

**CONSTRUCTION WAGE POLICY  
TOWN OF HEMPSTEAD  
INDUSTRIAL DEVELOPMENT AGENCY  
EFFECTIVE January 1, 2026**

The purpose of the Hempstead IDA is to provide benefits that reduce costs and financial barriers to the creation and to the expansion of business and enhance the number of jobs in the Town.

The Agency has consistently sought to ensure that skilled labor construction jobs in compliance with the state prevailing construction wage be encouraged in projects funded by the issuance of IDA tax exempt bonds in large projects.

The policy of the Town of Hempstead IDA with respect to prevailing construction wage shall apply to any project as defined in Article XVIIIa of the General Municipal Law of the State of New York for which financial assistance is sought with anticipated hard construction costs for tax exempt bonds in excess of \$5,000,000.00 per site received after January 1, 2026 & prior to January 1, 2027.

Any applicant to the Agency for tax-exempt bonds to finance all or a portion of the construction costs of a project shall agree to:

- a (i) Employ 90% of the workers for the project from within Nassau or Suffolk Counties; and purchase 90% of the building materials from within the bi-County Region.
- a (ii) Be governed by the prevailing construction wage requirements of Section 220 of Article 8 of the Labor Law of the State of New York; and when requested by the Agency, implement an apprenticeship program that considers the intent of Town of Hempstead IDA Resolution No. 006-2021 adopted January 21, 2021;

**OR**

- b (i) Provide to the Agency a fully executed project labor agreement with the Building & Construction Trades Council of Nassau & Suffolk Counties which shall cover all construction trade employees anticipated to work on the project; and
- b (ii) Such project labor agreement shall be binding upon all parties and applicable to all construction costs attendant to the project for which benefits have been provided.

Furthermore, this policy may be waived, at the sole and final discretion of the Agency, in the event that the applicant demonstrates to the Agency special circumstances or economic

hardship to justify a waiver to be in the best interests of the Town of Hempstead. This policy shall expire at the close of business (5:00 p.m. EST) on December 31, 2026.

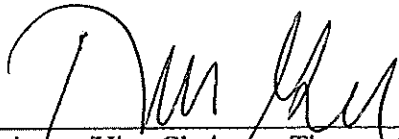
Additionally, the Agency will require the submission of a Certification for Covered Project Request for Wage and Supplemental Information within 10 days of the applicant filing the form with the New York State Department of Labor. The information contained in the certificate shall be completed by the Applicant's Counsel and must include whether or not the project is subject to the provisions of NYS Labor Law 224-a.

Resolution Number: 005-2026

Adopted: 1/27/2026

Ayes: 6

Nays: 0



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Acting Chairman/Vice Chairman Thomas Grech