

The Committee on Community & Business Development met on Monday, October 12, 2021 at 6:00pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present remotely were Councilor Rosa DiFlorio, presiding, Councilors Michael Marchese and John Hanlon .

Member absent was Councilor Gerly Adrien. Communication received from Councilor Adrien that she would be unable to attend due to illness.

The Committee considered a Resolution offered by Councilor Wayne Matewsky: That the owners/representatives of Ferry Street Auto Sales LLC/Avanti Motors appear before this Committee to clear up ownership and licensing issues of the business at 152 Ferry Street known as Ferry Street Auto Sales.

Assistant City Clerk Peter Napolitano, Legislative Aide Michael Mangan, Gisele Queiroga, license holder and Attorney Jeffrey Steinbrecker representing Mr. Mustapha and Mr. Reda were also present.

Communication received from Sue O'Brien, Legal Mediator that she has been assisting Gisele Queiroga in the dispute resolution of a Purchase and Sales agreement between herself and Mr. Mustapha and Mr. Reda the purchasers for the past 5 months. She noted that both parties have come to a civil disagreement and will now resolve this matter through a civil suit through the local District Court. Ms. O'Brien informed the Committee that she has a planned vacation and would be unable to attend this meeting.

Mr. Napolitano informed the Committee that he had requested the meeting so the Committee could review the license due to several complaints of vehicles purchased, 2 businesses operating on property with one having license and the other the lease, as well as license violations that include 35 vehicles on property when only 20 vehicles are allowed. He thought the issue had been resolved but exploded recently and is requesting that the Committee take action that could include revocation until it is determined who has the right to license. Chairperson DiFlorio expressed her dismay that the business was not conforming after they had been spoken to previously about complying. Mr. Napolitano informed the Committee that the landlord did not want to get involved and that licenses for auto sales were already maxed out for city. Councilor Hanlon asked if Ferry Street Auto sold the lease to Avanti motors and Mr. Napolitano responded that was his understanding. Councilor Marchese asked what the Committee could do if the matter was to be resolved in a civil dispute with the Courts and Mr. Napolitano stated that the City Council could revoke until dispute resolved noting that this issue has been ongoing for several months now. Councilor Marchese stated that he would like to see a copy of the purchase and sales agreement to see who actually owns and Chairperson DiFlorio stated that she would like to see a copy of the lease agreement as well. Mr. Napolitano noted that these were two feuding businesses and Councilor Marchese interjected that they still needed to comply with restrictions placed on license for this location. The Committee invited Ms Queiroga to speak on matter and she mentioned to Committee that she would like to be represented but her representatives were unable to attend. She explained that she bought Ferry Street Auto Sales

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last year and that she was the original owner of Avanti Motors Inc. but had issues with her new partners and had decided to sell but further issues has resulted in a civil dispute. She stated that Mr. Mustapha and Mr. Reda are not allowed to use license and that the lease is still in her name. She stated further that Mr. Mustapha and Mr. Reda were using a license from another business to buy and sell. The Committee invited Attorney Jeffrey Steinbrecker to speak on his clients behalf and he provided an overview of the agreement to sell the lease and license to his clients noting that they had already paid over \$69,000 and have continued to pay rent, taxes and other bills. He acknowledged that his clients were unsophisticated businessmen who got duped but was hoping to still come out as owners. He remarked that they dispute everything that she had said to the Committee and could potentially wind up losing over \$100,000. Councilor Marchese recommended that the Assistant City Clerk Napolitano insure that the location comply with all the license restrictions for that location and that the matter be granted further time for one month with the anticipation that there would be a resolution to the civil court dispute with the possible commencement of revocation if not.

The Committee voted: To request that the location comply with all the license restrictions for that location and that the matter be granted further time for one month with the anticipation that there would be a resolution to the civil court dispute with the possible commencement of revocation if not.

Respectfully Submitted,

John W. Burley
Clerk of Committees