

ROBERT E. RUGGERI
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1846 Union Street
Niskayuna, N.Y. 12309

*Also admitted in the District of Columbia

August 13, 2021

BY EMAIL sealedbid@albanycountyny.gov

Albany County Division of Finance
112 State Street, Room 1340
Albany, New York 12207

Re: **Sealed bid for 90 Alexander Street, Albany, NY 12202**

Dear Sir/Madam:

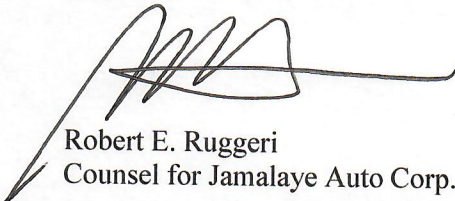
I represent *pro bono* Jamalaye Auto Corp. , a long-time successful, minority-owned, auto sales and service facility located at 144 Catherine Street.

Enclosed please find its executed Sealed Bid for the above-referenced parcel.

If you have any questions or require any further information, please contact me directly at (518) 423-9755 or robert.ruggeri.esq@outlook.com.

Thanking you in advance for your assistance and cooperation in this matter.

Sincerely yours,



Robert E. Ruggeri
Counsel for Jamalaye Auto Corp.

Cc: Mr. Aly Diao

BIDDER INFORMATION - CONTACT AND DEED INFORMATION

*Bidder Name: JAMALAYE AUTO CORP.

*As it will appear on County deed

Address: 144 Catherine Street, Albany, NY 12202

Phone: (518) 423-9755

Email: robert.ruggeri.esq@outlook.com

Preferred method of contact: ☐ Phone ☒ Email

TYPE OF ENTITY

☐ Individual

☒ Corporation

Incorporated in what state: New York

Date incorporated: 1997

Authorized to do business in New York State? ☒ Yes ☐ No

☐ Partnership

Indicate type of partnership: _____

Number of general partners: _____

Number of limited partners: _____

☐ Not-for-profit

Incorporated in what state: _____

Date incorporated: _____

☐ Limited Liability Company

Formed in what state: _____

Date incorporated: _____

Authorized to do business in New York State? ☐ Yes ☐ No

☐ Sole Proprietorship

Name of Sole Proprietor: _____

PROPERTY INFORMATION AND BID AMOUNT OFFERED

COUNTY USE ONLY

PROPERTY INFORMATION

Property Address: 90 ALEXANDER STREET

Municipality: CITY OF ALBANY

Tax map No: 76.64-2-14

Description: RESIDENTIAL VACANT LAND

Reason for Withdrawal from Foreclosure:

Environmental Concerns

"If the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien."

Disposition plan excerpt being invoked:

An amount which reflects the benefit to the community stemming from the proposed use of the property.

Amount offered by bidder: \$ 4,000

REASON FOR BIDDING ON PROPERTY

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A BUILDING

- | | |
|---|--|
| <input type="checkbox"/> Renovate | <input type="checkbox"/> Occupy as owner occupant (use as primary residence) |
| <input type="checkbox"/> Rehabilitate | <input type="checkbox"/> Occupy this property as a rental |
| <input type="checkbox"/> Occupy/operate As Is | <input type="checkbox"/> Redevelop and re-sell |
| <input type="checkbox"/> Demolish/deconstruct | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> New construction | |

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A LOT

- ☐ New Construction
- ☒ Property Improvements (example: fencing, landscaping, garden/green space)
- ☐ Other _____

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A SIDE-LOT*

- | | |
|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Deck/Patio |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Garage |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Other _____ |

Note: Bidders are responsible for verifying their respective property plan is compliant with local zoning. If the property plan does not comply with current zoning or land use laws, additional approvals may be required and are the sole responsibility of the bidder. Contact the appropriate municipality to find out more information.

Use the below space or attach additional sheets to indicate how your ownership and development of this property will benefit the community (attach additional supporting material as needed):

SEE ATTACHED SHEET

ATTACHMENT TO PAGE 9
BID SUBMISSION FOR 90 ALEXANDER ST., ALBANY, NY
BY JAMALAYE AUTO CORP.

The following explains how the Bidder's purchase and use of this parcel will benefit the immediate community. Jamalaye will immediately clean up the unsightly lot, which will be of some benefit to the neighborhood. And, after many years, taxes will once again be paid on the parcel if Jamalaye owns it. That alone is enough to award the parcel to Jamalaye.

But the far greater benefit to the neighborhood will flow from Jamalaye ultimately applying to purchase the abutting parcel at 88 Alexander Street. That parcel contains a derelict industrial building that Jamalaye could ultimately own, renovate, and use as part of its expanding business. This will return a derelict building to the tax rolls; improve and remove a long-standing eyesore in that neighborhood; and allow a successful business to expand and hire more employees and train more local youths in auto mechanics.

Jamalaye Auto Corp. ["Jamalaye"] is a long-time successful, minority-owned, auto sales and service facility located at 41-47 S Hawk Street. (Its mailing address is 144 Catherine Street.) Jamalaye has been operated in the South End neighborhood for decades by Aly Diao, an immigrant and successful businessman from Senegal. He owns a state-licensed auto repair facility, a used car dealership, and a body and paint shop. Jamalaye was based on lower Catherine Street 2 decades ago and later at 86 Alexander St.

Purchasing 90 Alexander St. would mark Jamalaye's successful return to Alexander Street. Jamalaye used to be a tenant in 88 Alexander until its Landlord lost the building due to unpaid taxes. (Jamalaye even has a substantial amount of its own personal property trapped in the padlocked building at no. 88 to this day – including a Honda Accord, a body shop frame machine, hundreds of used tires, 2 engine hoists, etc.)

Jamalaye currently operates out of a large, very well-maintained building that it owns at the corner of Catherine and S Hawk Streets. In addition, Mr. Diao also owns a large storage building for auto parts at 94 3rd Ave. (Mr. Diao's daughter operates Maloum Auto Sales in a separate rented building at 142 Catherine St. His *other* daughter owns and operates Dakar Auto Sales on Sheridan Ave.) Therefore, Jamalaye and its owner have shown a real commitment to doing business in the South End in particular and to Albany in general.

Jamalaye employs a dozen local employees and has been eagerly trying to hire more. It also, on its own initiative as a public service, trains local high-school students to become auto mechanics. It currently is training six high school students in a free after-school auto shop program that it has established. (It has to turn away many more students due to a lack of space. If Jamalaye can ultimately purchase the building at 88 Alexander St., it can expand that important program accept many more students.)

Jamalaye's business is bustling and it's currently bursting at the seams at its current locations and requires a flexible warehouse building like 88 Alexander. It is located right around the corner from its present 144 Catherine St. operation, which will facilitate shuttling back and forth between the two locations throughout the business day.

Jamalaye desperately needs space to store auto parts as well as cars indoors throughout the year. It also has a booming auto body and paint business, a portion of which could be accommodated at 88 Alexander where there already is a paint booth. And, as it happens, among Jamalaye's property locked up inside the building is an auto frame machine.

Therefore, acquiring 90 Alexander St. will be Jamalaye's first step in rehabbing both 88 and 90 Alexander St. and turning that street around. Jamalaye is also amenable to purchasing the lot at 92 Alexander with the derelict building and developing that as a parking lot.

Most importantly, purchasing the lot in question at no. 90 will benefit the immediate neighborhood even in the short term:

Jamalaye desperately needs space for parking its employees' and customers' cars. It has enough space in front of its building at 144 Catherine St. to accommodate customers or vendors who briefly drop in for a few minutes. But it needs space for customers' cars awaiting repair. It also needs space for cars awaiting sale or delivery. And it needs space for its employees' cars.

The lot at 90 Alexander St. would help to alleviate that situation. Jamalaye, in the short term, can park at least 14 cars at 90 Alexander St. These would include some of its employees' cars, some of its inventory of cars for sale, and a few customers' car awaiting repair. The lot is 23 ft by 75 ft and two rows of 7 cars can be parked there.

The lot will therefore relieve some of the current overcrowding and double parking at the corner of Catherine Street that chokes off traffic on that busy thoroughfare.

This means that there will be more spots available for the neighbors and residents on S Hawk and Catherine Streets to park on the street. Traffic can move more easily. The parking and overcrowding will be partly reduced. And no longer will the parcel at no. 90 be an overgrown and unsightly vacant lot.

The character and appearance of the neighborhood will be improved a bit. These are industrial properties on Alexander, S Hawk, and Catherine Streets and businesses should be supported. But selling this parcel to Jamalaye will be a win-win: Jamalaye will be able to more efficiently park cars and conduct its business. But the residents and other businesses at Catherine and S Hawk Streets will have an improved and more usable parking situation that works for them. The residents deserve all that.

And, moreover, a local business will be returning a derelict parcel to the tax rolls.

Therefore, Jamalaye is again ready to invest here, as it has at its other locations in the South End, to return a parcel to the tax rolls while enhancing the neighborhood and making it easier for residents to park. And, more indirectly, Jamalaye's continued growth with increased opportunities for employment and training, customer service, and profitability all will continue to redound to the community's benefit.

GENERAL COST ESTIMATE

Complete this section if bidding on a BUILDING

Estimated MATERIAL Cost: \$ _____ Estimated LABOR Cost: \$ _____

Total: \$ 0 _____

Complete this section if bidding on a VACANT LOT

Estimated MATERIAL Cost: \$ 0 _____ Estimated LABOR Cost: \$ 0 _____

Total: \$ 0 _____

Explanation of costs:

SEE ATTACHED SHEET

ATTACHMENT TO PAGE 10
BID SUBMISSION FOR 90 ALEXANDER ST., ALBANY, NY
By JAMALAYE AUTO CORP.

EXPLANATION OF COSTS FOR IMPROVING VACANT LOT

As a former neighbor of 90 Alexander, Jamalaye is determined to improve both the appearance and the usage of this currently vacant lot. Jamalaye will employ its own employees to clear the overgrown brush and debris and improve the lot so that cars can be parked there. There is no need at this point in the short-term for Jamalaye to retain an outside contractor to clear or improve the lot.

PROPERTY OWNERSHIP HISTORY

If you answer YES to any of these questions, attach an explanation. Please provide complete, accurate and current information. Please be advised information provided will be independently verified.

THIS INFORMATION APPLIES TO ALL MEMBERS, PARTNERS AND SHAREHOLDERS

Do you own any properties in Albany County?

(attach a list with addresses, property type and year acquired)

☒ Yes ☐ No

Does any property you own currently have code violations?

☐ Yes ☒ No

Are you an owner of tax delinquent property?

☐ Yes ☒ No

Have you filed for bankruptcy within the past 7 years?

☐ Yes ☒ No

Have you owned property foreclosed on for tax-delinquency?

☐ Yes ☒ No

Have you or a family member previously owned the property for which you are applying?

☐ Yes ☒ No

**ATTACHMENT TO PAGE 11
BID SUBMISSION FOR 90 ALEXANDER ST., ALBANY, NY
BY JAMALAYE AUTO CORP.**

ALBANY COUNTY PROPERTIES OWNED BY JAMALAYE AUTO CORP.

<u>Address</u>	<u>Type</u>	<u>Date Acquired</u>
141 S Hawk St., Albany, NY 12202	Industrial building	Jan. 2015
143 S Hawk St., Albany, NY 12202	"	"
147 S Hawk St., Albany, NY 12202	"	"
94- 3 rd Ave., Albany, NY (Owned by Aly Diao, shareholder and President of Jamalaye Auto Corp.)	Warehouse	2012

BIDDER CERTIFICATION (PLEASE READ CAREFULLY BEFORE SIGNING)

I HEREBY CERTIFY THAT:

1. I understand that by submitting a bid on the listed parcel, I am accepting the terms and conditions stated in the Albany County Disposition Plan adopted by Albany County Legislative Resolution No. 29 of 2019 "Properties which will be discretionally conveyed by the County to individuals or entities for economic development purposes" section B and all terms and conditions for the Sealed Bid process.
2. I also understand that all properties offered through the "Sealed Bid" process by Albany County are sold in "as is" condition and no warranties are made regarding property condition. The bidder assumes all responsibility to investigate, and if necessary, repair the physical condition of the properties or of any structures or improvements located on any of the properties
3. I have reviewed the online folder with information concerning this property listed on the Albany County website page www.albanycounty.com/sealedbids.
4. I understand that the Albany County Executive or the Albany County Legislature may decline my offer to acquire this property for any reason.
5. If I am the approved Bidder, upon notification I will immediately deposit the full purchase price via certified funds with the Albany County Division of Finance either by certified mail or in person as without this deposit my bid will not be forwarded to the Albany County Legislature for review.
6. I understand that all real estate taxes, past due water bills and municipal charges not in the collection of Albany County at the date of closing are my responsibility to pay. I also understand that any and all closing costs are also my responsibility.

BY ENTERING YOUR NAME(S) BELOW, YOU CERTIFY THAT YOU HAVE READ, UNDERSTAND AND AGREE TO BE BOUND BY ALL TERMS CONTAINED HEREIN AND YOU FURTHER CERTIFY THAT ALL OF THE STATEMENTS SET FORTH BY YOU IN THIS DOCUMENT ARE COMPLETE AND TRUE.

Jamalaye Auto Corp.

Applicant Name (Print)

Signature

BY ALY DIAO, PRESIDENT

Date

8/13/21

n/a
Co-Applicant Name (Print)

Signature

Date

THIS ENTIRE FORM MUST BE SUBMITTED BY EMAIL TO SEALEDID@ALBANYCOUNTYNY.GOV
BY THE FOLLOWING DATE: AUGUST 16, 2021 12 NOON