

Marsh Island Corporation

Executive Director / CEO

EIN 043379136
 ME · NTEE L210
 FY ending 2025-03-31
 June 9, 2026

This analysis benchmarks the total compensation of **Laurie Miller, Executive Director / CEO** (\$35,552) against **every comparable organization** that fit the selection criteria — **114** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **75th** percentile of comparable organizations within the typical range

Benchmarked executive: Laurie Miller — reported title “Secretary/Treasurer”, selected as the organization's **highest-paid individual** — no exact title match, so confirm this is a comparable role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L210).
BUDGET	Total revenue between \$45,557 and \$101,995 — 0.67x to 1.50x the subject's \$67,997 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L21), nationwide + budget 0.67–1.5x revenue.

114 organizations qualified on sector, size, and geography → **114** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$6,879	\$11,134	\$20,875	\$35,559	\$45,266	\$35,552
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● Comparable organizations

Each figure is Form 990 Part VII columns D + F (reportable pay plus other compensation and benefits; column F may include amounts from related organizations), normalized to ME cost of living (BEA RPP, 2023) and to its filing year (CPI-U); the reported amount is on each linked 990.

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Home Together Community Housing	MA	\$68,062	Cfo Of Action Inc	\$9,145	\$8,424	2024
Passavant Memorial Homes VII	PA	\$67,562	Ceo & President	\$36,502	\$37,314	2024
Homes Of Care II Inc	MA	\$68,704	President & Ceo/director	\$24,869	\$22,908	2024
Mosaic Housing Corp XII	NE	\$68,885	President	\$26,896	\$29,654	2024
Wellspring Bridge Apartments	KY	\$66,927	Chief Executive Officer	\$13,611	\$14,990	2024
Nyc Partnership Housing Development	NY	\$66,900	President & Ceo	\$41,265	\$38,224	2024
Shirley Bridge Bungalows	WA	\$66,720	President And Ceo	\$24,943	\$22,892	2024
Westhampton Senior Housing Inc	MA	\$69,323	Executive Director	\$7,138	\$7,047	2022
Keystone Housing Development Corporation	PA	\$66,416	Director Of Construction	\$13,787	\$14,510	2023
Westland Community Housing Corporation	MA	\$69,627	President (As Of 8/22/22)	\$2,702	\$2,562	2023
Community Services Fourth Housing	NY	\$69,663	Director	\$30,342	\$28,106	2024
Dd Housing Incorporated	CO	\$66,231	Chief Executive Officer	\$21,640	\$21,271	2024
Maxcen Housing Society Inc Kentucky Branch	KY	\$69,790	Ceo	\$5,188	\$5,713	2024
Shalom Apartments Of Federation	PA	\$69,837	Executive Director	\$23,138	\$23,653	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Alternatives Homes 2004 Inc	NJ	\$70,125	Chairperson, Trustee	\$22,000	\$20,135	2024
Community Services Second Housing	NY	\$71,077	Director	\$30,342	\$28,106	2024
Creative Housing Inc Xiii	OH	\$64,862	President	\$9,011	\$9,783	2024
Glenmore Housing Inc	MD	\$71,530	Executive Director	\$4,329	\$4,271	2023
Thomas Housing Development Corporation	MD	\$71,681	President	\$36,154	\$34,649	2024
Abcap Housing M Inc	OH	\$71,704	Executive Director	\$41,692	\$45,266	2024
Independent Living Horizons Twelve Inc	GA	\$72,061	President/ceo	\$21,151	\$22,444	2023
Greater Newark Housing Partnership Inc	NJ	\$63,655	President & Ceo	\$40,688	\$38,339	2023
Forty West Street Corporation	MA	\$63,027	Chief Executive Officer	\$24,075	\$22,832	2023
Evesham Section 811 Housing Corporation	PA	\$62,882	President & Ceo	\$25,525	\$26,863	2023
Dante House Inc	CA	\$61,860	Co-exec Directr	\$20,468	\$18,118	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to ME cost of living and 2025 dollars. Click any organization to verify the figure on ProPublica.

Methodology

Comparable organizations were drawn from electronically filed IRS Form 990 returns and matched on sector (NTEE code), budget (a size-adaptive revenue band that tightens as the organization grows), and geography (same-state first, broadening only when too few peers qualify); every organization within the band forms the peer set. To compare fairly across regions and years, peer compensation is normalized to ME cost of living (BEA Regional Price Parities, 2023) and to the subject's filing year (CPI-U). The figure benchmarked is Form 990 Part VII, Section A, columns D + F — reportable pay plus other compensation, benefits, and deferred amounts (column F may include amounts from related organizations) — with the chief executive matched by role. Related-organization amounts (column E) and institutional trustees are excluded. Full methodology: peerbasis.org/methodology.

Sample, role match & sensitivity

PEER COUNT **114** organizations. Compensation range \$2,209–\$166,510; filing years 2022–2025.

SIZE BASIS	Matched on total revenue (\$67,997); for reference, expenses \$1,328 and assets \$1,079,222. Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.
ROLE MATCH	Laurie Miller, reported title " <i>Secretary/Treasurer</i> ", benchmarked as Executive Director / CEO. Selected as the organization's highest-paid individual without an exact title match — the board should confirm this is a comparable role.
RELATED-ORG PAY	105 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	5 peers fall outside 1.5× the interquartile range — consider whether any reflect one-time payments (severance, deferred-comp payouts).

Sensitivity — the subject's percentile under alternative compensation definitions:

BASIS	SUBJECT PERCENTILE
Total compensation (D + F), cost-of-living + inflation adjusted — the PeerBasis default	75 th
Total compensation (D + F), as reported (no adjustments)	71 st
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	32 nd

If the percentile moves materially across these definitions, the result is sensitive to methodology choices, and the board should weigh which basis best fits its facts.

● Rebuttable presumption of reasonableness · 26 CFR 53.4958-6

Compensation paid by a tax-exempt organization is presumed reasonable — shifting the burden to the IRS — when three requirements are met. This report supplies the comparability data for the second. The board should record the following in its minutes *concurrently* with its decision:

Draft board minutes – executive compensation

1. The compensation of the Executive Director / CEO (Laurie Miller) was approved in advance by [the Board / Compensation Committee], composed of members with no conflict of interest with respect to the arrangement.
2. Prior to its determination, the authorized body obtained and relied upon appropriate comparability data, namely the PeerBasis Compensation Comparability Determination dated June 9, 2026, comparing compensation against 114 similarly situated organizations (Same NTEE sector (L21), nationwide + budget 0.67–1.5× revenue).

3. The authorized body determined that total compensation of \$35,552 is reasonable (approximately the 75th percentile of comparable organizations) and documented the basis for this determination concurrently, on [date], by a vote of [__ for / __ against].

Sources: IRS Form 990 e-file data (apps.irs.gov); IRS Business Master File (NTEE classification). Every figure traces to an original public filing — click any organization above to verify it on ProPublica. PeerBasis is a service of Prismind Analytics; its [methodology is published](#), was commissioned for independent adversarial review, and discloses its own limitations. This report is comparability data to support a board's good-faith determination under IRC 4958; it is not legal or tax advice. Generated by PeerBasis on June 9, 2026.