

86th Street Bay Ridge District

Executive Director / CEO

EIN 113619986

NY · NTEE S20

FY ending 2025-06-30

June 9, 2026

This analysis benchmarks the total compensation of **Patrick Condren, Executive Director / CEO** (\$60,660) against **every comparable organization** that fit the selection criteria — **25** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **40th** percentile of comparable organizations within the typical range

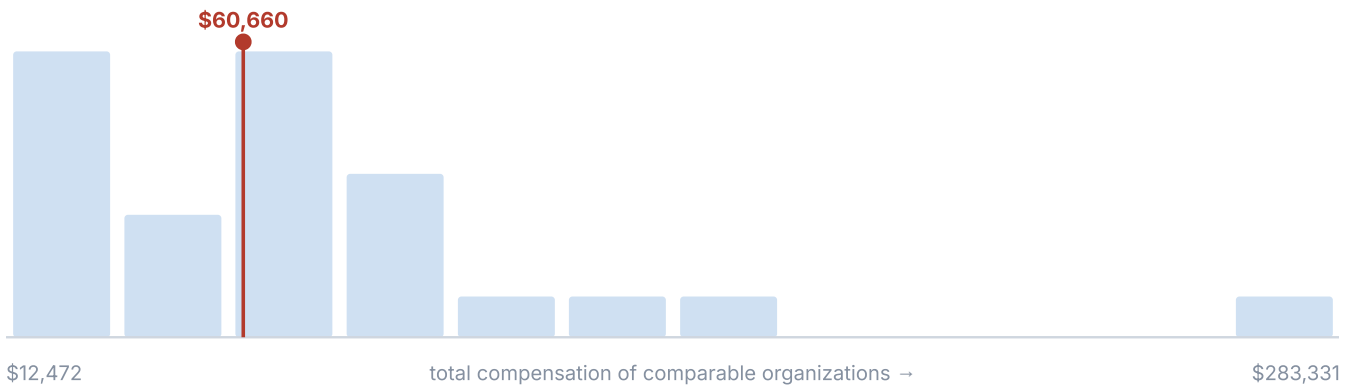
Benchmarked executive: Patrick Condren — reported title “Executive Direc”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (S20).
BUDGET	Total revenue between \$227,833 and \$510,075 — 0.67x to 1.50x the subject's \$340,050 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (S20) + NY + budget 0.67–1.5x revenue.

25 organizations qualified on sector, size, and geography → **25** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$21,466	\$34,996	\$63,332	\$82,308	\$124,257	\$60,660
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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
Rochester Hope Inc	NY	\$334,931	Executive Director	\$24,279	\$24,921	2024
Hellgate Management Corporation	NY	\$334,528	President	\$70,634	\$74,644	2023
Homsite Fund Inc	NY	\$333,879	Director	\$19,020	\$19,523	2024
Kingsbridge District Management Association Inc	NY	\$330,509	Exec Director	\$40,365	\$41,433	2024
Core Services Group Inc	NY	\$357,047	Vp Of General Coun	\$108,776	\$114,952	2023
Bayside Village Business Improvement	NY	\$322,011	Executive Dir.	\$38,178	\$39,188	2024
Southern Boulevard District	NY	\$358,177	Executive Di	\$82,308	\$82,308	2025
Central Adirondack Partnership For	NY	\$316,243	Executive Di	\$59,980	\$61,567	2024
Kingsbridge Riverdale Van Cortland Development Co	NY	\$384,653	Executive Director	\$37,668	\$39,807	2023
West Brighton Community	NY	\$388,047	Executive Di	\$80,000	\$82,117	2024
The Montague Street District Management	NY	\$284,926	Executive Direc	\$61,285	\$62,907	2024
Staten Island Urban Center Inc	NY	\$409,827	Ceo & Founder	\$78,430	\$82,883	2023
Homer-cortland Community Agency Inc	NY	\$264,626	Executive Director	\$72,500	\$76,616	2023
Greater Port Washington Business	NY	\$254,031	Executive Dir.	\$61,700	\$63,332	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
East Brooklyn Churches Sponsoring Committee	NY	\$429,351	Lead Organizer	\$145,612	\$153,879	2023
Greater Bethel Community Development Corporation	NY	\$248,332	Executive Director	\$30,000	\$30,794	2024
Ocean Parkway Community Development Corp	NY	\$247,942	Executive Director	\$12,151	\$12,472	2024
Lumber City Development Corporation	NY	\$439,247	Executive Director	\$14,400	\$14,781	2024
Grinding Stone Collective Inc	NY	\$240,267	Ceo And Board Vice President	\$91,800	\$94,229	2024
Staten Island Immigrant Center	NY	\$445,062	Executive Director	\$66,167	\$67,918	2024
Catholic Community Relations	NY	\$450,000	Executive Director	\$276,028	\$283,331	2024
Woodhaven District Management	NY	\$454,160	Executive Dir.	\$65,772	\$67,512	2024
Castle Hill District Management Association Inc	NY	\$465,000	Executive Director	\$34,094	\$34,996	2024
Mobilisation Lab Collective Inc	NY	\$465,600	Officer	\$23,071	\$24,381	2023
Pitkin Avenue District Management Association Inc	NY	\$484,644	Executive Director	\$127,097	\$130,460	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to NY 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 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.

■ Sample, role match & sensitivity

PEER COUNT 25 organizations. Compensation range \$12,472–\$283,331; filing years 2023–2025.

SIZE BASIS	Matched on total revenue (\$340,050); for reference, expenses \$353,679 and assets \$346,548.
ROLE MATCH	Patrick Condren, reported title " <i>Executive Direc</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	2 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	2 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	40 th
Total compensation (D + F), as reported (no adjustments)	44 th
Reportable pay only (column D), adjusted	44 th
All sources (D + E + F), adjusted	36 th

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 (Patrick Condren) 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 25 similarly situated organizations (Same NTEE sector (S20) + NY + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$60,660 is reasonable (approximately the 40th 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.