

Eight Mile Boulevard Association Inc

Executive Director / CEO

EIN 383189243
 MI · NTEE S20
 FY ending 2025-06-30
 June 9, 2026

This analysis benchmarks the total compensation of **Lindley Holdings Llc, Executive Director / CEO** (\$60,375) against **every comparable organization** that fit the selection criteria — **278** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **50th** percentile of comparable organizations within the typical range

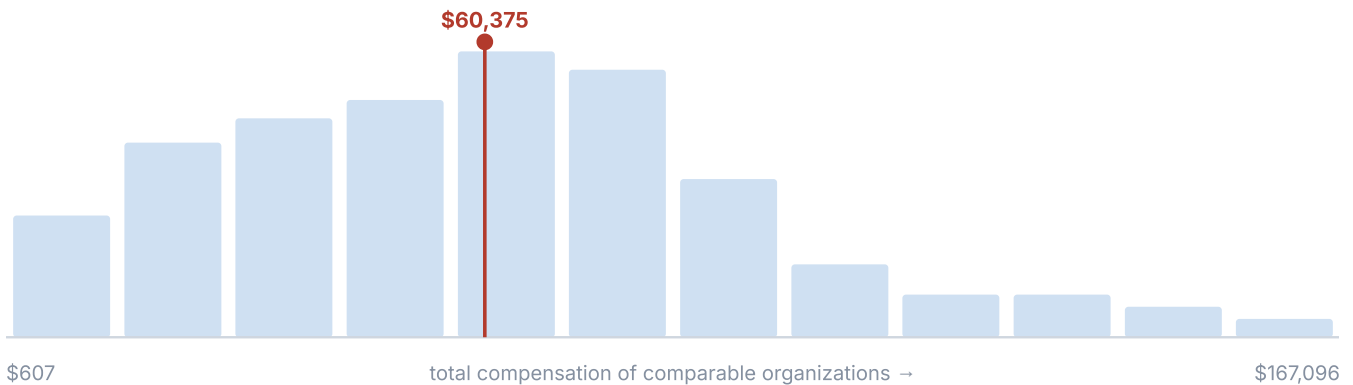
Benchmarked executive: Lindley Holdings Llc — reported title “Executive Director”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

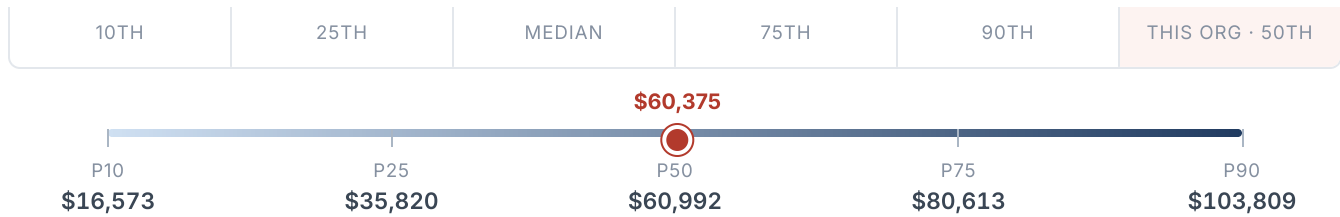
SECTOR	Organizations sharing the subject's NTEE classification (S20).
BUDGET	Total revenue between \$173,138 and \$387,624 — 0.67x to 1.50x the subject's \$258,416 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (S20), nationwide + budget 0.67–1.5x revenue.

278 organizations qualified on sector, size, and geography → **278** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$16,573	\$35,820	\$60,992	\$80,613	\$103,809	\$60,375
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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 MI 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
Centro Lancaster Ltd	PA	\$258,455	President/ceo	\$10,251	\$10,166	2024
Sonoma County Black Forum	CA	\$258,567	Co-sec/treasure	\$17,069	\$14,658	2024
Mission Hill Main Streets Inc	MA	\$257,548	Executive Director	\$78,746	\$72,450	2023
Hope Enterprise Inc	KS	\$259,379	Executive Director	\$20,000	\$21,487	2024
Shawnee Bridges Out Of Poverty Inc	OK	\$259,480	Executive Director	\$47,434	\$53,476	2023
River Valley Community Outreach Center	CA	\$256,621	President	\$121,180	\$107,134	2023
The West Atlantic Redevelopment Coalition Inc	FL	\$260,579	Board Chairman	\$8,000	\$7,474	2024
Lifeline Community Development Corporation Of Merced County	CA	\$255,931	Executive Director	\$4,500	\$3,978	2023
People Of The Sacred Land	CO	\$255,385	Executive Di	\$84,200	\$80,291	2024
Broad Ripple Village Association	IN	\$261,845	Executive Di	\$75,541	\$79,222	2024
Vine Neighborhood Association	MI	\$262,730	Executive Di	\$67,919	\$69,716	2024
Greater Port Washington Business	NY	\$254,031	Executive Dir.	\$61,700	\$55,445	2024
Project Success Of Eastern Bureau County Inc	IL	\$253,217	Director	\$22,643	\$22,792	2023
Lubec Community Outreach Center Inc	ME	\$252,397	Executive Di	\$64,213	\$63,943	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Homer-cortland Community Agency Inc	NY	\$264,626	Executive Director	\$72,500	\$67,075	2023
Clarke Square Neighborhood Initiative In	WI	\$251,547	Executive Director	\$90,000	\$93,473	2024
One Economy Financial Development Corp	IA	\$251,013	Executive Director	\$87,923	\$95,737	2024
Select Cobb Inc	GA	\$250,355	Executive Director	\$28,018	\$28,015	2024
Univercity Family Community Development Corporation	TN	\$250,000	Executive Director	\$30,000	\$31,360	2024
Pine Hill Indian Community Development Initiative	SC	\$250,000	Board Member	\$23,756	\$24,011	2025
Northville Community Chamber Of Commerce	MI	\$249,595	Executive Director	\$76,373	\$76,373	2025
Keep Durham Beautiful Inc	NC	\$249,590	Executive Director	\$108,293	\$114,564	2023
Raton Mainstreet Inc	NM	\$267,245	Executive Director	\$50,000	\$52,102	2025
Workwell	CO	\$249,042	Board Member	\$106,525	\$104,580	2023
Fiesta Nky Inc	KY	\$248,893	President	\$75,000	\$80,131	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to MI 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 MI 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	278 organizations. Compensation range \$607–\$167,096; filing years 2021–2025.
SIZE BASIS	Matched on total revenue (\$258,416); for reference, expenses \$84,823 and assets \$272,507. Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.
ROLE MATCH	Lindley Holdings Llc, reported title " <i>Executive Director</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	17 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	50 th
Total compensation (D + F), as reported (no adjustments)	49 th
Reportable pay only (column D), adjusted	52 nd
All sources (D + E + F), adjusted	46 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 (Lindley Holdings Llc) 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 278 similarly situated organizations (Same NTEE sector (S20), nationwide + budget 0.67–1.5× revenue).

3. The authorized body determined that total compensation of \$60,375 is reasonable (approximately the 50th 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.