# 2022 Manager's SALARY SURVEY 



PENNSYLVANIA Downtown Center

#  <br> AUGTRIAL RUTH $1829^{\text {fir }}$ 

 he following salary and benefits report is based upon information collected beginning in June 2022 and ending in September 2022. The data provided in the survey results reflects the information as it was provided by the individual manager and does not include a review of primary source information such as pay stubs, contracts, employee handbooks, etc. PDC therefore cannot vouch for the $100 \%$ accuracy of this information. PDC provides this information solely for the purpose of assisting revitalization programs with setting up salary structures and human resource policies and procedures appropriate to their particular program.It is our hope that this information will facilitate an open discussion as to the salary and benefits offered by individual programs. Attention is called to the fact that there is a clear connection between both educational level and years of experience in terms of salary. There is very little doubt that compared to other professionals in the field of community and economic development, that Main Street and Elm Street Managers are somewhat underpaid. This is not just a Pennsylvania issue, but one that is of concern to the "field" nationally. That being said, PDC also realizes that the decision concerning salary level lies entirely with the board of the local revitalization organization. While we at PDC do and will continue to, advocate for higher manager's salaries, managers must also realize that they must "earn" the privilege of the higher salary. We strongly believe that a board is willing to invest in the professional development of the manager will see a significant return on investment. Managers must realize that they must put in the time necessary to attain higher salary levels.

We know that there are few events more debilitating to a local revitalization program than the loss of a wellqualified and experienced manager. The loss of time, the need for duplicative training and a host of other administrative issues makes this a critical matter for boards to consider. PDC stands ready to assist any board dealing with this issue and to help find an appropriate level of service, salary, and benefits for your organization. We trust that both boards and managers will find this information helpful in crafting a stronger and more lasting professional relationship.

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## All Respondents



## Main Street



## Elm Street



## Other Programs

| TOTAL RESPONDENTS | \# | \% |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | 9 | 100\% |  |  |  |
| RESPONDENTS BY TYPE |  |  | EXECUTIVE DIRECTOR? |  |  |
| MS Manager | 0 | 0.0\% | YES | 7 | 77.8\% |
| ES Manager | 0 | 0.0\% | NO | 2 | 22.2\% |
| KC Manager-MS Focus | 0 | 0.0\% | Uncertain | 0 | 0.0\% |
| KC Manager-ES Focus | 0 | 0.0\% | No Response | 0 | 0.0\% |
| KC Manager - Combined | 0 | 0.0\% |  |  |  |
| Reg. Main Street Coord. | 5 | 55.6\% | EDUCATIONAL LEVEL |  |  |
| Combined MS/BID | 0 | 0.0\% | High School | 1 | 11.1\% |
| BID Manager | 1 | 11.1\% | Some College | 0 | 0.0\% |
| Other | 3 | 33.3\% | College Degree | 5 | 55.6\% |
| No Response | 0 | 0.0\% | Post-Grad. Degree | 3 | 33.3\% |
|  |  |  | No Response | 0 | 0.0\% |
| EMPLOYMENT CATEGORY |  |  |  |  |  |
| Full Time | 6 | 66.7\% | SALARY |  |  |
| Part Time | 3 | 33.3\% | Average |  | \$59,700 |
| No response | 0 | 0.0\% | Median |  | \$60,000 |
| HOURS WORKED PER WEEK |  |  | total budget |  |  |
| Less Than 35 | 2 | 22.2\% | Average |  | \$436,045.00 |
| 35-40 | 2 | 22.2\% | Median |  | \$350,000 |
| 40-50 | 5 | 55.6\% |  |  |  |
| 50-60 | 0 | 0.0\% | MUNICIPAL SUPPORT | 3 | PROVIDING \$ |
| 60+ | 0 | 0.0\% | Average |  | \$105,666.67 |
| No Response | 0 | 0.0\% | Median |  | \$75,000.00 |
|  |  |  | Average \% |  | 24.23\% |
| TIME IN CURRENT POSITION |  | YEARS | Median \% |  | 21.43\% |
| Average |  | 1.50 |  |  |  |
| Median |  | 0.00 | MUNICIPAL POPULATION |  |  |
|  |  |  | Average |  | 821,577 |
| total time in the field |  | YEARS | Median |  | 25,000 |
| Average |  | 1.50 |  |  |  |
| Median |  | 0.00 | POPULATION VS. SALARY |  |  |
|  |  | 0-50,000 |  | \$59,700 |
| ADMINISTRATIVE SUPPORT |  |  |  | 51,000-300,000 |  |  |
| Yes | 5 | 55.56\% | 301,000-500,000 |  |  |
| No | 4.00 | 44.44\% | 501,000+ |  | \$75,000 |
| No Response $\quad 43$ |  | 50.00\%20.00 |  |  |  |
| Avg. Hour/Week |  |  | MANAGER'S CAPABILITY |  | $5=\mathrm{HIGH}$ |
|  |  | , 10 | Organization |  | 2.00 |
|  |  |  | Design |  | 3.00 |
|  |  |  | Econ./Neigh. Vitality |  | 2.00 |
|  |  |  | Marketing |  | 1.00 |
|  |  |  | Safe-Clean-Green |  | 2.00 |

## Executive Director

## TOTAL RESPONDENTS

## RESPONDENTS BY TYPE

MS Manager
ES Manager
KC Manager-MS Focus
KC Manager-ES Focus
KC Manager - Combined
Reg. Main Street Coord.
Combined MS/BID
BID Manager
Other
No Response

## EMPLOYMENT CATEGORY

Full Time
Part Time
No response
HOURS WORKED PER WEEK
Less Than 35
3
8.6\%

35-40
40-50
50-60
60+
No Response
TIME IN CURRENT POSITION
Average
Median

TOTAL TIME IN THE FIELD
Average
Median

ADMINISTRATIVE SUPPORT
Yes
No
No Response
Avg. Hour/Week

19
16.00 16.00 27.42

31 88.6\%
4 11.4\%
0 0.0\%
5.19

4

YEARS
9.43

5
54.29\%
45.71\%
45.71\%

## EXECUTIVE DIRECTOR?

YES 35
100.0\%

NO
Uncertain
No Response
0.0\%

0 0.0\%
0 0.0\%

EDUCATIONAL LEVEL
High School 1
2.9\%

Some College 2 5.7\%
College Degree 26 74.3\%
Post-Grad. Degree 6 17.1\%
No Response 0 0.0\%

SALARY
Average
Median
\$55,431
\$57,000

## TOTAL BUDGET

Average \$286,391.77
Median \$197,000
MUNICIPAL SUPPORT 6
6 PROVIDING \$
Average
Median
Average \%
\$40,377.74
\$30,000.00
14.10\%
15.23\%

Median \%

## MUNICIPAL POPULATION

Average 61,443

Median

POPULATION VS. SALARY
0-50,000
\$55,431
$51,000-300,000 \quad \$ 54,215$
301,000-500,000
501,000+
MANAGER'S CAPABILITY
Organization
Design
Econ./Neigh. Vitality
Marketing
Safe-Clean-Green
\$-
\$70,000

5 = HIGH

## Non-Executive Director



## BID Managers



## Gender- Male



## Gender - Male + Full Time



## Gender - Male + Full Time + Education

|  | \# | \% |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| TOTAL RESPONDENTS | 6 | 100\% |  |  |  |
| RESPONDENTS BY TYPE |  |  | EXECUTIVE DIRECTOR? |  |  |
| MS Manager | 4 | 66.7\% | YES | 6 | 100.0\% |
| ES Manager | 0 | 0.0\% | NO | 0 | 0.0\% |
| KC Manager-MS Focus | 0 | 0.0\% | Uncertain | 0 | 0.0\% |
| KC Manager-ES Focus | 0 | 0.0\% | No Response | 0 | 0.0\% |
| KC Manager - Combined | 1 | 16.7\% |  |  |  |
| Reg. Main Street Coord. | 0 | 0.0\% | educational level |  |  |
| Combined MS/BID | 1 | 16.7\% | High School | 0 | 0.0\% |
| BID Manager | 0 | 0.0\% | Some College | 0 | 0.0\% |
| Other | 0 | 0.0\% | College Degree | 5 | 83.3\% |
| No Response | 0 | 0.0\% | Post-Grad. Degree | 1 | 16.7\% |
|  |  |  | No Response | 0 | 0.0\% |
| EMPLOYMENT CATEGORY |  |  |  |  |  |
| Full Time | 6 | 100.0\% | SALARY |  |  |
| Part Time | 0 | 0.0\% | Average |  | \$58,700 |
| No response | 0 | 0.0\% | Median |  | \$53,500 |
| HOURS WORKED PER WEEK |  |  | TOTAL BUDGET |  |  |
| Less Than 35 | 0 | 0.0\% | Average |  | \$270,866.67 |
| 35-40 | 0 | 0.0\% | Median |  | \$282,500 |
| 40-50 | 2 | 33.3\% |  |  |  |
| 50-60 | 3 | 50.0\% | MUNICIPAL SUPPORT | 1 | PROVIDING \$ |
| 60+ | 1 | 16.7\% | Average |  | \$39,583.33 |
| No Response | 0 | 0.0\% | Median |  | \$37,500.00 |
|  |  |  | Average \% |  | 14.61\% |
| TIME IN CURRENT POSITION |  | YEARS | Median \% |  | 13.27\% |
| Average |  | 8.75 |  |  |  |
| Median |  | 5.5 | MUNICIPAL POPULATION |  |  |
|  |  |  | AverageMedian |  | 16,438 |
| total time in the field |  | YEARS |  |  | 9,800 |
| Average |  | 12.42 | Median |  |  |
| Median |  | 7.5 | POPULATION VS. SALARY |  |  |
|  |  | 0-50,000 |  | \$58,700 |
| ADMINISTRATIVE SUPPORT |  |  | $51,000-300,000$$301,000-500,000$ |  |  |
| Yes | $\begin{aligned} & 2 \\ & 4.00 \end{aligned}$ |  |  | $33.33 \%$$66.67 \%$ |  | \$ |
| No |  | 501,000+ |  |  | \$- |
| No Response | 4.00 66.67\% |  |  |  |  |
| Avg. Hour/Week | 27.50 |  | MANAGER'S CAPABILITY |  | $5=$ HIGH |
|  |  |  | Organization |  | 2.33 |
|  |  |  | Design |  | 2.67 |
|  |  |  | Econ./Neigh. Vitality |  | 2.33 |
|  |  |  | Marketing |  | 3.17 |
| 12 |  |  | Safe-Clean-Green |  | 2.67 |

## Gender - Female

TOTAL RESPONDENTS

## RESPONDENTS BY TYPE

MS Manager

ES Manager
KC Manager-MS Focus
KC Manager-ES Focus
KC Manager - Combined
Reg. Main Street Word.
Combined MS/BID
BID Manager
Other
No Response

## EMPLOYMENT CATEGORY

Full Time
Part Time
No response
HOURS WORKED PER WEEK
Less Than 35
35-40
40-50
50-60
60+
No Response
TIME IN CURRENT POSITION
Average
Median
TOTAL TIME IN THE FIELD
Average
Median
ADMINISTRATIVE SUPPORT
Yes
No Response
Avg. Hour/Week
\# \%
34 100\%

## EXECUTIVE DIRECTOR?

$18 \quad 52.9 \%$
YES
$27 \quad 79.4 \%$
NO
6 17.6\%
Uncertain
No Response
1 2.9\%
0 0.0\%
0 0.0\%
$0 \quad 0.0 \%$
$5 \quad 14.7 \%$
6 17.6\%
1 2.9\%
3 8.8\%
0 0.0\%
91.2\%
8.8\%
$0 \quad 0.0 \%$
5.9\%

6 17.6\%
21 61.8\%
5 14.7\%
$0 \quad 0.0 \%$
$0 \quad 0.0 \%$
YEARS
4.48

2

YEARS
8.01

4

21
13.00 13.00 29.80
61.76\%
38.24\% 38.24\%
educational level
High School 1 2.9\%

Some College 2 5.9\%
College Degree $26 \quad 76.5 \%$
Post-Grad. Degree
$514.7 \%$
No Response
0 0.0\%

3

MUNICIPAL POPULATION
Average 242,040
Median 9,775
$\begin{array}{ll}\text { POPULATION VS. SALARY } & \\ 0-50,000 & \$ 60,209 \\ 51,000-300,000 & \$ 60,125 \\ 301,000-500,000 & \$ 40,000 \\ 501,000+ & \$ 75,000 \\ & \\ \text { MANAGER'S CAPABILITY } & 5=\text { HIGH } \\ \text { Organization } & 2.65 \\ \text { Design } & 2.74 \\ \text { Econ./Neigh. Vitality } & 2.68 \\ \text { Marketing } & 2.79 \\ \text { Safe-Clean-Green } & 2.85\end{array}$

## Gender - Female + Full Time



## Gender - Female + Full Time + Education



## Sess than 3 Years Experience

| TOTAL RESPONDENTS |  | \% |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | 17 | 100\% |  |  |  |
| RESPONDENTS BY TYPE |  |  | EXECUTIVE DIRECTOR? |  |  |
| MS Manager | 7 | 41.2\% | YES | 10 | 58.8\% |
| ES Manager | 4 | 23.5\% | NO | 6 | 35.3\% |
| KC Manager-MS Focus | 0 | 0.0\% | Uncertain | 1 | 5.9\% |
| KC Manager-ES Focus | 0 | 0.0\% | No Response | 0 | 0.0\% |
| KC Manager - Combined | 0 | 0.0\% |  |  |  |
| Reg. Main Street Coord. | 1 | 5.9\% | educational level |  |  |
| Combined MS/BID | 2 | 11.8\% | High School | 1 | 5.9\% |
| BID Manager | 1 | 5.9\% | Some College | 0 | 0.0\% |
| Other | 2 | 11.8\% | College Degree | 11 | 64.7\% |
| No Response | 0 | 0.0\% | Post-Grad. Degree | 5 | 29.4\% |
|  |  |  | No Response | 0 | 0.0\% |
| EMPLOYMENT CATEGORY |  |  |  |  |  |
| Full Time | 14 | 82.4\% | SALARY |  |  |
| Part Time | 3 | 17.6\% | Average |  | \$50,294 |
| No response | 0 | 0.0\% | Median |  | \$50,000 |
| HOURS WORKED PER WEEK |  |  | TOTAL BUDGET |  |  |
| Less Than 35 | 2 | 11.8\% | Average |  | \$299,131.69 |
| 35-40 | 4 | 23.5\% | Median |  | \$112,500 |
| 40-50 | 8 | 47.1\% |  |  |  |
| 50-60 | 3 | 17.6\% | MUNICIPAL SUPPORT | 6 | PROVIDING \$ |
| 60+ | 0 | 0.0\% | Average |  | \$81,299.76 |
| No Response | 0 | 0.0\% | Median |  | \$10,000.00 |
|  |  |  | Average \% |  | 27.18\% |
| TIME IN CURRENT POSITION |  | YEARS | Median \% |  | 8.89\% |
| Average |  | 0.98 |  |  |  |
| Median |  | 1 | MUNICIPAL POPULATIO |  |  |
|  |  |  | Average |  | 375,582 |
| Total Time in the Field |  | YEARS | Median |  | 10,000 |
| Average |  | 1.07 |  |  |  |
| Median |  | 1 | POPULATION VS. SALARY |  |  |
|  |  |  | 0-50,000 |  | \$48,143 |
| ADMINISTRATIVE SUPPORT |  |  | 51,000-300,000 |  |  |
| Yes | 9 | 52.94\% | 301,000-500,000 |  | \$40,000 |
| No | 8.00 | 47.06\% | 501,000+ |  | \$80,000 |
| No Response | 8.00 |  |  |  |  |
| Avg. Hour/Week | 32.61 |  | MANAGER'S CAPABILITY |  | $5=$ HIGH |
|  |  |  | Organization |  | 2.35 |
|  |  |  | Design |  | 2.41 |
|  |  |  | Econ./Neigh. Vitality |  | 2.59 |
|  |  |  | Marketing |  | 3.00 |

## 3-5 Years Experience



## 6-10 Years Experience

| TOTAL RESPONDENTS | \# | \% |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | 7 | 100\% |  |  |  |
| RESPONDENTS BY TYPE |  |  | EXECUTIVE DIRECTOR |  |  |
| MS Manager | 4 | 57.1\% | YES | 7 | 100.0\% |
| ES Manager | 0 | 0.0\% | NO | 0 | 0.0\% |
| KC Manager-MS Focus | 0 | 0.0\% | Uncertain | 0 | 0.0\% |
| KC Manager-ES Focus | 0 | 0.0\% | No Response | 0 | 0.0\% |
| KC Manager - Combined | 0 | 0.0\% |  |  |  |
| Reg. Main Street Coord. | 2 | 28.6\% | EDUCATIONAL LEVEL |  |  |
| Combined MS/BID | 1 | 14.3\% | High School | 0 | 0.0\% |
| BID Manager | 0 | 0.0\% | Some College | 1 | 14.3\% |
| Other | 0 | 0.0\% | College Degree | 5 | 71.4\% |
| No Response | 0 | 0.0\% | Post-Grad. Degree | 1 | 14.3\% |
|  |  |  | No Response | 0 | 0.0\% |
| EMPLOYMENT CATEGORY |  |  |  |  |  |
| Full Time | 7 | 100.0\% | SALARY |  |  |
| Part Time | 0 | 0.0\% | Average |  | \$61,539 |
| No response | 0 | 0.0\% | Median |  | \$60,000 |
| HOURS WORKED PER WEEK |  |  | TOTAL BUDGET |  |  |
| Less Than 35 | 0 | 0.0\% | Average |  | \$290,772.14 |
| 35-40 | 1 | 14.3\% | Median |  | \$230,000 |
| 40-50 | 5 | 71.4\% |  |  |  |
| 50-60 | 1 | 14.3\% | MUNICIPAL SUPPORT | 1 | PROVIDING \$ |
| 60+ | 0 | 0.0\% | Average |  | \$32,589.29 |
| No Response | 0 | 0.0\% | Median |  | \$30,000.00 |
|  |  |  | Average \% |  | 11.21\% |
| Time in Current Position |  | YEARS | Median \% |  | 13.04\% |
| Average |  | 6.68 |  |  |  |
| Median |  | 7 | MUNICIPAL POPULATIONAverage |  |  |
|  |  |  |  |  | 12,741 |
| total time in the field |  | YEARS | Median |  | 5,992 |
| Average |  | 7.79 |  |  |  |
| Median |  | 8 | POPULATION VS. SALARY |  |  |
|  |  | 0-50,000 |  | \$61,539 |
| ADMINISTRATIVE SUPPORT |  |  | 51,000-300,000 |  | \$- |
| Yes | 5 |  | 71.43\% | 301,000-500,000 |  | \$- |
| No | 2.00 | 28.57\% | 501,000+ |  | \$- |
| No Response | 2.00 | 28.57\% |  |  |  |
| Avg. Hour /Week 31.88 |  | - | MANAGER'S CAPABILITY |  | $5=$ HIGH |
|  |  | Organization |  | 3.14 |
| (2) erematic |  |  |  | Design |  | 3.14 |
|  |  |  | Econ./Neigh. Vitality |  | 2.29 |
|  |  |  | Marketing |  | 3.14 |
| 18 |  |  | Safe-Clean-Green |  | 2.71 |

## $10+$ Years Experience



## High School + Some College



## College Degree



## Post Graduate

| TOTAL RESPONDENTS | \# | \% |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | 8 | 100\% |  |  |  |
| RESPONDENTS BY TYPE |  |  | EXECUTIVE DIRECTOR |  |  |
| MS Manager | 1 | 12.5\% | YES | 6 | 75.0\% |
| ES Manager | 2 | 25.0\% | NO | 2 | 25.0\% |
| KC Manager-MS Focus | 0 | 0.0\% | Uncertain | 0 | 0.0\% |
| KC Manager-ES Focus | 0 | 0.0\% | No Response | 0 | 0.0\% |
| KC Manager - Combined | 0 | 0.0\% |  |  |  |
| Reg. Main Street Coord. | 1 | 12.5\% | EDUCATIONAL LEVEL |  |  |
| Combined MS/BID | 2 | 25.0\% | High School | 0 | 0.0\% |
| BID Manager | 0 | 0.0\% | Some College | 0 | 0.0\% |
| Other | 2 | 25.0\% | College Degree | 0 | 0.0\% |
| No Response | 0 | 0.0\% | Post-Grad. Degree | 8 | 100.0\% |
|  |  |  | No Response | 0 | 0.0\% |
| EMPLOYMENT CATEGORY |  |  |  |  |  |
| Full Time | 6 | 75.0\% | SALARY |  |  |
| Part Time | 2 | 25.0\% | Average |  | \$62,563 |
| No response | 0 | 0.0\% | Median |  | \$65,500 |
| HOURS WORKED PER WEEK |  |  | TOTAL BUDGET |  |  |
| Less Than 35 | 2 | 25.0\% | Average |  | \$475,863.38 |
| 35-40 | 1 | 12.5\% | Median |  | \$300,954 |
| 40-50 | 4 | 50.0\% |  |  |  |
| 50-60 | 1 | 12.5\% | MUNICIPAL SUPPORT | 0 | PROVIDING \$ |
| 60+ | 0 | 0.0\% | Average |  | \$178,250.00 |
| No Response | 0 | 0.0\% | Median |  | \$112,500.00 |
|  |  |  | Average \% |  | 37.46\% |
| TIME IN CURRENT POSITION |  | YEARS | Median \% |  | 37.38\% |
| Average |  | 2.70 |  |  |  |
| Median |  | 1 | MUNICIPAL POPULATIONAverage |  |  |
|  |  |  |  |  | 931,462 |
| TOTAL TIME IN THE FIELD |  | YEARS | Median |  | 46,249 |
| Average |  | 13.76 |  |  |  |
| Median |  | 1.54 | POPULATION VS. SALARY |  |  |
|  |  |  | 0-50,000 |  | \$58,417 |
| ADMINISTRATIVE SUPPORT |  |  | 51,000-300,000 |  | \$61,000 |
| Yes | $\begin{aligned} & 2 \\ & 6.00 \end{aligned}$ | 25.00\% |  |  | \$75,000 |
| No |  |  | $301,000-500,000$ $501,000+$ |  | \$- |
| No Response $\quad 6.00$ |  | $75.00 \%$29.00 |  |  |  |
| Avg. Hour/Week |  |  | MANAGER'S CAPABILITY |  | $5=\mathrm{HIGH}$ |
|  |  | 29.00 | Organization |  | 1.75 |
| (2) |  |  | Design |  | 2.38 |
|  |  |  | Econ./Neigh. Vitality |  | 2.25 |
|  |  |  | Marketing |  | 3.00 |

## Pennsylvania Downtown Center GROUPS DESCRIPTION

## SALARY REPORTS BY PDC GROUPS AND REGIONS

Pennsylvania is a large state. It is a mix of urban and rural landscapes. It contains communities with both big city and small town values. And it is home to substantially different trade areas, with different lifestyle preferences and different costs of living. It is impossible, in addressing the issue of managers' salaries and benefits, to create a onesize-fits-all report that captures the realities of these regional differences.

In order to provide a more specific and nuanced document that is relevant to all Pennsylvania communities, PDC has generated a series of reports that reflect the unique characteristics of each region. The reports on the following pages are keyed to the "named regions," and the counties within them, on the map below. This map, which delineates PDC's membership regions, is a hybrid of both the Rand McNally Commercial Atlas' Primary Trade Areas and the Commonwealths Partnership for Regional Economic Performance
(PREP) areas. The fact that this map represents a rational market area definition further allows for both managers and boards to fine tune their salary and benefit negotiations as appropriate to their region and community.

A word of caution is in order here. The cost of living differences within these regions may be significant. To simply compare the salary and other provided information in Southeast PA (Philadelphia) where housing and some other costs are substantially higher, with a town in the North Central part of the state, without taking these cost of living differences into account, may lead both the manager and the board to make erroneous comparisons and decisions.


The multicolored regions represent different BasicTrade Areas, as established by Rand McNally. The thick grey lines represent different Pennsylvania Downtown Center Regions, and within them are their respective titles.The thick black lines represent Pennsylvania Downtown Center

Groups, and within them are their respective numbers.

## Group 1: Northeast

|  | $\#$ | $\%$ |
| :--- | :--- | :--- |
| TOTAL RESPONDENTS | 8 | $100 \%$ |

## RESPONDENTS BY TYPE

MS Manager
ES Manager
KC Manager-MS Focus
KC Manager-ES Focus
KC Manager - Combined
Reg. Main Street Coord.
Combined MS/BID
BID Manager
Other
No Response

## EMPLOYMENT CATEGORY

Full Time
Part Time
No response
HOURS WORKED PER WEEK
Less Than 35
0.0\%

35-40
40-50
50-60
60+
No Response
TIME IN CURRENT POSITION
8 100.0\%
$0 \quad 0.0 \%$
0 0.0\%
SALARY
Average \$60,438
Median
\$55,500
TOTAL BUDGET
Average \$419,812.50
Median \$145,000
62.5\%
25.0\%
0.0\%
0.0\%

YEARS
Average
Median

TOTAL TIME IN THE FIELD
Average
Median

ADMINISTRATIVE SUPPORT
Yes
No
No Response
Avg. Hour/Week

3
5.00
5.00
6.26
2.5

YEARS
6.88

4
37.50\%
62.50\%
62.50\%
32.00

## EXECUTIVE DIRECTOR?

| YES | 5 | $62.5 \%$ |
| :--- | :--- | :--- |
| NO | 3 | $37.5 \%$ |
| Uncertain | 0 | $0.0 \%$ |
| No Response | 0 | $0.0 \%$ |

EDUCATIONAL LEVEL

| High School | 0 | $0.0 \%$ |
| :--- | :--- | :--- |
| Some College | 0 | $0.0 \%$ |
| College Degree | 6 | $75.0 \%$ |
| Post-Grad. Degree | 2 | $25.0 \%$ |
| No Response | 0 | $0.0 \%$ |


| MUNICIPAL SUPPORT | 2 | PROVIDING \$ |
| :--- | :--- | :--- |
| Average |  | $\$ 93,375.00$ |
| Median |  | $\$ 57,500.00$ |
| Average \% | $22.24 \%$ |  |
| Median \% |  | $39.66 \%$ |


| MUNICIPAL POPULATION |  |
| :--- | ---: |
| Average | 76,680 |
| Median | 36,249 |

POPULATION VS. SALARY
0-50,000
\$62,500
51,000-300,000
\$65,500
$301,000-500,000 \quad \$ 40,000$
501,000+
MANAGER'S CAPABILITY $\quad 5=$ HIGH
Organization 2.63
Design
2.75
2.75
3.25
3.00

## Group 1: South Central



## Group 1: Southeast



## Group 2: Southwest



## Group 2: Southern Alleghenies



## Group 3: North Central



## Group 3: Northwest



## Population Sess than 10k

## \# \%

TOTAL RESPONDENTS

RESPONDENTS BY TYPE
MS Manager
ES Manager
KC Manager-MS Focus
KC Manager-ES Focus
KC Manager - Combined
Reg. Main Street Coord.
Combined MS/BID
BID Manager
Other
No Response
EMPLOYMENT CATEGORY
Full Time
Part Time
No response
HOURS WORKED PER WEEK
Less Than 35
35-40
40-50
50-60
60+
No Response
TIME IN CURRENT POSITION
Average
Median
TOTAL TIME IN THE FIELD
Average
Median

ADMINISTRATIVE SUPPORT
Yes 14
No
No Response
Avg. Hour/Week
20
4

4

24 100\%

## EXECUTIVE DIRECTOR?

YES 19
79.2\%

18 75.0\%
1 4.2\%
$0 \quad 0.0 \%$
0 0.0\%
1 4.2\%
3 12.5\%
$0 \quad 0.0 \%$
$0 \quad 0.0 \%$
1 4.2\%
$0 \quad 0.0 \%$
83.3\%
16.7\%
0.0\%
16.7\%

2 8.3\%
15 62.5\%
2 8.3\%
1 4.2\%
0 0.0\%

YEARS
5.41
3.5

YEARS
7.38

5
10.00
10.00
29.27

NO
Uncertain
No Response
EDUCATIONAL LEVEL
High School 1
4.2\%

Some College 1 4.2\%
College Degree
Post-Grad. Degree
83.3\%

No Response
2 8.3\%

SALARY
Average
Median
\$45,174
\$47,500

## TOTAL BUDGET

Average \$154,320.29
Median $\$ 110,438$
MUNICIPAL SUPPORT 6
PROVIDING \$
\$18,973.96
\$11,000.00
12.30\%
9.96\%

## MUNICIPAL POPULATION

| Average | 6,085 |
| :--- | :--- |
| Median | 5,946 |

POPULATION VS. SALARY
0-50,000
51,000-300,000
301,000-500,000
501,000+

| MANAGER'S CAPABILITY | $5=$ HIGH |
| :--- | :--- |
| Organization | 2.50 |
| Design | 2.79 |
| Econ./Neigh. Vitality | 2.42 |
| Marketing | 3.00 |

## Population 10-50k

\# \%
RESPONDENTS BY TYPE
MS Manager
ES Manager
KC Manager-MS Focus
KC Manager-ES Focus
KC Manager - Combined
Reg. Main Street Coord.
Combined MS/BID
BID Manager
Other
No Response
EMPLOYMENT CATEGORY
Full Time
Part Time
No response
HOURS WORKED PER WEEK

| Less Than 35 | 1 | $7.1 \%$ |
| :--- | :--- | :--- |
| $35-40$ | 1 | $7.1 \%$ |
| $40-50$ | 5 | $35.7 \%$ |
| $50-60$ | 7 | $50.0 \%$ |
| $60+$ | 0 | $0.0 \%$ |
| No Response | 0 | $0.0 \%$ |


| TIME IN CURRENT POSITION | YEARS |
| :--- | :--- |
| Average | 5.64 |

Median 5.25

## TOTAL TIME IN THE FIELD

Average
Median

ADMINISTRATIVE SUPPORT

| Yes | 8 |
| :--- | :--- |
| No | 6.00 |
| No Response | 6.00 |
| Avg. Hour/Week | 33.81 |

57.14\%
42.86\%
42.86\%

EXECUTIVE DIRECTOR?

| YES | 11 | $78.6 \%$ |
| :--- | :--- | :--- |
| NO | 3 | $21.4 \%$ |
| Uncertain | 0 | $0.0 \%$ |
| No Response | 0 | $0.0 \%$ |
|  |  |  |
| EDUCATIONAL LEVEL |  |  |
| High School | 1 | $7.1 \%$ |
| Some College | 1 | $7.1 \%$ |
| College Degree | 9 | $64.3 \%$ |
| Post-Grad. Degree | 3 | $21.4 \%$ |
| No Response | 0 | $0.0 \%$ |

SALARY
2 14.3\%
$0 \quad 0.0 \%$
Average
\$63,429
Median
\$63,250

## TOTAL BUDGET

| Average | $\$ 262,492.86$ |
| :--- | :--- |
| Median | $\$ 170,000$ |

MUNICIPAL SUPPORT 3 PROVIDING \$
Average
Median
Average \%
\$59,953.29
\$45,000.00
Median \%
22.84\%
5.64
5.25

YEARS
12.93
5.75

## MUNICIPAL POPULATION

Average
24,337
Median
21,963
POPULATION VS. SALARY
0-50,000
\$63,429
51,000-300,000
301,000-500,000
501,000+
MANAGER'S CAPABILITY
$5=$ HIGH
Organization
Design
Econ./Neigh. Vitality
2.57
2.64

Marketing -2.93
Safe-Clean-Green $\quad 2.71$

## Population Over 50k

\# \%

TOTAL RESPONDENTS
RESPONDENTS BY TYPE
MS Manager

ES Manager
KC Manager-MS Focus
KC Manager-ES Focus
KC Manager - Combined
Reg. Main Street Coord.
Combined MS/BID
BID Manager
Other
No Response

## EMPLOYMENT CATEGORY

Full Time
Part Time
No response
HOURS WORKED PER WEEK
Less Than 35
35-40
40-50
50-60
60+
No Response
TIME IN CURRENT POSITION
Average
Median
TOTAL TIME IN THE FIELD
Average
Median
ADMINISTRATIVE SUPPORT
Yes
No Response
Avg. Hour /Week

9 100\%

## EXECUTIVE DIRECTOR?

| YES | 5 | $55.6 \%$ |
| :--- | :--- | :--- |
| NO | 4 | $44.4 \%$ |
| Uncertain | 0 | $0.0 \%$ |
| No Response | 0 | $0.0 \%$ |
| EDUCATIONAL LEVEL |  |  |
| High School | 0 | $0.0 \%$ |
| Some College | 0 | $0.0 \%$ |
| College Degree | 6 | $66.7 \%$ |
| Post-Grad. Degree | 3 | $33.3 \%$ |
| No Response | 0 | $0.0 \%$ |
| SALARY |  |  |
| Average |  | $\$ 64,056$ |
| Median |  | $\$ 65,300$ |

## TOTAL BUDGET

Average $\quad \$ 755,000.00$
Median
MUNICIPAL SUPPORT 2
PROVIDING \$
$\$ 133,444.44$
\$50,000.00
17.67\%
8.06\%

## MUNICIPAL POPULATION

| Average | 893,556 |
| :--- | :--- |
| Median | 76,000 |

## \$-

$\$ 64,417$
$\$ 40,000$
\$75,000
$5=\mathrm{HIGH}$
2.78
2.78
2.67
2.67
2.44

## Additional Benefits \& Assistance

| BENEFITS REPORT |  |  | OTHER STAFF |  |
| :---: | :---: | :---: | :---: | :---: |
| HEALTH INSURANCE PROVIDED |  |  | ADMIN ASSISTANT |  |
| No. Responding YES or Other | 22 | 40.00\% | No. With AA | 25 |
| No. Provided Directly | 12 | 54.55\% | Avg. Hrs wk. | 29.2 |
| Available But Other Provided | 10 | 45.45\% | Median Hrs Wk. | 36.25 |
| DENTAL INSURANCE PROVIDED |  |  |  |  |
| No. Responding YES or Other | 17 | 30.91\% | ADDITIONAL STAFF |  |
| No. Provided Directly | 8 | 47.06\% | No. W/ Add. Staff | 23 |
| Available But Other Provided | 9 | 52.94\% | Avg. Hrs wk. | 0.0 |
| VISION INSURANCE PROVIDED |  |  | Median Hrs Wk. | 0 |
| No. Responding YES or Other | 16 | 29.09\% |  |  |
| No. Provided Directly | 8 | 50.00\% | ADDITIONAL STAFF TITLES |  |
| Available But Other Provided | 8 | 50.00\% | Development Professional | 1 |
| RETIREMENT PLAN PROVIDED |  |  | Arts Director | 1 |
| No. Responding YES | 20 | 36.36\% | Bookkeeper | 2 |
|  |  |  | Assistant Executive Dir. | 1 |
| TIME OFF BENEFITS |  |  | Events Coord. \& Admin. | 1 |
| PAID VACATION |  |  | Director | 1 |
| No. Responding YES | 39 | 70.91\% | Marketing, Com*. \& Outreach Communications Specialist | 2 |
| Avg. Number of Days | 13.72 |  |  | 1 |
| Median No. of Days | 15 |  |  |  |
| PAID HOLIDAYS |  |  |  |  |
| No. Responding YES | 32 | 58.18\% |  |  |
| Avg. Number of Days | 8.78 |  |  |  |
| Median No. of Days | 8.5 |  |  |  |
| PAID SICK DAYS |  |  |  |  |
| No. Responding YES | 25 | 45.45\% |  |  |
| Avg. Number of Days | 8.80 |  |  |  |
| Median No. of Days | 10.00 |  | * Communications |  |



## Since 1987, PDC has provided affordable services and benefits to communities across the

## Commonwealth in order to help them address

 their unique economic and social conditions.PDC is the only statewide nonprofit dedicated solely to the revitalization of the Commonwealth's core communities. Primarily through utilization of the National Main Street Center's Refreshed Main Street Approach®, PDC provides outreach, technical assistance, and educational services in order to assist communities in revitalizing their central business districts and surrounding residential neighborhoods. Over the years, we have formed strategic partnerships with local and statewide organizations in order to further our mission of promoting community revitalization and reinvestment. Additionally, our centralized Harrisburg location allows us to interact with members of the PA legislature, advocating on behalf of downtown and neighborhood initiatives in the Commonwealth.

Helping you make your town a better place.


