Box 1800
244 Fair Street
Kingston, NY 12402

August 6, 2024
Invoice #8984741

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.430629

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

August Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$1,008.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$1,008.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$1,116.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/06/24).....\$2,124.00

OUTSTANDING INVOICE DETAIL AS OF: 08/06/24

<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
8977319	06/12/24	360.00	0.00	360.00
	TOTALS	\$1,116.00	\$0.00	\$1,116.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/10/24	DG	Review email from A. LaValle requesting a copy of the loan modification agreement and inquiring about the deferral period. Review the loan modification agreement, update, and send to A. LaValle.	0.30	108.00
07/11/24	DG	Telephone conversation with A. LaValle and K. Lynch to discuss the loan modification. Email to D. Pennessi notifying I.Park of the urgency to close the loan modification. Review response. Send status to A. LaValle.	0.50	180.00
07/15/24	DG	Review email from County Comptroller with recommendations regarding the proposed loan modification. Prepare for this afternoon's Board meeting, including a discussion with A. LaValle on the Comptroller's recommendations and other loan modification issues. Participate in the Board meeting to discuss the loan modification and changes to the draft modification agreement. Frame out revisions consistent with the discussion had during the Board meeting.	1.00	360.00
07/16/24	DG	Draft revisions to the loan modification agreement to incorporate changes discussed during yesterday's Board meeting. Send revised draft to A. LaValle with message highlighting issues for consideration.	1.00	360.00

TOTAL HOURS AND FEES**2.80 \$1,008.00**

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	2.80	1,008.00
TOTALS		2.80	\$1,008.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$1,008.00

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August 6, 2024

Firm Matter Number: 2230870.430629
Invoice #8984741
Firm Attorney: Thomas Garry

August Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$1,008.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$1,116.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/06/24)\$2,124.00

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Reference Information

Firm Matter Number:
Attorney:

2230870.430629
Thomas Garry

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

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ATTORNEYS AT LAW

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Attn: Amanda LaValle, President
P.O. Box 1800
244 Fair Street
Kingston, NY 12402

August 6, 2024
Invoice #8984742

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\$109.20

TOTAL AMOUNT DUE FOR THIS INVOICE\$109.20

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/31/24	JAK	Discussion with D. Grippo regarding recent communication with D. Pennessi and client and strategize about continuing negotiations.	0.30	109.20

TOTAL HOURS AND FEES**0.30 \$109.20****TIMEKEEPER SUMMARY**

<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Kasschau, J.	364.00	0.30	109.20
TOTALS		0.30	\$109.20

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$109.20

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Attn: Amanda LaValle, President
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Kingston, NY 12402

August 6, 2024

Firm Matter Number: 2230870.425519
Invoice #8984742
Firm Attorney: Thomas Garry

August Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$109.20

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244 Fair Street
Kingston, NY 12402

August 6, 2024
Invoice #8984743

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.428848

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

August Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$72.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$72.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$9,289.20

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/06/24).....\$9,361.20

OUTSTANDING INVOICE DETAIL AS OF: 08/06/24

<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
8959414	02/14/24	360.00	0.00	360.00
8969502	04/18/24	1,188.00	0.00	1,188.00
	TOTALS	\$9,289.20	\$0.00	\$9,289.20

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/15/24	DG	Participate in Board meeting to consider issues regarding the Lot 600 property and the status of the sale to I.Park.	0.20	72.00

TOTAL HOURS AND FEES

0.20	\$72.00
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TIMEKEEPER SUMMARY

<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	0.20	72.00
TOTALS		0.20	\$72.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$72.00

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Attn: Amanda LaValle, President
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Kingston, NY 12402

August 6, 2024

Firm Matter Number: 2230870.428848
Invoice #8984743
Firm Attorney: Thomas Garry

August Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$72.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$9,289.20

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/06/24)\$9,361.20

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Reference Information

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Attorney:

2230870.428848
Thomas Garry

For questions please contact: billing@harrisbeach.com
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Ulster County Economic Development Alliance, Inc.
Attn: Amanda LaValle, President
P.O. Box 1800
244 Fair Street
Kingston, NY 12402

August 6, 2024
Invoice #8984744

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.412819

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

August Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$4,968.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$4,968.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$1,908.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/06/24).....\$6,876.00

OUTSTANDING INVOICE DETAIL AS OF: 08/06/24

<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
8981597	07/12/24	1,188.00	0.00	1,188.00
TOTALS		\$1,908.00	\$0.00	\$1,908.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/03/24	DG	Reivew email from D. Pennessi regarding the valuation of the remaining collateral after the proposed partial release to facilitate the residential development at the Tech East site. Send email to A. LaValle apprising her of the same. Send email to D. Pennessi with status.	0.50	180.00
07/11/24	DG	Review file to prepare for upcoming call with A. LaValle. Telephone conversation with A. LaValle and K. Lynch to discuss the status of I.Park's requests for a partial release and completion reverter release on the Tech East site. Draft and send email to D. Pennessi setting forth outstanding issues with the partial release and completion reverter release requests. Review responses from D. Pennessi. Discuss with J. Kasschau. Send status emails to A. LaValle.	2.00	720.00
07/15/24	DG	Prepare for this afternoon's Board meeting and the expected discussion of the partial release request and I.Park's requests for confirmation that there has been substantial completion of work at the Tech East site. Review the LaBella map of the lot line adjustment of parcels and consider calculation of acreage that would remain were the partial release request to be granted. Review the PSA and the deed reverter to clarify the requirements for substantial completion of work and release of the reverter. Discuss the partial release and substantial completion issues with A. LaValle. Review slide presentation for the Board meeting. Participate in the Board meeting. Review notes from the Board meeting.	3.00	1,080.00
07/17/24	DG	Review email from D. Pennessi requesting a status call. Send email to A. LaValle apprising her of the request and laying out a proposed course of action. Send email to D. Pennessi regarding the upcoming call. Review response.	0.50	180.00
07/18/24	DG	Email correspondence with D. Pennessi to arrange a call to discuss the I.Park Tech City East requests. Prepare for the call, including review of notes from the Board meeting on July 15th. Outline issues (and positions on the issues) to discuss with D. Pennessi. Place call into A. LaValle.	2.00	720.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/22/24	DG	Prepare for telephone conversation with D. Pennessi. Telephone conversation with D. Pennessi to discuss I.Park's requests from it April 2024 memo and the feedback to the requests as expressed by the Board at is meeting on July 15th. Discuss with J. Kasschau. Send email to D. Pennessi laying out Board's request for clarification of the lot line adjustment, including the Board's request for metes and bounds descriptions and lots designations for the new lots. Send email to A. LaValle with status update.	2.50	900.00
07/25/24	DG	Discuss status with J. Kasschau.	0.10	36.00
07/26/24	DG	Review email from A. LaValle responding to my earlier status email. Send update to D. Pennessi and inquire about a call.	0.20	72.00
07/30/24	DG	Review email from A. LaValle seeking update on communications with i.Park regarding i.Park's requests by memo dated April 25, 2024 and the Board's reaction thereto. Draft proposed email to D. Pennessi laying out the Board's positions on the various issues, including the Board's request for clarification of the old lot/new lot adjustments with metes and bounds and new SBL designations. Send draft response to A. LaValle.	1.00	360.00
07/31/24	DG	Review email from A. LaValle with feedback on the draft D. Pennessi message. Send email to D. Pennessi with recommended approach to advancing the matter, including a description of the Board's requests and positions. Discuss with J. Kasschau. Review response from D. Pennessi with attached updated materials as requested by the Board.	2.00	720.00
TOTAL HOURS AND FEES			13.80	\$4,968.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	13.80	4,968.00
TOTALS		13.80	\$4,968.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$4,968.00

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

August 6, 2024

Firm Matter Number: 2230870.412819
Invoice #8984744
Firm Attorney: Thomas Garry

August Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$4,968.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$1,908.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/06/24)\$6,876.00

PAYMENT INSTRUCTIONS

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Reference Information

Firm Matter Number:
Attorney:

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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 16, 2024
Invoice #8990563

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.412819

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

September Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$5,112.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$5,112.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$4,968.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (09/16/24).....\$10,080.00

OUTSTANDING INVOICE DETAIL AS OF: 09/16/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8984744	08/06/24	4,968.00	0.00	4,968.00
	TOTALS	\$4,968.00	\$0.00	\$4,968.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
08/01/24	DG	Continued review of the updated materials received from D. Pennessi on 7/31. Send email to A. LaValle summarizing the materials and including thoughts. Send status update to D. Pennessi. Review response from A. LaValle.	1.50	540.00
08/06/24	DG	Review email from D. Pennessi and the attached metes and bounds descriptions of the Remaining Collateral and the Release Parcels in connection with National Resources' residential development of the Tech East site.	0.50	180.00
08/07/24	DG	Review email from A. LaValle with question regarding an outstanding EPA bill and its potential impact on the Completion Reverter Release request. Review the bill. Consider the question. Draft and send response to A. LaValle with analysis and conclusion.	2.00	720.00
08/08/24	DG	Review email from A. LaValle requesting additional documentation for the Board to consider with respect to the Completion Reverter release request. Send email to D. Pennessi requesting any documentation that National Resources might have to substantiate that the environmental cleanup work to date has been completed to the satisfaction of the EPA. Review response from D. Pennessi. Email correspondence with F. DePetrillo regarding the upcoming Board meeting on August 19th.	0.50	180.00
08/09/24	DG	Send email to A. LaValle with update from D. Pennessi in response to our request for any documentation to substantiate EPA's satisfaction with cleanup work to date. Draft proposed response.	0.50	180.00
08/14/24	DG	Review email from A. LaValle regarding an error with the metes and bounds description for new lot 27-R.. Send email to D. Pennessi requesting correction to the description for Lot 27-R. Review the response with the corrected description. Send email to A. LaValle with the corrected description. Review email from A. LaValle with an analysis of the status of the metes and bounds descriptions for the lots to be released and the lots to remain as collateral, including a request for metes and bounds descriptions for lots 240 and 300. Review response from D. Pennessi attaching description for lot 240.	0.50	180.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
08/15/24	DG	Review email from D. Pennessi with metes and bounds description for Lot 300. Review email from A. LaValle requesting modification to the proposed Partial Release to add metes and bounds descriptions for the parcels remaining as collateral. Consider changes to the Partial Release to address concern. Send email to D. Pennessi proposing the addition of an Exhibit B to the Partial Release to identify the lots remaining as collateral with metes and bounds descriptions. Send email to A. LaValle apprising her of the status.	2.00	720.00
08/19/24	DG	Review Board materials for this afternoon's meeting. Send email to A. LaValle with thoughts, including the recommendation to add the revised Partial Release of Mortgage with Exhibit B to the materials for the Board. Telephone conversation with A. LaValle to discuss the iPark Updates agenda items and prepare for the Board Meeting. Review spreadsheet prepared by A. LaValle analyzing the 17 lots comprising the mortgaged premises. Participate in the Board Meeting and provide advise and counsel with respect to the Partial Release, Mortgage Deferment, and Substantial Completion Reverter items on the agenda. Review notes from the meeting. Consider next steps.	4.00	1,440.00
08/20/24	DG	Review email from A. LaValle regarding "next steps" meeting. Send Response.	0.10	36.00
08/21/24	DG	Prepare for "next-steps" meeting tomorrow, including finalization of the Partial Release of Mortgage and action to be taken regarding the loan modifications and completion reverter release.	0.50	180.00
08/22/24	DG	Participate in a meeting with A. LaValle, C. Johnson and S. Liotta to discuss next steps after the UCEDA Board meeting this past Monday, including the partial release and communication with D. Pennessi. Review notes from the meeting..	1.00	360.00
08/26/24	DG	Draft email to D. Pennessi regarding suggested next steps and items to discuss. Send draft to A. LaValle and C. Johnson. Review feedback. Make revisions to the draft and send email to D. Pennessi.	1.00	360.00
08/27/24	DG	Review and respond to status request from A. LaValle.	0.10	36.00
TOTAL HOURS AND FEES			14.20	\$5,112.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	14.20	5,112.00
TOTALS		14.20	\$5,112.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....	\$5,112.00
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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

September 16, 2024

Firm Matter Number: 2230870.412819
Invoice #8990563
Firm Attorney: Thomas Garry

September Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$5,112.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$4,968.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (09/16/24)\$10,080.00

PAYMENT INSTRUCTIONS

Payment by Credit Card

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

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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 (8990563) 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

September 16, 2024
Invoice #8990564

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\$1,120.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$1,120.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$109.20

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (09/16/24).....\$1,229.20

OUTSTANDING INVOICE DETAIL AS OF: 09/16/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8984742	08/06/24	109.20	0.00	109.20
	TOTALS	\$109.20	\$0.00	\$109.20

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
08/01/24	JAK	Communication with D. Grippo regarding proposals from counsel to National Resources.	0.30	109.20
08/07/24	JAK	Review email with attached metes and bounds legal descriptions forwarded by D. Grippo.	0.20	72.80
08/14/24	JAK	Review communication and attached redlined agreement forwarded by D. Grippo.	0.30	109.20
08/21/24	DG	Prepare for "next-steps" meeting tomorrow, including review of the assignment/sublet provisions in the Master Lease and Phase 2 work letter delivery timeline.	0.50	180.00
08/22/24	DG	Participate in a meeting with A. LaValle, C. Johnson and S. Liotta to discuss next steps after the UCEDA Board meeting this past Monday, including the September 1 work letter issue. Review notes from the meeting.	1.00	360.00
08/26/24	JAK	Review email communication from D. Grippo to counsel to National Resources with list of deliverables.	0.20	72.80
08/28/24	DG	Review emails from A. LaValle regarding status of the Master Lease and the Phase 2 Work Letter. Consider the matter. Send response with thoughts.	0.50	180.00
08/29/24	DG	Review email from A. LaValle regarding confirmatory email.	0.10	36.00

TOTAL HOURS AND FEES**3.10 \$1,120.00**

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Kasschau, J.	364.00	1.00	364.00
Grippo, D.	360.00	2.10	756.00
TOTALS		3.10	\$1,120.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$1,120.00

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 16, 2024

Firm Matter Number: 2230870.425519
Invoice #8990564
Firm Attorney: Thomas Garry

September Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$1,120.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$109.20

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (09/16/24)\$1,229.20

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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 16, 2024
Invoice #8990565

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.430629

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

September Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$108.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$108.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$1,008.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (09/16/24).....\$1,116.00

OUTSTANDING INVOICE DETAIL AS OF: 09/16/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8984741	08/06/24	1,008.00	0.00	1,008.00
	TOTALS	\$1,008.00	\$0.00	\$1,008.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
08/08/24	DG	Review inquiry from A. LaValle whether the loan modification documents need to reference the new lots. Consider the matter and communicate with D. Pennessi. Send response that the modifications to the note do not need to reference the new lots, that the original mortgage will cover the new lots, but that we will reference the new lots in the partial release document as part of the transaction.	0.30	108.00
TOTAL HOURS AND FEES			0.30	\$108.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	0.30	108.00
TOTALS		0.30	\$108.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$108.00

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 16, 2024

Firm Matter Number: 2230870.430629
Invoice #8990565
Firm Attorney: Thomas Garry

September Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$108.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$1,008.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (09/16/24)\$1,116.00

PAYMENT INSTRUCTIONS

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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

September 16, 2024
Invoice #8990566

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.430656

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

September Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$108.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$108.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$1,008.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (09/16/24).....\$1,116.00

OUTSTANDING INVOICE DETAIL AS OF: 09/16/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8984739	08/06/24	1,008.00	0.00	1,008.00
	TOTALS	\$1,008.00	\$0.00	\$1,008.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
08/08/24	DG	Review inquiry from A. LaValle whether the loan modification documents need to reference the new lots. Consider the matter and communicate with D. Pennessi. Send response that the modifications to the note do not need to reference the new lots, that the original mortgage will cover the new lots, but that we will reference the new lots in the partial release document as part of the transaction.	0.30	108.00
TOTAL HOURS AND FEES			0.30	\$108.00

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	0.30	108.00
TOTALS		0.30	\$108.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$108.00

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 16, 2024

Firm Matter Number: 2230870.430656
Invoice #8990566
Firm Attorney: Thomas Garry

September Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$108.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$1,008.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (09/16/24)\$1,116.00

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ABA #: 267090594
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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

October 9, 2024
Invoice #8994106

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.412819

Client Name: Ulster County Economic Development Alliance,
Inc.

Matter Name: Tech City *(East)*

October Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$972.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$972.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$10,080.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (10/09/24).....\$11,052.00

OUTSTANDING INVOICE DETAIL AS OF: 10/09/24

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8984744	08/06/24	4,968.00	0.00	4,968.00
8990563	09/16/24	5,112.00	0.00	5,112.00
TOTALS		\$10,080.00	\$0.00	\$10,080.00

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
09/04/24	DG	Review file and send update to A. LaValle regarding efforts to schedule a meeting with National Resources and UCEDA.	0.30	108.00
09/05/24	DG	Review email from D. Pennessi regarding the scheduling of a meeting between National Resources and UCEDA. Send email to A. LaValle seeking proposed dates and times.	0.20	72.00
09/10/24	DG	Review email from A. LaValle with proposed dates for the meeting with National Resources. Send email to A. LaValle requesting additional information. Review response. Send email to D. Pennessi to schedule the meeting. Review response from D. Pennessi requesting times for the meeting and the agenda. Draft the meeting agenda. Send email to A. LaValle with the draft agenda and requesting times on September 12th for the meeting.	1.50	540.00
09/11/24	DG	Correspondence with A. LaValle regarding scheduling the National Resources meeting. Send email to D. Pennessi advising of the conflict on September 12th and need to reschedule the meeting for next Monday or Tuesday.	0.50	180.00
09/12/24	DG	Send status update to A. LaValle.	0.10	36.00
09/13/24	DG	Telephone conversation with A. LaValle to discuss building permit issue with the Building 1 work.	0.10	36.00

TOTAL HOURS AND FEES**2.70 \$972.00**

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	2.70	972.00
TOTALS		2.70	\$972.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$972.00

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 9, 2024

Firm Matter Number: 2230870.412819
Invoice #8994106
Firm Attorney: Thomas Garry

October Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$972.00

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER.....\$10,080.00

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (10/09/24)\$11,052.00

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Reference Information

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Thomas Garry

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