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*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 148-150 S Hawk Street, Albany, NY 12202**

Dear Sir/Madam:

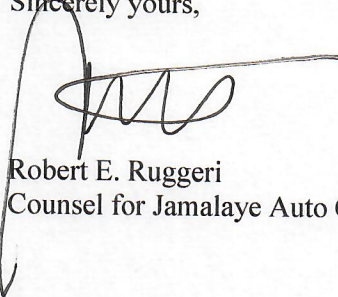
I represent *pro bono* Jamalaye Auto Corp. , a long-time successful, minority-owned, auto sales and service facility located at 144 Catherine Street.

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: 148 AND 150 S HAWK STREET

Municipality: CITY OF ALBANY

Tax map No: 76.55-2-55 AND 56

Description: VACANT LAND IN INDUSTRIAL AREA

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: \$ 5,500.00

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 148-150 SO. HAWK 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 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.

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.)

Jamalaye's business is bustling and it's currently bursting at the seams at its current locations. It desperately needs space for parking the cars of its employees and customers. Jamalaye has enough space in front of its building 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 as a satellite lot for cars awaiting sale or delivery. And it needs space for its employees' cars.

The lot at 148-150 S Hawk is perfect for that purpose. It is only a few doors away from Jamalaye's building. The lot can accommodate all Jamalaye's employees' cars; customers' cars awaiting repair; and finished cars awaiting sale and delivery.

Most importantly, using the lot in question will benefit the immediate neighborhood even more:

The lot will relieve all the current overcrowding and double parking at the corner of Catherine Street that chokes off traffic on that busy thoroughfare. No longer will customers (against Jamalaye's wishes and instructions) double-park on Catherine St. for short periods. Once the employees' cars; the inventory of cars for sale; and customers' cars awaiting repair are parked in the 148-150 S Hawk St. lot, the corner of Catherine and S Hawk will improve.

There will be spots available for the neighbors and residents to park on the street. Traffic can move more easily. The parking overcrowding will be eliminated. Unsightly cars needing repair, or in mid-repair, will be parked behind clean, white vinyl fencing. No longer will the parcel be an unkempt and unsightly vacant lot.

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

And, moreover, a local business will be returning a 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: \$ 6,000 _____ Estimated LABOR Cost: \$ 2,000 _____

Total: \$ 8000 _____

Explanation of costs:

SEE ATTACHED SHEET

ATTACHMENT TO PAGE 10
BID SUBMISSION FOR 148-150 S HAWK ST., ALBANY, NY
BY JAMALAYE AUTO CORP.

EXPLANATION OF COSTS FOR IMPROVING VACANT LOT

As a long-time neighbor on S Hawk Street, Jamalaye is determined to improve both the appearance and the usage of this currently vacant lot. Jamalaye will erect an **attractive white vinyl fence** along the street frontage (some 54 feet) and the two sides (some 90 ft. each). Aside from permit fees, Jamalaye estimates the following costs:

Fencing

Material

The cost of the fencing material is **\$3,000**.

The fencing will consist of forty 6' x 6' panels to cover the 234 feet in question.

Each panel costs \$75.00 at Lowe's. (\$78.00 at Home Depot).

Labor

Jamalaye may assign a few of its own employees who have construction experience to erect the vinyl fencing.

In the alternative, it may retain a contractor to carry out the installation. It has informally consulted with several small contractors who estimate that they can erect the fencing for **\$2,000**.

Gravel

Jamalaye will temporarily park its employees' and customer cars on the lot on a daily basis. There will be no long-term parking. No repairs will be carried out on the property. No junk cars or "parts cars" will be parked there.

Jamalaye will need to grade with gravel. It intends to use its own employees for the labor although if they are too busy it will use a contractor for the work.

Approximately 3,000 sq. ft. of the lot will be utilized. At a cost for gravel of approximately \$1/sq ft., the materials will be **\$3,000** for the gravel.

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 148-150 S HAWK 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)

X  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