

# 82nd Street District Management

Executive Director / CEO

EIN 113096017

NY · NTEE S30Z

FY ending 2023-06-30

June 10, 2026

This analysis benchmarks the total compensation of **Leslie Ramos, Executive Director / CEO** (\$90,568) against **every comparable organization** that fit the selection criteria — **187** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **54<sup>th</sup>** percentile of comparable organizations within the typical range

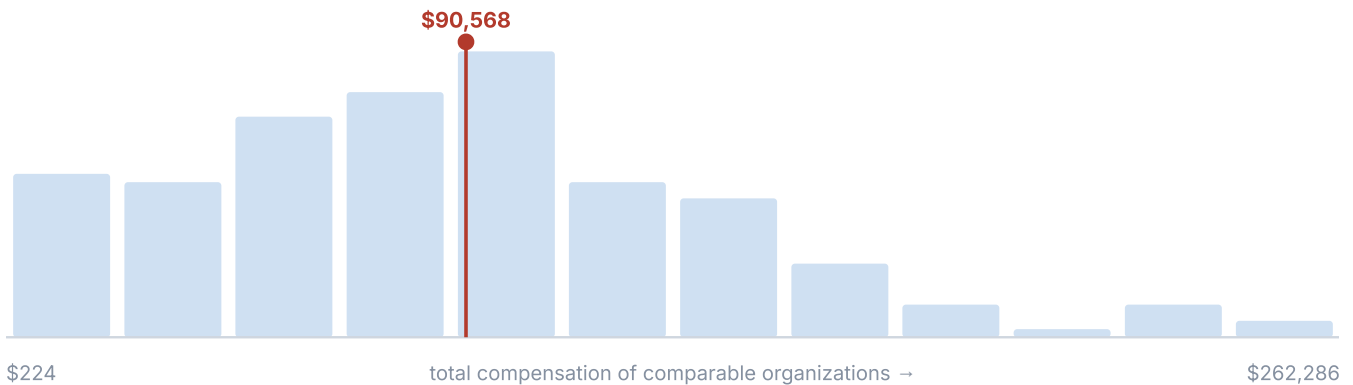
**Benchmarked executive:** Leslie Ramos — reported title "Executive Dir.", a **direct title match** to the Executive Director / CEO role.

## How comparable organizations were selected

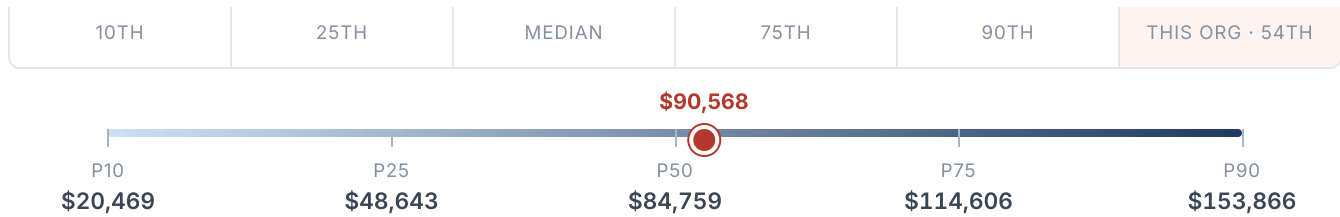
SECTOR	Organizations sharing the subject's NTEE classification (S30Z).
BUDGET	Total revenue between \$253,599 and \$567,760 — 0.67x to 1.50x the subject's \$378,507 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (S30), nationwide + budget 0.67–1.5x revenue.

**187** organizations qualified on sector, size, and geography → **187** within the band form the benchmarked peer set.

## Distribution of comparable compensation



\$20,469	\$48,643	\$84,759	\$114,606	\$153,866	\$90,568
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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 NY 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
<a href="#">Downtown Wichita Falls Development Inc</a>	TX	\$378,130	Executive Director	\$75,846	<b>\$81,552</b>	2024
<a href="#">Lapeer Development Corporation</a>	MI	\$379,284	Executive Di	\$121,900	<b>\$135,246</b>	2024
<a href="#">Heart Of Brevard</a>	NC	\$375,666	Executive Director	\$88,649	<b>\$98,459</b>	2024
<a href="#">Delafield Promotional &amp;</a>	WI	\$374,607	Executive Director	\$11,118	<b>\$12,481</b>	2024
<a href="#">Allendale County Alive</a>	SC	\$382,763	Executive Director	\$41,811	<b>\$45,678</b>	2025
<a href="#">Kendall County Economic Development Corporation</a>	TX	\$385,842	President/ceo	\$142,560	<b>\$153,286</b>	2024
<a href="#">Davie County Economic Development Commission Inc</a>	NC	\$371,126	President	\$136,561	<b>\$156,153</b>	2023
<a href="#">Enterprise Futures</a>	CA	\$371,118	Executive Director And President	\$157,597	<b>\$146,279</b>	2024
<a href="#">International Business As Mission Inc</a>	VA	\$385,960	President	\$4,500	<b>\$4,671</b>	2024
<a href="#">Minnesota Center For Employee Ownership</a>	MN	\$386,210	Executive Director	\$69,046	<b>\$73,335</b>	2024
<a href="#">Greater Lincoln Chamber Foundation</a>	NE	\$386,587	Vp & General Counsel	\$54,118	<b>\$62,566</b>	2024
<a href="#">2523 Market Corp</a>	OH	\$370,154	Former Exec	\$1,260	<b>\$1,435</b>	2024
<a href="#">West Michigan Hispanic Chamber Of</a>	MI	\$387,399	President &	\$26,175	<b>\$29,898</b>	2023
<a href="#">Carroll Technology Council Inc</a>	MD	\$389,169	Executive Di	\$103,428	<b>\$107,008</b>	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Mcdevco Inc</a>	WI	\$367,541	Executive Director	\$113,760	<b>\$127,705</b>	2024
<a href="#">Wakarusa Valley Development Inc</a>	KS	\$366,709	Executive Di	\$187,715	<b>\$217,984</b>	2024
<a href="#">Teamcalifornia Economic Development Corp</a>	CA	\$366,573	Ceo	\$119,477	<b>\$114,172</b>	2023
<a href="#">Langlade County Economic</a>	WI	\$391,544	Executive Di	\$79,083	<b>\$91,400</b>	2023
<a href="#">Summit Economic Partnership</a>	CO	\$393,014	Ceo	\$135,000	<b>\$139,145</b>	2024
<a href="#">Rutland Makers Inc</a>	VT	\$362,903	Executive Di	\$79,423	<b>\$85,929</b>	2024
<a href="#">Fort Belknap Community Economic Develop</a>	MT	\$396,766	Chairman	\$300	<b>\$347</b>	2024
<a href="#">Eastern Plains Economic Development</a>	MT	\$360,223	Executive Di	\$49,834	<b>\$57,741</b>	2024
<a href="#">Laredo Motor Carriers Association</a>	TX	\$359,339	President	\$70,000	<b>\$77,490</b>	2023
<a href="#">Trend Community Development Corporation</a>	IL	\$399,854	Coo	\$107,965	<b>\$117,462</b>	2023
<a href="#">Forest City Food Collective</a>	OH	\$400,126	Executive Director	\$70,200	<b>\$77,861</b>	2025

**Comp (reported)** is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to NY cost of living and 2023 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 NY 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](https://peerbasis.org/methodology).

## Sample, role match & sensitivity

PEER COUNT **187** organizations. Compensation range \$224–\$262,286; filing years 2022–2025.

SIZE BASIS	Matched on total revenue (\$378,507); for reference, expenses \$375,493 and assets \$282,862.
ROLE MATCH	Leslie Ramos, reported title " <i>Executive Dir.</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	21 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	7 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	54 <sup>th</sup>
Total compensation (D + F), as reported (no adjustments)	59 <sup>th</sup>
Reportable pay only (column D), adjusted	56 <sup>th</sup>
All sources (D + E + F), adjusted	46 <sup>th</sup>

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 (Leslie Ramos) 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 10, 2026, comparing compensation against 187 similarly situated organizations (Same NTEE sector (S30), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$90,568 is reasonable (approximately the 54<sup>th</sup> percentile of comparable organizations) and documented the basis for this determination concurrently, on [date], by a vote of [\_\_ for / \_\_ against].

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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 10, 2026.