

Tompkins County Industrial Development Agency

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Construction Labor Committee MINUTES 8/18/20 - Via Zoom

Committee Members: Anne Koreman, Martha Robertson, Jennifer Tavares
Kurt Anderson and Heather McDaniel (participating)

1. Follow up on additional committee member invites: Heather reported that Grace Chang was unable to participate. Nels bohn suggested Tim Logue to represent the City since he has experience with construction contracts. We are waiting to hear from Tim.
2. Review initial labor report data (Kurt Anderson) – started to analyze the data being collected to date. He started with two completed projects – organic nature (Greenstar) and City Center. He focuses on total local labor overall, as well as focusing on local trades: carpentry, pipefitters, and electricians.

Key takeaways from the Greenstar project:

1. Local labor approximately 67%
2. Local contractors tend to employ more local labor
3. Local carpenters were 73.9% local and were paid the most in wages and hours worked.
4. Avg. wage approx. \$25/hr. (carpenters +\$5-10/hr vs. non-local)

Key takeaways from the City Center project:

1. This project was about 4 times the size of Greenstar
2. Local labor approximately 33%
3. Local contractors tend to employ more local labor
4. Local carpenters represented 67% of the carpenters
5. Avg. wage approx. \$28/hr (carpenters approx. \$60/hr, local +\$10/hr vs. non-local)

Some questions:

How does the average wage for each type of laborer here compare to the DOL wage data? (laborers in the IDA data live in Tompkins and adjoining counties, but DOL data is based on where the contractor is located so it isn't really comparable). If local labor costs more are we saying we should give a higher tax abatement for using local? What are the policy issues here? Do we have enough workforce here? Are there specific sectors where we are missing labor? Plumbing looks underrepresented. Can we increase training opportunities?

3. Next Steps
 - Heather to invite representatives from the plumbing sector to attend a meeting
 - Kurt will request any specific questions from committee members in advance of the meeting.
 - Kurt will gather DOL data to better understand the local trades here compared to other counties (surrounding and other areas) to include total number, % employed/unemployed, wages, etc.
 - Kurt will take a deeper dive on the plumbers for the two existing projects so far and continue to compile data from additional projects in general.