

Site Readiness For Good Jobs Fund

Executive Director / CEO

EIN 933068183
OH · NTEE S31
FY ending 2023-12-31
June 9, 2026

This analysis benchmarks the total compensation of **Brad Whitehead, Executive Director / CEO** (\$36,068) against **every comparable organization** that fit the selection criteria — **65** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **32nd** percentile of comparable organizations within the typical range

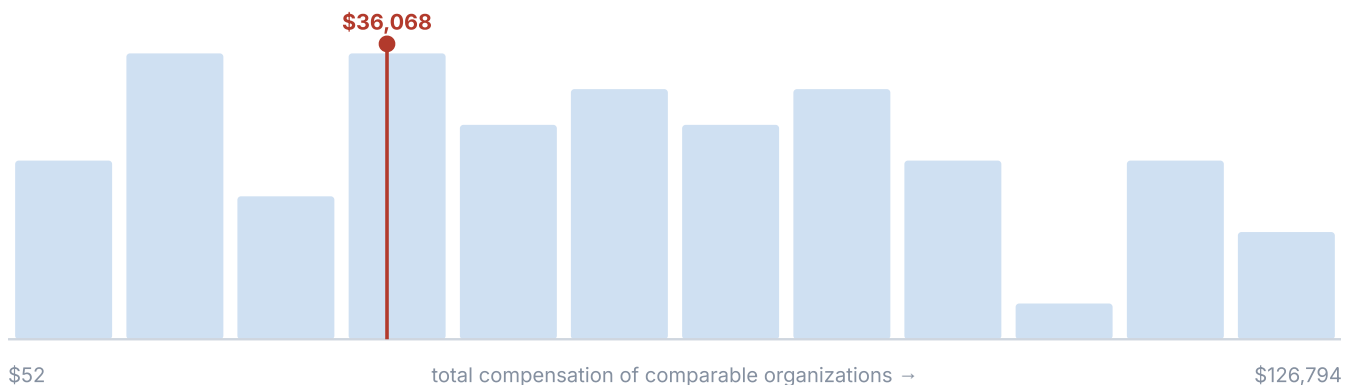
Benchmarked executive: Brad Whitehead — reported title “CEO”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (S31).
BUDGET	Total revenue between \$131,194 and \$293,718 — 0.67x to 1.50x the subject's \$195,812 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (S31), nationwide + budget 0.67–1.5x revenue.

65 organizations qualified on sector, size, and geography → **65** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$13,621	\$30,040	\$55,729	\$80,702	\$107,052	\$36,068
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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 OH 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
Visit Fort Wayne Foundation Inc	IN	\$195,656	Executive Di	\$21,697	\$20,984	2024
Vision Together 2025 Inc	PA	\$196,962	Executive Director	\$124,431	\$113,795	2024
Grant County Economic Development Corporation	KS	\$194,562	Executive Director	\$81,007	\$82,627	2023
Insight Center For Community Economic Development	CA	\$198,520	President	\$116,300	\$94,817	2023
Pawtucket Foundation	RI	\$192,116	Executive Di	\$108,000	\$92,522	2025
Downtown West Allis Inc	WI	\$191,279	Exec Director	\$57,500	\$55,070	2024
Economic Development Alliance Of	OH	\$187,785	Economic Development Direc	\$4,532	\$4,402	2024
Greater Texas Capital Community Finance	TX	\$204,916	President	\$65,418	\$60,011	2024
Faith And Work Enterprises Inc	MD	\$209,546	Exec Director	\$72,735	\$62,360	2024
Greenline Access Capital	PA	\$212,923	President	\$101,923	\$95,964	2023
Albia Industrial Development	IA	\$178,441	President	\$107,184	\$107,626	2024
Toolbox Inc	KS	\$215,572	Executive Director	\$78,745	\$80,320	2023
Baltimore Avenue Redevelopment Corporation	PA	\$174,500	President	\$80,418	\$73,545	2024
Main Street Fort Pierce Inc	FL	\$172,200	Executive Di	\$107,307	\$90,063	2025
Greater Austin San Antonio Corridor	TX	\$172,168	President	\$131,325	\$120,470	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Columbia Valley Housing Association Db	WA	\$171,894	Executive Dir.	\$35,538	\$30,040	2023
Ulster County Economic Development	NY	\$220,210	Ceo/president	\$16,190	\$13,417	2024
Uptown Westerville Inc	OH	\$220,919	Executive Dir.	\$68,133	\$68,133	2023
Bogalusa Rebirth	LA	\$221,515	Executive Director	\$75,938	\$76,683	2024
Klamath Falls Downtown Association	OR	\$224,126	Executive Director	\$44,440	\$38,965	2023
Keystone Community Corporation	MO	\$225,809	President	\$8,250	\$8,013	2024
Cathedral District-jax Inc	FL	\$165,794	Ceo/presiden	\$93,675	\$80,702	2024
Circle Of Life Development Foundation	CA	\$230,432	Cheif Executive Officer	\$45,000	\$41,250	2021
The Valley Center Opportunity Zone	NV	\$161,025	President Ceo	\$35,000	\$32,174	2024
Fredericksburg Virginia Main Street Inc	VA	\$160,940	Interim Executive Director	\$35,000	\$31,907	2023

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to OH 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 OH 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 65 organizations. Compensation range \$52–\$126,794; filing years 2021–2025.

SIZE BASIS Matched on total revenue (\$195,812); for reference, expenses \$206,419 and assets \$865,484.

ROLE MATCH Brad Whitehead, reported title "CEO", benchmarked as Executive Director / CEO. The title maps directly to this role.

RELATED-ORG PAY 11 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.

Sensitivity — the subject's percentile under alternative compensation definitions:

BASIS	SUBJECT PERCENTILE
Total compensation (D + F), cost-of-living + inflation adjusted — the PeerBasis default	32 nd
Total compensation (D + F), as reported (no adjustments)	29 th
Reportable pay only (column D), adjusted	34 th
All sources (D + E + F), adjusted	22 nd

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 (Brad Whitehead) 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 65 similarly situated organizations (Same NTEE sector (S31), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$36,068 is reasonable (approximately the 32nd 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.