



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

Local Labor Verified Exemption Policy

The local labor market is defined as laborers residing in the following counties in New York State: Monroe, Genesee, Livingston, Orleans, Ontario, Seneca, Wayne, Wyoming and Yates.

All COMIDA projects are subject to local monitoring by a COMIDA appointed entity. Reports will be generated by the monitoring group which details the number of workers on the job and the counties in which the laborers reside. The monitoring group shall notify the Executive Director if the laborers on the job do not reside in the approved 9 county area. The Executive Director will share information with the Board of Directors via email.

The Executive Director will notify the applicant (as listed on the COMIDA approved application) of the violation and give the applicant a warning regarding the local labor violation. The monitoring group shall follow up with another visit to the site. Should there be subsequent violation, the Executive Director will take action to revoke benefits and inform the COMIDA Board of Directors at the next meeting.

In some instances, use of 100% local labor may not be possible for any of the following reasons:

- Warranty issues related to installation of specialize equipment whereby the manufacturer requires installation by only approved installers;
- Specialized construction in which a local contractor is not available;
- Significant cost differentials in bids whereby use of local labor significantly increases the cost of the project. A cost differential of 25% is deemed significant. Where there is a significant cost differential, that if the local labor contractor agrees to reduce the bid to the average of the two bids, no waiver will be granted. However, if the average is still 25% or more, a waiver will be granted.
- No local labor available for the project.

The request to secure a verified exemption for use of non local labor must be received in writing from the applicant. The request will be reviewed by an independent third party. Qualifying submissions will be designated as a “Verified Exemption” by the third party reviewer and each month will be reported to the Board of Directors.

Adopted March 16, 2004
Adopted and Amended September 16, 2008
Amended April 14, 2014
Amended October 21, 2014



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APPENDIX A Local Labor

To be completed by all Applicants and Users/Tenants of Projects which include Construction

Company Name _____

Applicant: or User/Tenant:

Requirement for use of All-Local Labor for all projects involving the construction of new, expanded or renovated facilities:

All project employees of the general contractor, subcontractor, or sub to a subcontractor (contractors) working on the project must reside within the following counties in the State of New York: Monroe, Genesee, Livingston, Ontario, Orleans, Seneca, Wayne, Wyoming or Yates. The All-Local Labor criterion will be verified based on employment, payroll and related records.

COMIDA understands that at certain times local labor may not be available within the local area. Under this condition, applicants are required to complete a waiver request of the All-Local Labor requirement prior to beginning construction. Contractors do not have to be local companies as defined herein, but must employ local people to qualify under the All-Local Labor criterion.

The foregoing terms have been read, reviewed and understood by the Applicant or User/Tenant and all appropriate personnel. Furthermore, the undersigned agrees and understands that the information contained herein must be transmitted and conveyed in a timely fashion to all applicable subcontractors, suppliers and materialman. Furthermore, the undersigned agrees to post and maintain a sign, provided by COMIDA, in a prominent, easily accessible location, identifying the project as a recipient of COMIDA assistance and the local labor requirements associated with this assistance.

Furthermore, the undersigned realizes that failure to abide by the terms herein could result in COMIDA revoking all or any portion of benefits it deems reasonable in its sole discretion for any violation hereof.

(APPLICANT or USER/TENANT COMPANY)

Signature , Title Date