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Form 990-EZ

Short Form Return of Organization Exempt From Income Tax Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

OMB No 1545-1150

2009

Open to Public Inspection

Department of the Treasury Internal Revenue Service

Sponsoring organizations of donor advised funds and controlling organizations as defined in section 512(b)(13) must file Form 990. All other organizations with gross receipts less than \$500,000 and total assets less than \$1,250,000 at the end of the year may use this form. The organization may have to use a copy of this return to satisfy state reporting requirements.

A For the 2009 calendar year, or tax year beginning , and ending

B Check if applicable: Address change, Name change, Initial return, Termination, Amended return, Application pending. C Name of organization: CENTRAL OHIO CHAPTER, NATIONAL ASSO INDUSTRIAL AND OFFICE PROPERTIES. D Employer identification number: 31-1324664. E Telephone number: 614-410-6707. F Group Exemption Number.

Section 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts must attach a completed Schedule A (Form 990 or 990-EZ). G Accounting method: X Cash, Accrual.

I Website: WWW.NAIOP.ORG. H Check if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).

J Tax-exempt status (check only one): X 501(c) (6) (insert no.) 4947(a)(1) or 527.

K Check if the organization is not a section 509(a)(3) supporting organization and its gross receipts are normally not more than \$25,000. A Form 990-EZ or Form 990 return is not required, but if the organization chooses to file a return, be sure to file a complete return.

L Add lines 5b, 6b, and 7b, to line 9 to determine gross receipts, if \$500,000 or more, file Form 990 instead of Form 990-EZ. \$ 189,710

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (See the instructions for Part I.)

Table with 21 rows for Revenue, Expenses, and Net Assets. Revenue total: 182,068. Expenses total: 183,453. Net Assets total: 180,949.

Part II Balance Sheets. If total assets on line 25, column (B) are \$1,250,000 or more, file Form 990 instead of Form 990-EZ.

Table with 27 rows for Balance Sheets. (A) Beginning of year, (B) End of year. Total assets: 182,334. Total liabilities: 0. Net assets: 182,334.

For Privacy Act and Paperwork Reduction Act Notice, see the separate instructions. Form 990-EZ (2009)

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Part III Statement of Program Service Accomplishments (See the instructions for Part III.)		Expenses (Required for section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts, optional for others.)
What is the organization's primary exempt purpose? PROVIDE EDUCATION AND PROMOTE COMMUNITY SUPPORT		
Describe what was achieved in carrying out the organization's exempt purposes. In a clear and concise manner, describe the services provided, the number of persons benefited, or other relevant information for each program title		
28	NEWSLETTER - PROVIDES LINE OF COMMUNICATION BETWEEN THE INDUSTRY AND PUBLIC FOR THE BENEFIT OF ALL MEMBERS. ALSO, KEEPS MEMBERS INFORMED OF CURRENT INDUSTRY DEVELOPMENTS AND ASSOCIATION ACTIVITY. (Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	28a
29	ANNUAL AWARDS DINNER AND MONTHLY METTERS - PROVIDES A FORUM FOR MEMEBERS TO EXCHANGE IDEAS, FOSTER EDUCATION AND KEEP THEM ABREAST OF DEVELOPMENTS IN THEIR INDUSTRY (Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	29a
30	CONTRIBUTIONS PAID ON BEHALF OF THE MEMBERS TO CAUSES PROMOTING THE ORGANIZATION'S EXEMPT PURPOSE (Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	30a
31	Other program services (attach schedule) SEE STATEMENT 4 (Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	31a
32	Total program service expenses (add lines 28a through 31a) <input type="checkbox"/>	32

Part IV List of Officers, Directors, Trustees, and Key Employees. List each one even if not compensated. (See the instructions for Part IV.)				
(a) Name and address	(b) Title and average hours per week devoted to position	(c) Compensation (If not paid, enter -0-.)	(d) Contributions to employee benefit plans & deferred compensation	(e) Expense account and other allowances
DWIGHT MCCABE WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	PRESIDENT 1.00	0	0	0
TOBIE SIMONDS WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	PRESIDENT-ELECT 1.00	0	0	0
ANDREW WEEKS WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	TREASURER 1.00	0	0	0
FRANZ GEIGER WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	SECRETARY 1.00	0	0	0
ROBERT WHITE, JR WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	IMMEDIATE PAST PRES 1.00	0	0	0
JACK J O'NEILL WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	DIRECTOR EMERITUS 1.00	0	0	0
DEBBIELEE DOUGHERTY WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	EXECUTIVE DIRECTOR 1.00	0	0	0
WILLIAM BAUMGARDNER WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	BOARD MEMBER 1.00	0	0	0
JOHN BROOKS WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	BOARD MEMBER 1.00	0	0	0
MATTHEW MCCOLLISTER WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	BOARD MEMBER 1.00	0	0	0
RICHARD SCHUEN WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	BOARD MEMBER 1.00	0	0	0
AARON STEPHENS WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	BOARD MEMBER 1.00	0	0	0
CONNIE TURSIK WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	BOARD MEMBER 1.00	0	0	0
ANDREW WECKER WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	BOARD MEMBER 1.00	0	0	0
MICHAEL WHITMAN WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	BOARD MEMBER 1.00	0	0	0
JONATHAN WILLETTE WESTERVILLE 470 OLDE WORTHINGTON ROAD, SUITE 200 OH 43082	BOARD MEMBER 1.00	0	0	0

Part V Other Information (Note the statement requirements in the instructions for Part V.)

		Yes	No
33	Did the organization engage in any activity not previously reported to the IRS? If "Yes," attach a detailed description of each activity		X
34	Were any changes made to the organizing or governing documents? If "Yes," attached a conformed copy of the changes		X
35	If the organization had income from business activities, such as those reported on lines 2, 6a, and 7a (among others), but not reported on Form 990-T, attach a statement explaining why the organization did not report the income on Form 990-T		
a	Did the organization have unrelated business gross income of \$1,000 or more or was it subject to section 6033(e) notice, reporting, and proxy tax requirements?		X
b	If "Yes," has it filed a tax return on Form 990-T for this year?		
36	Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If "Yes," complete applicable parts of Schedule N		X
37a	Enter amount of political expenditures, direct or indirect, as described in the instr ▶ 37a		
b	Did the organization file Form 1120-POL for this year?		X
38a	Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were any such loans made in a prior year and still outstanding at the end of the period covered by this return?		X
b	If "Yes," complete Schedule L, Part II and enter the total amount involved ▶ 38b		
39	Section 501(c)(7) organizations Enter.		
a	Initiation fees and capital contributions included on line 9 ▶ 39a		
b	Gross receipts, included on line 9, for public use of club facilities ▶ 39b		
40a	Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under: section 4911 ▶ _____, section 4912 ▶ _____, section 4955 ▶ _____		
b	Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year or is it aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I		
c	Section 501(c)(3) and 501(c)(4) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958 ▶ _____		
d	Section 501(c)(3) and 501(c)(4) organizations. Enter amount of tax on line 40c reimbursed by the organization ▶ _____		
e	All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If "Yes," complete Form 8886-T		X
41	List the states with which a copy of this return is filed. ▶ NONE		
42a	The organization's books are in care of ▶ DEBBIELEE DOUGHERTY Telephone no. ▶ 614-410-6707 470 OLDE WORTHINGTON RD - SUITE 200 Located at ▶ WESTERVILLE, OH ZIP + 4 ▶ 43082		
b	At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If "Yes," enter the name of the foreign country: ▶ _____ See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.	Yes	No
		42b	X
c	At any time during the calendar year, did the organization maintain an office outside of the U.S.? If "Yes," enter the name of the foreign country: ▶ _____		X
		42c	X
43	Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041—Check here and enter the amount of tax-exempt interest received or accrued during the tax year ▶ 43		
44	Did the organization maintain any donor advised funds? If "Yes," Form 990 must be completed instead of Form 990-EZ		X
45	Is any related organization a controlled entity of the organization within the meaning of section 512(b)(13)? If "Yes," Form 990 must be completed instead of Form 990-EZ		X

Part VI Section 501(c)(3) organizations and section 4947(a)(1) nonexempt charitable trusts only. All section 501(c)(3) organizations and section 4947(a)(1) nonexempt charitable trusts must answer questions 46-49b and complete the tables for lines 50 and 51.

46	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I	Yes	No
47	Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II		
48	Is the organization operating a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E		
49a	Did the organization make any transfers to an exempt non-charitable related organization?		
49b	If "Yes," was the related organization a section 527 organization?		

50 Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees and key employees) who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and address of each employee paid more than \$100,000	(b) Title and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans & deferred compensation	(e) Expense account and other allowances

f Total number of other employees paid over \$100,000 ▶ _____

51 Complete this table for the organization's five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and address of each independent contractor paid more than \$100,000	(b) Type of service	(c) Compensation

d Total number of other independent contractors each receiving over \$100,000 ▶ _____

Sign Here Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature of officer: Debbie Lee Dougherty Date: 5/17/10
 Type or print name and title: Debbie Lee Dougherty, Executive Director

Paid Preparer's Use Only

Preparer's signature: William J Keller, CPA Date: 5-13-10 Check if self-employed: Preparer's Identifying Number (See instr.): P00280037

Firm's name (or yours if self-employed), address, and ZIP + 4: PRITCHETT, DLUSKY, SAXE & KELLER, LTD.
1621 W 1ST AVE
COLUMBUS, OH 43212-3349

EIN: 31-1627911
 Phone no: 614-481-8051

May the IRS discuss this return with the preparer shown above? See instructions ▶ Yes No

Statement 1 - Form 990-EZ, Part I, Line 3 - Membership Dues and Assessments

Description	Amount
DUES	\$ 12,363
TOTAL	\$ <u>12,363</u>

Statement 2 - Form 990-EZ, Part I, Line 8 - Other Revenue

Description	Amount
OTHER INCOME	\$ 249
TOTAL	\$ <u>249</u>

Statement 3 - Form 990-EZ, Part I, Line 16 - Other Expenses

Description	Amount
EXPENSES	\$
INSURANCE	1,597
ADMINISTRATIVE FEES	60,000
ADVERTISING	16,905
BANK/CREDIT CARD CHARGES	2,206
CHARITABLE DONATIONS	1,300
CONVENTIONS & MEETINGS	64,139
DUES & SUBSCRIPTIONS	3,964
MISCELLANEOUS	165
MITIGATION MEETING	12,874
PUBLIC RELATIONS	8,500
WEBSITE MAINTENANCE	6,572
TOTAL	\$ <u>178,222</u>

Statement 4 - Form 990-EZ, Part III, Line 31 - Statement of Program Service Accomplishments

Description

MONIES CONTRIBUTED TO THE OSU FISHER COLLEGE OF BUSINESS FUND TO BE GIVEN TO STUDENTS STUDYING IN AREAS THAT PROMOTE THE ORGANIZATION'S PURPOSE.