

Downtown Development Corporation

Executive Director / CEO

EIN 464486780

IL · NTEE S31

FY ending 2024-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Christopher A Waible, Executive Director / CEO** (\$24,993) against **every comparable organization** that fit the selection criteria — **84** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **20th** percentile of comparable organizations below the typical range for comparable organizations

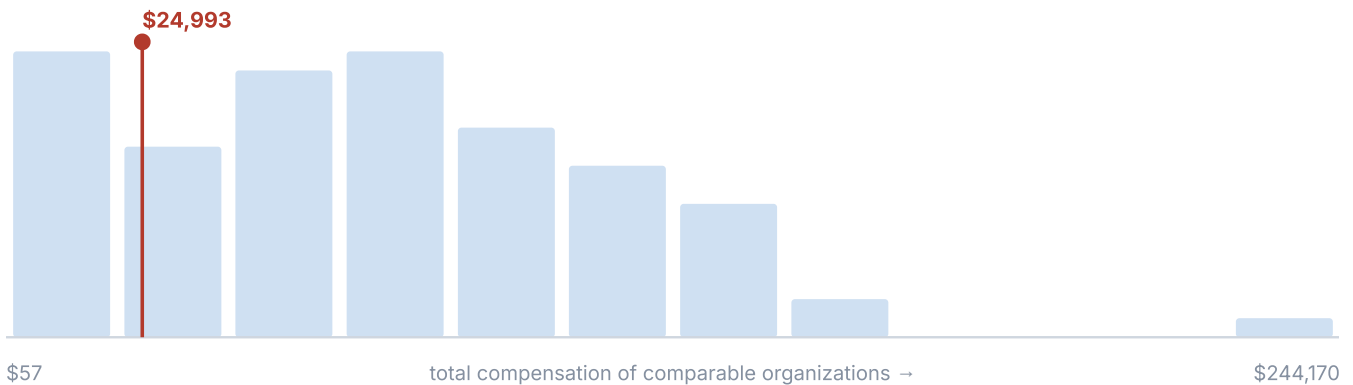
Benchmarked executive: Christopher A Waible — reported title “PRESIDENT”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (S31).
BUDGET	Total revenue between \$156,398 and \$350,145 — 0.67x to 1.50x the subject's \$233,430 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (S31), nationwide + budget 0.67–1.5x revenue.

84 organizations qualified on sector, size, and geography → **84** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$13,946	\$34,873	\$67,538	\$93,670	\$127,347	\$24,993
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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 IL 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
Economic Development Unit Inc	LA	\$232,038	President	\$50	\$57	2023
Tampa Bay Partnership For Regional	FL	\$231,371	President & Ceo	\$14,175	\$13,545	2024
Circle Of Life Development Foundation	CA	\$230,432	Cheif Executive Officer	\$45,000	\$45,752	2021
Urban City Codes Technology And Community Resource	OH	\$238,007	President	\$45,538	\$50,509	2023
Tww Nyc Solidarity Inc	NY	\$240,000	President	\$101,737	\$93,511	2024
Keystone Community Corporation	MO	\$225,809	President	\$8,250	\$8,888	2024
Parkrose Npi	OR	\$241,082	Executive Dir.	\$48,750	\$46,049	2024
Stevens County Eic Inc	MN	\$241,904	Executive Di	\$117,188	\$117,783	2024
Klamath Falls Downtown Association	OR	\$224,126	Executive Director	\$44,440	\$43,218	2023
Bogalusa Rebirth	LA	\$221,515	Executive Director	\$75,938	\$85,054	2024
Uptown Westerville Inc	OH	\$220,919	Executive Dir.	\$68,133	\$75,570	2023
Main-dempster Mile	IL	\$245,988	Executive Director	\$75,000	\$75,000	2024
Foundation For A Sustainable Community	VA	\$246,477	Ceo	\$16,000	\$15,714	2024
Ulster County Economic Development	NY	\$220,210	Ceo/president	\$16,190	\$14,881	2024
Northeastern Economic Development Company Of Pa	PA	\$247,257	President And Executive Direc	\$50,000	\$52,216	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Aransas County Partnership Edc	TX	\$247,377	President	\$126,000	\$128,204	2024
Natick Center Associates Inc	MA	\$247,738	Executive Di	\$21,875	\$19,995	2024
City Of Kingston Local Development	NY	\$249,090	Executive Director	\$17,348	\$15,945	2024
Toolbox Inc	KS	\$215,572	Executive Director	\$78,745	\$89,088	2023
East Falls Development Corporation	PA	\$251,481	Exec Director	\$77,449	\$78,561	2024
Development Chenango Corporation	NY	\$252,762	Executive Director	\$16,323	\$15,446	2023
Plainfield Central Business District Management Co	NJ	\$253,657	Executive Director	\$88,846	\$80,688	2024
Midtown Elizabeth District Management Corporation Inc	NJ	\$253,742	Executive Director	\$84,904	\$77,107	2024
Greenline Access Capital	PA	\$212,923	President	\$101,923	\$106,441	2023
Community Investment Corporation	IL	\$257,035	President	\$68,779	\$68,779	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to IL cost of living and 2024 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 IL 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 84 organizations. Compensation range \$57–\$244,170; filing years 2021–2025.

SIZE BASIS Matched on total revenue (\$233,430); for reference, expenses \$402,493 and assets \$746,504. **Revenue and expenses diverge this year — revenue may misrepresent**

operating size; weigh the expense-based view.

ROLE MATCH	Christopher A Waible, reported title " <i>PRESIDENT</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	16 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	20 th
Total compensation (D + F), as reported (no adjustments)	21 st
Reportable pay only (column D), adjusted	30 th
All sources (D + E + F), adjusted	12 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 (Christopher A Waible) 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 84 similarly situated organizations (Same NTEE sector (S31), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$24,993 is reasonable (approximately the 20th 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.