

Astor Place Holding Corporation

Executive Director / CEO

EIN 136126686
 NY · NTEE S47Z
 FY ending 2023-06-30
 June 9, 2026

This analysis benchmarks the total compensation of **Laura Sparks, Executive Director / CEO** (\$221,625) against **every comparable organization** that fit the selection criteria — **66** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **100th** percentile of comparable organizations above the 90th percentile — board review recommended

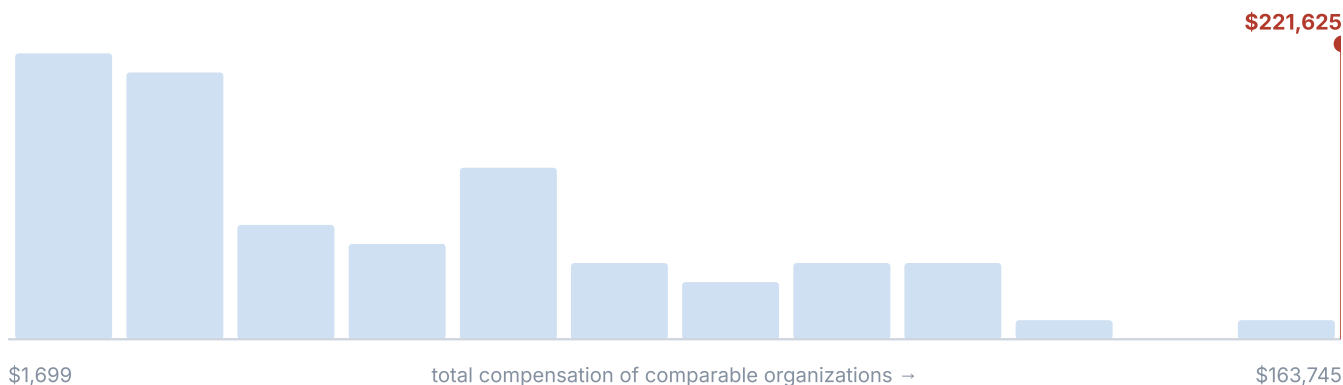
Benchmarked executive: Laura Sparks — reported title "PRESIDENT", a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (S47Z).
BUDGET	Total revenue between \$142,813 and \$319,731 — 0.67x to 1.50x the subject's \$213,154 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (S47), nationwide + budget 0.67–1.5x revenue.

66 organizations qualified on sector, size, and geography → **66** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$8,253	\$16,101	\$39,362	\$71,894	\$106,302	\$221,625
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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
Ibew Building Corporation	VA	\$211,790	President	\$2,310	\$2,398	2024
Palace Renaissance Inc	NY	\$211,453	Vice President	\$61,207	\$61,207	2023
Woods Hole Fhc Llc	MA	\$211,252	President	\$11,821	\$11,755	2023
Masonic Temple Corporation Of Norfolk	VA	\$210,721	—	\$19,623	\$20,366	2024
Womens Center Properties Inc	FL	\$215,668	Executive Director	\$7,086	\$7,156	2024
Smw 71 Inc	NY	\$210,569	Bus. Mgr/fin-sec-treas To -11/2023	\$81,152	\$81,152	2023
Ttla Holdings Inc	TX	\$216,005	President	\$50,895	\$54,724	2024
Int'l Assoc Of Bridge Structural &	OH	\$217,700	President	\$5,825	\$6,632	2024
Act P1 Inc	AK	\$218,736	Ceo	\$15,159	\$15,578	2024
Maurice 53 Inc	NY	\$204,043	President	\$106,419	\$106,419	2023
Santa Barbara Electrical Workers'	CA	\$202,089	Business Manager/fin Sec'y	\$49,428	\$45,878	2024
Smart Growth Greater Madison Inc	WI	\$200,943	Executive Director	\$91,126	\$102,297	2024
Utd Building Corporation	FL	\$200,000	President	\$42,450	\$44,132	2023
Hawaii Ccim Chapter	HI	\$226,975	Executive Director	\$39,894	\$39,527	2023
Nwgm Title Holding Company Llc	NH	\$198,968	President	\$19,521	\$18,875	2025
Jonnycake Center Realty Corporation	RI	\$228,717	Executive Director	\$26,527	\$28,149	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Tahoe Sierra Board Of Realtors	CA	\$232,210	Executive Vice President	\$176,415	\$163,745	2024
Minnesota Association Of Professional Emplpyees Building Corporation	MN	\$235,833	Mape Chief Of Staff	\$37,653	\$41,173	2023
The 117 Electrical Workers	IL	\$189,579	President	\$87,445	\$92,408	2024
Kentco Holdings Corporation	RI	\$188,431	President	\$16,653	\$17,671	2023
Raphael Realty Inc	IN	\$239,400	President	\$16,721	\$18,954	2024
Sharing Center Properties Inc	FL	\$183,333	President & Ceo	\$20,495	\$20,696	2024
Cement Masons' Local 780 Holding	NY	\$181,869	President	\$6,000	\$6,000	2023
Valley Board Of Realtors Inc	AK	\$181,274	Executive As	\$49,250	\$50,612	2024
Elevator Constructors Local 9 Building	MN	\$179,728	President/treasurer	\$89,356	\$94,907	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 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.

● Sample, role match & sensitivity

PEER COUNT **66** organizations. Compensation range \$1,699–\$163,745; filing years 2023–2025.

SIZE BASIS	Matched on total revenue (\$213,154); for reference, expenses \$1,725,352 and assets \$13,701,225. Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.
ROLE MATCH	Laura Sparks, reported title " <i>PRESIDENT</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	53 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	1 peer 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	100 th
Total compensation (D + F), as reported (no adjustments)	100 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	98 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 (Laura Sparks) 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 66 similarly situated organizations (Same NTEE sector (S47), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$221,625 is reasonable (approximately the 100th 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.