

JACQUELINE M. IZZO
Mayor

MARK DOMENICO
Director



DEPARTMENT OF CODE ENFORCEMENT
ROME CITY HALL, 198 N. WASHINGTON STREET
ROME, NEW YORK 13440-5815
Telephone: (315) 339-7642 Fax: (315) 339-7638
www.romenewyork.com

Memo

To: City of Rome Common Council

Date: January 4, 2018

From: Fred L. Fox Jr.

Re: Permission for the City of Rome to enter into a **direct sale** agreement with Daniel Tagliamonte for Forest Ridge Dr, tax map ID #203.000-0001-027.003, per the recommendation of the Real Property Committee. The purchase offer is \$12,000 and there is no rehabilitation period.

Message:

The Real Property Committee has voted to recommend that the City of Rome Common Council consider approval to enter into a **direct sale** agreement with Daniel Tagliamonte to purchase a parcel located at Forest Ridge Dr. City Treasurer and Codes have verified that the proposer does not have outstanding taxes or codes issues on other properties in the City of Rome.

Attached is a copy of the, proposal, punch list, tax map and current assessment information. Please feel free to call me directly at 838-1732 with any additional information you may require.

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Real Property Due Diligence Summary

PROPERTY SUMMARY	
Address	Forest Ridge Dr
Tax Map Number	203.000-0001-027.003
Parcel Description	Land 5.4A (10 Lots)
Parcel Zoning	PD
Ward Councilor	R. Smith
Date of City Ownership	7/16/2014
DUE DILIGENCE CATEGORY	STATUS
Project Description	
Proposer Name	Daniel Tagliamonte
Proposed Time Frame	Following CC & BOE Approval
Proposed Price	\$12,000
Proposer Codes Violations	Codes history has been checked and deemed acceptable for consideration by the common council
Proposer Financial Viability	Financial background has been checked and deemed appropriate for consideration by Common Council
Background Check Performed	Not performed
Special Considerations	

PROPERTY REHABILITATION REQUIREMENTS

SPECIFIC PROPOSAL BASED REQUIREMENTS

- None

GENERAL REQUIREMENTS

- 1. Premises must comply with Property Maintenance Code of New York State**
- 2. Use of parcel must comply with Rome Code of Ordinances in accordance with current zoning or a use variance must be applied for and granted through the Zoning Board of Appeals for intended use**
- 3. A building permit will be obtained from the City of Rome Code Enforcement Department prior to signing the rehabilitation agreement**
- 4. Any plumbing repairs, modifications or installations will required a plumbing permit from the City of Rome**
- 5. A third party electrical inspection will be required for any electrical work**
- 6. Installation of parking area or driveways must be of hard surface (concrete, asphalt or paver tiles) and have pre-approval of application of driveway permit form city engineer's office**
7. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
8. All exterior property and premises shall be maintained in a clean, safe and sanitary condition.
9. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
10. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
11. All premises and immediate exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
12. All structures and exterior property shall be free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.
13. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
14. All accessory structures, including detached garages, fences and walls, shall be structurally sound and in good repair.

EXTERIOR STRUCTURE

15. The exterior of a structure shall be in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
16. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
17. Building shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

18. All structural members shall be free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
19. All foundation walls shall be plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
20. All exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
21. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
22. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
23. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
24. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
25. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
26. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
27. All exterior doors, door assemblies and hardware shall be in good condition.
28. Every basement hatchway shall prevent the entrance of rodents, rain and surface drainage water.
29. Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

INTERIOR STRUCTURE

30. The interior of a structure and equipment therein shall be in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
31. All structural members shall be structurally sound, and be capable of supporting the imposed loads.
32. All interior surfaces, including windows and doors, shall be in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.
33. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be in sound condition and good repair.
34. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
35. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
36. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.
37. Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

EXCEPTION: Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m²). The exterior glazing area shall be based on the total floor area being served.

38. Every common hall and stairway in residential occupancies, other than in one-and two-family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of 1 footcandle (11 lux) at floors, landings and treads.
39. All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.
40. Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area

EXCEPTION: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m²). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

41. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.
42. A habitable room, other than a kitchen, shall not be less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet (914 mm) between counterfronts and appliances or counterfronts and walls.
43. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than 7 feet (2134 mm).

EXCEPTIONS:

- In one-and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center and projecting not more than 6 inches (152 mm) below the required ceiling height.
 - Basement rooms in one-and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than 6 feet 8 inches (2033 mm) with not less than 6 feet 4 inches (1932 mm) of clear height under beams, girders, ducts and similar obstructions.
 - Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 feet (2134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of 5 feet (1524 mm) or more shall be included.
44. Every bedroom occupied by one person shall contain at least 70 square feet (6.5 m²) of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet (4.6 m²) of floor area for each occupant thereof.
 45. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.
 46. All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.
 47. Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.
 48. All plumbing fixtures shall be properly installed and in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. Plumbing fixtures shall have adequate clearances for usage and cleaning.

WATER SYSTEM

49. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the *Plumbing Code of New York State*.
50. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets, and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.
51. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.
52. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 120°F (49°C). A fuel-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.
53. All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
54. Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

MECHANICAL AND ELECTRICAL REQUIREMENTS

55. Heating facilities shall be provided in structures as required by this section.
56. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65°F (18°C) in all habitable rooms, bathrooms and toilet rooms based on the winter design dry-bulb temperature for the locality indicated in Table E302.1 of the *Energy Conservation Construction Code of New York State*. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.
57. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September 15th to May 31st to maintain a temperature of not less than 65°F (18°C) in all habitable rooms, bathrooms, and toilet rooms.

EXCEPTION: When the outdoor temperature is below the winter design dry-bulb temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity.

58. Indoor occupiable work spaces shall be supplied with heat during the period from September 15th to May 31st to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

EXCEPTIONS:

- Processing, storage and operation areas that require cooling or special temperature conditions.
- Areas in which persons are primarily engaged in vigorous physical activities.
- The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

MECHANICAL EQUIPMENT

59. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.
60. All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

EXCEPTION: Fuel-burning equipment and appliances which are labeled for unvented operation.

61. All required clearances to combustibles shall be maintained.
62. All safety controls for fuel-burning equipment shall be maintained in effective operation.
63. A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.
64. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless labeled for such purpose and the installation is specifically approved.

ELECTRICAL FACILITIES

65. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with Chapter 27 of the *Building Code of New York State*.
66. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the defects shall be corrected to eliminate the hazard.

ELECTRICAL EQUIPMENT

67. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
68. Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom and kitchen shall contain at least one receptacle with ground fault circuit interrupter protection.
69. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric lighting fixture.

FIRE SAFETY REQUIREMENTS

70. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the *Fire Code of New York State*.
71. The required width of aisles in accordance with the *Fire Code of New York State* shall be unobstructed.
72. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *Fire Code of New York State*.
73. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following: Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates, or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction, and such devices shall be releasable or removable from the inside without the use of a key, tool, or force greater than that which is required for normal operation of the escape and rescue opening.
74. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.
75. Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

FIRE PROTECTION SYSTEMS

76. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the *Fire Code of New York State*.
77. Smoke alarms shall be installed and maintained regardless of occupant load at all of the following locations:
 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - In each room used for sleeping purposes.

- In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
78. Single-or multiple-station smoke alarms shall be installed in other groups in accordance with the *Fire Code of New York State*.
 79. Single-station smoke alarms shall receive their primary power from the building wiring, provided that such wiring is served from a commercial source, and is equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.
 80. Where more than one smoke alarm is required to be installed within an individual dwelling unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

203.000-0001-027.003

City Of Rome
Forest Ridge Dr

301389 Rome NY

Roll Year 2018 Curr Yr

Land Siz 5.40 acres

Active

R/E1

School: Rome Schoc

Rural vac <10

Land A' 5.000

Total A' 5.000

Parcel 203.000-0001-027.0

- Notes
- History
- Assessment
 - Exempt(s)
 - Notes
- Description
 - Notes
- Owner(s)
 - Notes
- Images
- Gis
- Site (1) Res
 - Land(s)
 - Valuation
- Sale07/16/14
 - Notes
- Sale03/14/14
 - Notes
 - Site (1) Res
 - Land(s)
 - Valuation
- Sale08/31/05
 - Site (1) Res
 - Land(s)
 - Valuation

Owner	Tax Bill Mailing Address	3rd Party Address	Bank
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Total Owners: To open, click the appropriate row. (Right Click to City Of Rome Owner Trx Primary Desig Stat)

Last Name / Comr	First Name	MI	Jr., Sr., et
City Of Rome			

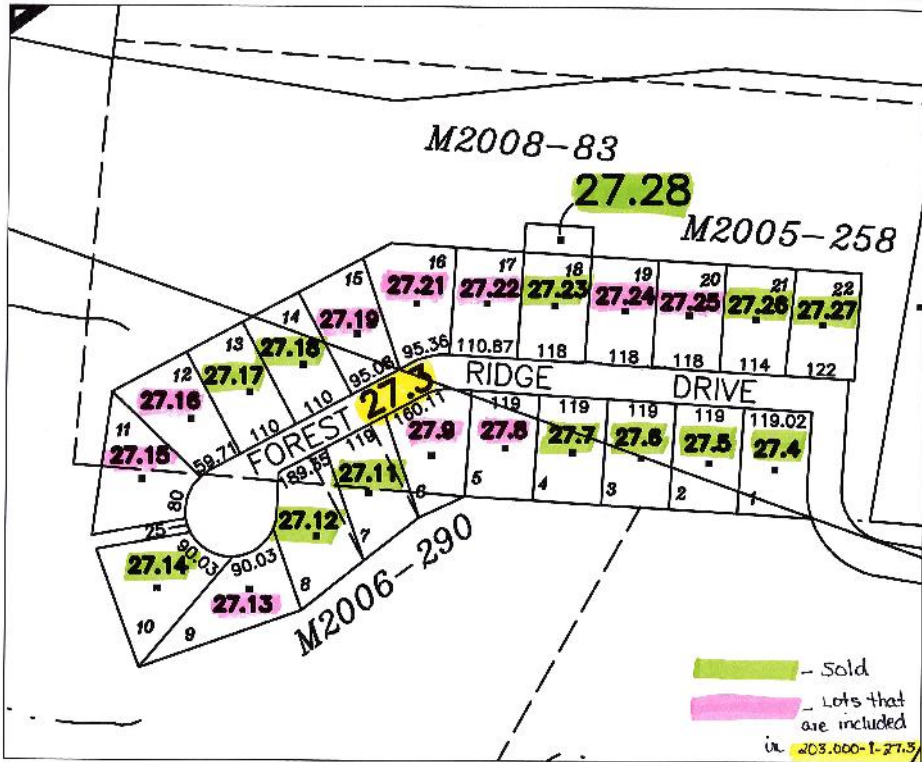
Attention To / In Care	Additional Address:

Street N	Prefix D	Street / Rural Ro	St Suffi:	Post D	Unit Nam	Unit Nr
		City Hall				

Po Box N	City/Tow	State	Zip Cod
	Rome	NY	13440-

Country: enter if not "L"	Bar C	Ownersh e.g. Life Use	Owner Trx
			P = Primary

Owner's Primary Resic





DANIEL J. TAGLIAMONTE

BUILDING CONTRACTORS, Inc.

12/20/17

I would like to introduce myself and explain my intent for Forest Ridge Drive Beaver Creek Development. I am a member of the Home Builder Association of Central New York; I've built over 186 custom homes. Attached are completed and current sub-divisions that I took over and filled with tax-paying home owners.

Berkshire Hathaway CNY Realty is my agent in Syracuse and in Rome, we have been working as a team for over 25 years. Their new office is 10 miles from the Beaver Creek sub-division. We have a great track record and have been very successful in the Syracuse market.

Two models will be built in February and March of 2018 with agents holding open houses and community gatherings in the Rome sub-division. We are very aggressive when we mobilize equipment and focus on sub-divisions. Our price point will be \$250,000 to \$300,000 and on the larger lots, even more. My company currently owns 6 of the 16 lots available, creating a great tax base for the city of Rome.

By excepting my bid, my team will focus on sub-division and execute immediately. We have built and delivered 2 homes in the sub-division to date.

Attached is a background of our company, subdivision track record, support of sales's team Berkshire Hathaway and secured funds to execute. The 6 lots that are owned by my company are current on all real estate taxes. Also attached are floor plans that we will build. Please contact me with any questions or concerns: 315-345-7686.

Thank you.

Dan Tagliamonte
CEO, Daniel J. Tagliamonte Building Contractors, Inc.



DANIEL J. TAGLIAMONTE

BUILDING CONTRACTORS, Inc.

My bid for:
203.000-001-027.003
Forest Ridge Drive
Property Class 314
Land 5.4A is

1 \$ 12,000.00

Note: If the board would like to visit our current model being constructed in our Clay development, Ashley Landing, please contact Dan for a tour.

**PROPOSAL TO PURCHASE PROPERTY ACQUIRED
BY THE CITY OF ROME THROUGH TAX FORECLOSURE**

Date of Proposal: 12/20/17

Name(s): DANIEL J. TAGLIAMONTE OF TAGLIAMONTE HOMES INC.
Address: 108 CLINTON ST.
Faytville N.Y. 13066
Tel No.: (315) 345-7686
E-mail: TAGLIAMONTE Builders At AOL
Contact Name of Business Applicant: DANIEL TAGLIAMONTE

Mailing Address: _____
(if different from above) _____

Location of subject property: 203.000-0001-027.003
Tax map number: Forest Ridge drive

What is your intended use of the property? Examples could include primary residence, rental real estate, investment or commercial/business, parking, etc? TO BUILD HOMES and sell, create Home Build

TO Build single Family homes attached garages
2 models and real will hold open houses to
sell rest of sub-division

Is your proposed use of the property compliant with applicable zoning regulations? Yes No
If unknown, contact City of Rome Zoning Officer for determination.

Complete Attached Rehabilitation Estimate and Schedule

PERSONAL GUARANTEE
note will always have inventory up and
Built until project completed

Provide a detailed estimate of the financial cost associated with the acquisition and rehabilitation of the property, including sums anticipated for each of the following, as may be applicable: (1) purchase price; (2) legal fees and disbursements; (3) abstract searches and/or title insurance; (4) itemized statement of rehabilitation expenses (attach a separate sheet if necessary.)

- (1) Purchase price: 12,000.00
- (2) Legal fees and disbursements: 5,000.00 (For all 10 lots)
- (3) Cost of insurance, naming the City of Rome as an additional insured. The amounts of such insurance shall be in the sum of five hundred thousand dollars (\$500,000) for personal injury/general liability and five hundred thousand dollars (\$500,000) for property damage/fire loss, or, in the alternative, blanket coverage for five hundred thousand dollars (\$500,000). Note: insurance premiums may vary. Please check with your Insurance Company as to your specific policy premiums. 1,800.00
- (4) Abstract searches and/or title insurance: 1,800.00
- (5) Rehabilitation expenses: NEW CONSTRUCTION per house 235,000.00

Total Estimate of Investment: 265,600.00

Indicate the source of the funds you intend to utilize for the project and indicate when those funds will be available, i.e. bank funds, home equity loan, personal loan. The City of Rome reserves the right to request proof of funds to complete the project.

M+T BANK (Builder Liquid Funds)
Attached

You are responsible for any and all liens and mortgages against the property other than City of Rome taxes, Oneida county taxes and City of Rome School District taxes prior to the signing of the rehabilitation agreement.

You are encouraged to check with the Oneida County Commissioner of Finance, the appropriate school district, legal counsel or title Search Company to determine whether there are any outstanding tax liens or other liens assessed against the property.

Any other pertinent information (add additional sheet as required):

(Attached)

Rehabilitation Estimate & Schedule

	PER HOUSE Cost Estimate of Repair	Rationale for Estimate	Days to Complete from Start
Foundation	15,000.00		From when
Roof	8,000.00	BASED ON OUR RECORDS	lot cleared
Basement / Crawl Space		FOR BASED COST OF	to learn
Exterior Finish	10,000.00	Part and present	installed it
Landscaping	3,000.00	Build	15 g
Driveway / Parking Area	3,000.00		5 month
Sidewalk	2,500.00		starts to
Structural Repairs	3,000.00		Finish
Insulation	3,500.00		
Furnace	7,500.00		
Electrical Service	9,000.00		
Electrical Branch Circuits	1,500.00		
Electrical Devices	2,000.00		
Plumbing and Sewer Laterals	3,000.00		
Plumbing Lines / Fixtures	6,000.00		
Demolition / Rubbish Removal			
Kitchen Cabinets	9,000.00		
Flooring	12,000.00		
Wallboard	15,000.00		
Windows	17,500.00		
Doors	5,500.00		
Permit Fees	1,000.00		
TOTAL		TOTAL LENGTH OF REHABILITATION	

(4 1/2 to 5 months per house
From start to finish)

I understand that if my proposal is accepted, I will be responsible for the amount equivalent of the prorated tax burden (City, School and County) on the property from the date I sign the rehabilitation agreement and due at closing.

DT. Initial

I understand that if my proposal is accepted, I am required to obtain and maintain during the term of the rehabilitation, a policy of general liability insurance, written by one or more insurance carriers licensed to do business in the State of New York. The liability coverage of such insurance shall not be less than Five Hundred Thousand Dollars (\$500,000), per occurrence, for bodily injury and death, and/or property damage, or minimum general aggregate coverage of Five Hundred Thousand Dollars (\$500,000).

DT. Initial

I understand that if my proposal is accepted, I am required to present funds in the amount of 25% of my proposed price (100% if a vacant lot) at the time of signing my rehabilitation agreement.

DT. Initial

I understand that if my proposal is accepted and I fail to perform or observe any of the terms of my rehabilitation agreement, any investment in or improvement to the property and any down payment will be forfeited.

DT. Initial

I understand that the proposed price is not the only factor involved in evaluating my proposal. Impact to the community, resources to complete my proposed rehabilitation plan, code violation history and tax payment status of other properties owned within the City of Rome are also factors of consideration.

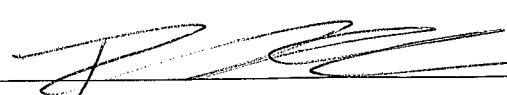
DT. Initial

I understand that property will not be sold to anyone with delinquent City of Rome, Oneida County or City of Rome School District taxes.

DT. Initial

I understand that work cannot commence on any property until a rehabilitation agreement is signed, a building permit is issued and requisite boards (Zoning Board of Appeals, Planning Board, etc.) render an approval

DT. Initial

Signature of Applicant  Date 12/20/17



500 East Genesee Street, Fayetteville, NY 13066
315 637 3164 FAX 315 637 1104

To the city of Rome, Daniel Tagliamonte owner and president of Tagliamonte Homes has been banking with us for over 40 years. Tagliamonte Inc. has an \$880,000 available balance with M&T and is ready to start Building Single Family homes immediately . Please contact Sam Gullotto at the M&T Fayetteville Branch with any questions. You can contact Sam at (315)637-3164

A handwritten signature in black ink, appearing to read 'A. Sam Gullotto', with a long horizontal flourish extending to the right.



BERKSHIRE HATHAWAY | CNY Realty
HomeServices

December 20, 2017

To: City of Rome

Daniel J. Tagliamonte of Tagliamonte Custom Homes Inc. has a working relationship of 20 years with Berkshire Hathaway CNY Realty . We developed a builder, sales power team with a successful record.

Mr. Tagliamonte is in the process of purchasing remaining lots in Beaver Creek sub-division with intent to start building in February/March of 2018 with the new location of our offices 10 miles from the Beaver Creek sub-division. We are excited and eager to have product up to sell off of.

Daniel has always been very aggressive on having turn-key homes ready for buyers and delivery.

We are committed to heavy advertising and open houses to move development in a forward direction.

Thank you,

A handwritten signature in black ink, appearing to read 'Daniel J. Hartnett', with a long horizontal line extending to the right.

Daniel J Hartnett
Broker/Owner

Berkshire Hathaway CNY Realty
315-399-0505



BERKSHIRE HATHAWAY | CNY Realty
HomeServices

December 19, 2017

Attn: City of Rome

Dear Sirs/Madam:

I am writing to you on behalf of Dan Tagliamonte, Owner builder for Tagliamonte Building Contractors in regards to his development Beaver Creek Estates in Rome, New York.

Berkshire Hathaway Home Services CNY Realty is the fastest growing, locally owned real estate company in Central New York that is affiliated with the most recognized name in the business worldwide. Now with nine offices throughout Central New York and Northern New York to better serve you with all of your real estate needs.

Berkshire Hathaway Home Services CNY Realty is the exclusive agent representing Beaver Creek Estates, together we have had success selling the development and will continue to work with Tagliamonte Building Contractors in the new year. We continue to advertise on the front page of the Observer- Dispatch real estate section every Sunday and once a Spec home has been constructed we will schedule a open house to showcase the homes and the development.

Please feel free to contact me with any additional questions you may have. I can be reached at (315) 733-0463.

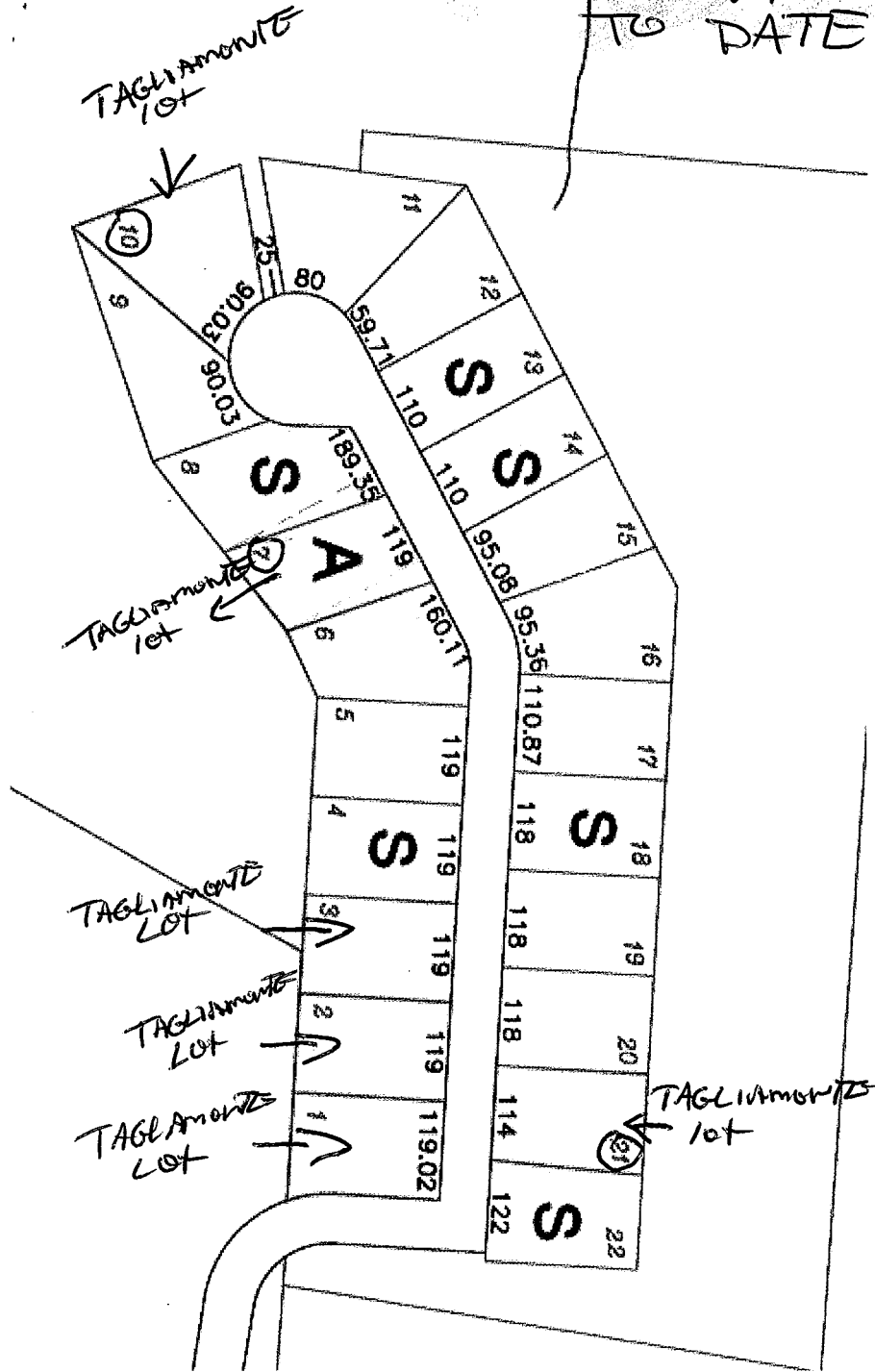
Sincerely,

A handwritten signature in cursive script, appearing to read 'Michael E. Stoquert', written over a horizontal line.

Michael E. Stoquert
Office Manager - BHHS CNY Realty

Forest Ridge Dr.
Deer Creek Development

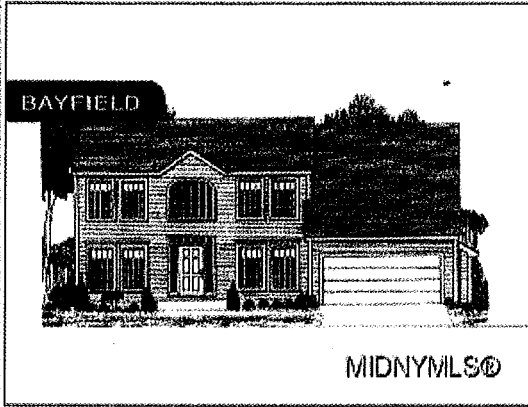
OWNED BY TAGLIAMONTE INC.
ALL REAL TAXES PAID
TO DATE



Residential Proposed
1100101 Active

7 Forest Ridge Drive
Rome, NY 13440

L\$245,600



County:	Oneida	Style of Home:	Colonial
Township:	Rome	Exterior Appear.:	Very Good
District:	Rome	Interior Appear.:	Very Good
School District:	Rome	Color:	Beige
Total # of Rooms:	11	Year Blt:	2011
Total Bedrooms:	4	Apx. Living Area:	2,400
Total Full Baths:	2		
Total Partial Baths:	1	# of Fireplaces:	
Frontage:		Acres:	.52
Lot Dimensions:	119 x 207		
Zoning:	Residential		
Subdivision:	Beaver Creek Estates		

Directions: Route 69 to Gore Road.
Near: Rte 69 / Gore Road

Showing Inst: Sign

ROOM DIMENSIONS

	Level	Length x Width		Level	Length x Width		Level	Length x Width
Ent Hall:	1	x	Ms. Bedroom:	2	x	P Bath 1:	1	x
Liv Room:	1	x	2nd Bedroom:	2	x	P Bath 2:		x
Fam Room:	1	x	3rd Bedroom:	2	x	Office:		x
Frm Din Rm:	1	x	4th Bedroom:	2	x	Library:		x
Din Area:	1	x	5th Bedroom:		x	Laundry:	1	x
Kitchen:	1	x	Bath 1:	2	x	Utility:		x
Den:	1	x	Bath 2:	2	x	Attic Full:		x
Sun Room:		x	Bath 3:		x	Special Use:		x
Other Room:			Bath 4:		x			

	# Cars	Description	Heat	Length x Width
Garage 1:	2	Attached		x
Garage 2:				x

FEATURES

Fixtures & Appliances: Ceiling Fan , Central Air Cond. , Dishwasher , Disposal , Garage Door Opener , Range/Oven , Refrigerator
Extras: Cable Available , Gas Installed , Insulated Windows , Master Bath , Screens , Storms
Fireplace Location: Fam. Rm

Exterior:	Stone , Vinyl	Roof:	Asphalt
Bsmnt/Found.:	Block , Full	Heat:	Forced Air , Gas
Driveway:	Stone	Water:	Public Installed
Kitchen Type:	Eat In	Sewer:	Septic
Flooring:	Ceramic , Hardwood , W/W Carpet	Electric:	220 Volts , Circuit Breakers
Insulation:	Mostly	Electric Amps:	

Total Taxes:	\$2	Tax Map #:	203.000-0001-27.11
Special Tax:	\$	Spec Tax Yr:	2009
City/Vill Tax:	\$	City/Vill Tax Yr:	2009
Assessment:	23,500	Assessment Yr:	2009
		T/C Tax:	\$1
		School Tax:	\$1
		C/V Assessment:	
		T/C Tax Yr:	2009
		School Tax Yr:	2009
		C/V Assessment Yr:	2009

Public Rems: To Be Constructed! Beautiful Colonial with this Bayfield Floor Plan. 4 Bedrooms, 2.5 Baths, Formal Living Rm and Dining Rm, Family Rm w/ fireplace, Kitchen & 2 Car Attached Garage. 2,400 sq/ft. Can be built on one of 4 lots.

Brokers Rems: See attachments for builders bio. Broker has information on Rome's New Construction Tax Incentive.

AGENT/BROKER INFO

List Off:	PRUDENTIAL J. R. CARUCCI REAL ESTATE, IN	List Agt:	EDWARD JEKEL	Agent#:	2183
Firm/Office:	PRUD01/0	Phone:	(315) 733-0463 ext: 103	Cell:	(315) 723-4422
Phone/Fax:	(315) 733-0463 / (315) 733-1521	Email:	PRUDRE@DREAMSCAPE.COM		
Email:	info@prudentialcarucci.com				

List Date:	01/12/2011	Comm B/A:	2.500%	Agency Type:	ERTS	Occupied:	Vacant
Expire Dt:	06/24/2012	Comm B/B:	2.500%	Board/Take Pho:	No	Org LA:	EDWARD JEKEL
Tmp off Mkt Dt:		Comm S/B:	2.500%	VOW/IDX - Excl. Addr.:		Org SA:	
Pend Date:		Comm NonMLS:	2.500%	Possession:	Closing	Orig List \$:	\$245,600
Buyers Agt:		Owner Nm:	Tagliamonte Building			DOM/CDOM:	412/
Office Exclusive:	No	Variable Rate Listing:	No				

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