

Main Street Greeneville

Executive Director / CEO

EIN 581594207
 TN · NTEE S200
 FY ending 2024-06-30
June 9, 2026

This analysis benchmarks the total compensation of **Jann Mirkov, Executive Director / CEO** (\$44,166) against **every comparable organization** that fit the selection criteria — **286** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **35th** percentile of comparable organizations within the typical range

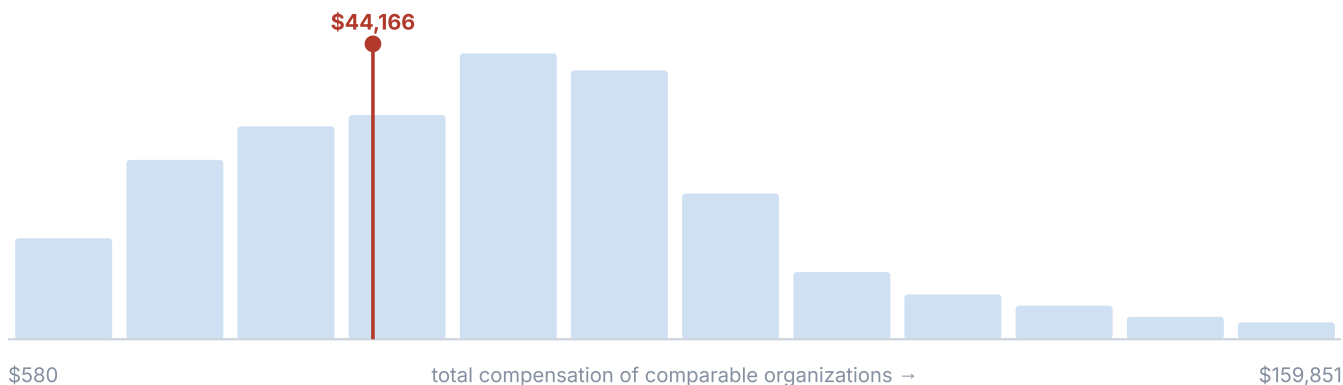
Benchmarked executive: Jann Mirkov — reported title “Executive Director”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (S200).
BUDGET	Total revenue between \$181,458 and \$406,249 — 0.67x to 1.50x the subject's \$270,833 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (S20), nationwide + budget 0.67–1.5x revenue.

286 organizations qualified on sector, size, and geography → **286** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$16,586	\$34,664	\$58,760	\$76,777	\$95,838	\$44,166
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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 TN 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
Woodbridge Neighborhood Development Corporation	MI	\$271,107	Executive Director	\$53,000	\$53,580	2023
Parkville Community Development Cor	MO	\$270,419	Executive Di	\$62,515	\$62,992	2024
Urban University	CA	\$271,812	Executive Director	\$64,896	\$51,937	2025
New Season Community Development Corp	CA	\$273,020	Director	\$45,000	\$36,967	2024
Beloved Community Ministries Inc	GA	\$268,315	Executive Dir.	\$14,485	\$14,265	2023
Community Action Team-california Inc	CA	\$273,760	Chief Executive Officer	\$105,000	\$86,257	2024
Raton Mainstreet Inc	NM	\$267,245	Executive Director	\$50,000	\$49,843	2025
Good Counsel Cooperative	CO	\$276,718	President/ex	\$32,083	\$29,267	2024
Homer-cortland Community Agency Inc	NY	\$264,626	Executive Director	\$72,500	\$64,166	2023
The High Point Community Development Cor	CA	\$277,109	Executive Dir.	\$79,700	\$65,473	2024
Vine Neighborhood Association	MI	\$262,730	Executive Di	\$67,919	\$66,693	2024
Broad Ripple Village Association	IN	\$261,845	Executive Di	\$75,541	\$75,787	2024
Erie Together	PA	\$280,307	Executive Director	\$94,000	\$86,881	2025
Allston Village Main Streets Inc	MA	\$280,379	Executive Director	\$83,200	\$69,294	2025

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Elyria Community Partnership	OH	\$280,473	Executive Director	\$79,276	\$79,881	2024
The West Atlantic Redevelopment Coalition Inc	FL	\$260,579	Board Chairman	\$8,000	\$7,150	2024
Shawnee Bridges Out Of Poverty Inc	OK	\$259,480	Executive Director	\$47,434	\$51,158	2023
Hope Enterprise Inc	KS	\$259,379	Executive Director	\$20,000	\$20,556	2024
Haverford Partnership For Economic	PA	\$282,424	Executive Di	\$46,453	\$45,372	2023
Visions America Cdc	MD	\$282,496	President	\$33,664	\$29,942	2024
Batavia Mainstreet	IL	\$282,717	Executive Dir.	\$67,083	\$64,595	2023
Sonoma County Black Forum	CA	\$258,567	Co-sec/treasure	\$17,069	\$14,022	2024
Centro Lancaster Ltd	PA	\$258,455	President/ceo	\$10,251	\$9,725	2024
Eight Mile Boulevard Association Inc	MI	\$258,416	Executive Director	\$60,375	\$57,758	2025
Producir Inc Una Corp De Desarrollo Comunal Y Econ Para Cubuy Y Lomas	PR	\$283,505	Ceo	\$54,445	\$54,445	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to TN 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 TN 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 **286** organizations. Compensation range \$580–\$159,851; filing years 2021–2025.

SIZE BASIS	Matched on total revenue (\$270,833); for reference, expenses \$268,329 and assets \$99,801.
ROLE MATCH	Jann Mirkov, reported title " <i>Executive Director</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	14 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	6 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	35 th
Total compensation (D + F), as reported (no adjustments)	32 nd
Reportable pay only (column D), adjusted	36 th
All sources (D + E + F), adjusted	33 rd

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 (Jann Mirkov) 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 286 similarly situated organizations (Same NTEE sector (S20), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$44,166 is reasonable (approximately the 35th 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.