

See a Social Security Number? Say Something! Report Privacy Problems to https://public.resource.org/privacy Or call the IRS Identity Theft Hotline at 1-800-908-4490



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

2009

OMB No 1545-1150

Open to Public Inspection

Department of the Treasury

(except black lung benefit trust or private foundation)

▶ 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 Internal Revenue Service A For the 2009 calendar year, or tax year beginning 2009, and ending B Check if applicable Please D Employer identification number C Name of organization Address change use IRS label or OMAHA DEVELOPMENT COUNCIL INC. 47-0607858 Name change print or Number and street (or P O box, if mail is not delivered to street address) Room/suite E Telephone number Initial return type See 1301 HARNEY STREET (402) 346-5000 Termination Specific Amended return City or town, state or country, and ZIP + 4 Instruc-F Group Exemption Application pending Юмана, NE 68102 tions. Number · · · ▶ Cash X Accrual Section 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts must attach G Accounting method a completed Schedule A (Form 990 or 990-EZ). Other (specify) H Check ► X If the organization is not I Website: ► N/A required to attach Schedule B (Form 990. J Tax-exempt status (check only one) - X 501(c) (6) **◀** (insert no) 4947(a)(1) or 527 990-EZ, or 990-PF) 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 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 8,710. Part i Revenue, Expenses, and Changes in Net Assets or Fund Balances (See the instructions for Part I.) Contributions, gifts, grants, and similar amounts received Program service revenue including government fees and contracts 2 2 3 3 Membership dues and assessments 8,710. 4 Investment income 5 a Gross amount from sale of assets other than inventory 5a **b** Less cost or other basis and sales expenses c Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a) 5с Special events and activities (complete applicable parts of Schedule G). If any amount is from gaming, check here ____ of contributions a Gross revenue (not including \$ 6a **b** Less direct expenses other than fundraising expenses 6с c Net income or (loss) from special events and activities (Subtract line 6b from line 6a) 7 a Gross sales of inventory, less returns and allowances c Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a) 7 c 8 8 Other revenue (describe 8,710. 9 9 Total revenue. Add lines 1, 2, 3, 4, 5c, 6c, 7c, and 8 423,000. Grants and similar amounts paid (attach schedule) ATCH 2 10 10 11 11 0. 12 12 13 13 Occupancy, rent, utilities, and maintenance 14 14 Triffing publications, postage, and shipping 15 5,850. Hier-expenses (Describe 16 428,850. 17 17 Ret assets or fine palances at beginning of year (from line 27, column (A)) (must agree with -420,140. M(8) V 18 sets end of year-figure reported on prior year's return) 1,265,955. 19 es-in-net assets or fund balances (attach explanation) 20 845,815. Net assets or fund balances at end of year Combine lines 18 through 20 21 Balance Sheets. If Total assets on line 25, column (B) are \$1,250,000 or more, file Form 990 instead of Form 990-EZ Part II (See the instructions for Part II) (A) Beginning of year (B) End of year 1,255,729. 743,495. Cash, savings, and investments ATCH 4 22 22 Land and buildings

ATCH 23 23 108,273. 13,009. 24 24 Total assets 1,268,738. 851,768. 25 25 5,953. Total liabilities (describe ►___ATCH 6 2,783. 26 26 1,265,955. 845,815.

For Privacy Act and Paperwork Reduction Act Notice, see the separate instructions.

Form 990-EZ (2009)

83452V 1508 11/11/2010 10:40:51 AM V 09-8 5

Net assets or fund balances (line 27 of column (B) must agree with line 21)

27

2418655



Part III Statement of Program Service Accomplishments (See the instructions for Part III) What is the organization's primary exempt purpose? ATCH 7 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, and other relevant information for each program title.							Expenses (Required for section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts, optional for others)		
28	SEE ATCH 7								
29	(Grants \$) If this amount include	s foreign grants, check her	e▶	28a 		. 1		
30	(Grants \$) If this amount include	s foreign grants, check her	e >	29a				
31	Other program services (attach schedule) .		s foreign grants, check her		30a				
32	(Grants \$ Total program service expenses (add				► 32				
_	art IV List of Officers, Directors, True			if not compensated	(See the in		for Part IV)		
	(a) Name and address		(b) Title and average hours per week devoted to position	(c) Compensation (If not paid, enter -0)	employee b	ributions to penefit plans & compensation	(e) Expense account and other allowances		
	TTACHMENT 8			-0-		-0-	-0-		
				1					
				-					
_									
					·		·		
_									
_	1					-			
_									
						-			
_									
_									
_									

Part \	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	33		Х
34	Were any changes made to the organizing or governing documents? If "Yes," attach a conformed copy of	· · ·		
0.1		34		X
35	the changes			3,
33			1 A 1 2] _j;'4'
_	not reported on Form 990-T, attach a statement explaining why the organization did not report the income on Form 990-T			<i>.},</i> '
а	Did the organization have unrelated business gross income of \$1,000 or more or was it subject to section			Х
	6033(e) notice, reporting, and proxy tax requirements?	35a		_^
	If "Yes," has it filed a tax return on Form 990-T for this year?	35b		
36	Did the organization undergo a liquidation, dissolution, termination, or significant dosposition of net assets			v
	during the year? If "Yes," complete applicable parts of Schedule N	36	· · · ·	X
		12.00	133 M	4 1. 7 327.
	Did the organization file Form 1120-POL for this year?	37b	<u> </u>	. 5
38 a	Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were	M. S.	2.5	"
	any such loans made in a prior year and still outstanding at the end of the period covered by this return?	38a		X
b	If "Yes," complete Schedule L, Part II and enter the total amount involved			- '
39	Section 501(c)(7) organizations Enter	1 3		, (
а	Initiation fees and capital contributions included on line 9	<u>.</u>	**, *,	
þ	Gross receipts, included on line 9, for public use of club facilities	· · · ·	35 75	£*, _
40 a	Section 501(c)(3) organizations Enter amount of tax imposed on the organization during the year under	(± ±		1 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
	section 4911 ▶, section 4912 ▶, section 4955 ▶	12.34	Y Track	3
b	Section 501(c)(3) and 501(c)(4) organizations Did the organization engage in any section 4958 excess benefit	33,	` ' ' '	3 3 4 7 h
	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	40b		
С	Section 501(c)(3) and 501(c)(4) organizations Enter amount of tax imposed on			Y 1200
	organization managers or disqualified persons during the year under sections 4912,			ung:
	4955, and 4958	10.00		
d	Section 501(c)(3) and 501(c)(4) organizations Enter amount of tax on line 40c	187	学装	Y .
	reimbursed by the organization	140 4	1	
е	All organizations At any time during the tax year, was the organization a party to a prohibited tax shelter	- "		44.
	transaction? If "Yes," complete Form 8886-T	40e		X
41	List the states with which a copy of this return is filed ▶ NONE			
42a	The organization's books are in care of ▶RODNEY MOSEMAN Telephone no ► 402-34	6-50	00	
	Located at ▶1301 HARNEY STREET OMAHA, NE ZIP+4 ▶ 68102			
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		Yes	No
	account)?	42b	Х	
		12 8	34.2	A 19. 4
	See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreing Bank	د » د : مرکا	11 11 1	1
	and Financial Accounts.		100	dia
C	At any time during the calendar year, did the organization maintain an office outside of the U.S.?	42c		X
	If "Yes," enter the name of the foreign country ▶			$\overline{}$
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			
		لـــــا	Yes	No
44	Did the organization maintain any donor advised funds? If "Yes," Form 990 must be completed instead of			-
	Form 990-EZ	44		X
45	Is any related organization a controlled entity of the organization within the meaning of section 512(b)(13)? If		ŀ	,
	"Yes," Form 990 must be completed instead of Form 990-EZ	45		X
	F	om 99	0-EZ (2009)

Part V	Section 501(c)(3) organizations and section 4947 and complete the tables for lines 50 and	7(a)(1) nonexempt cha	nexempt charital iritable trusts mus	ole trusts only st answer questo	All secti ons 46-4	on 19b
47		edule C, Part I	ule C, Part II		46 47	es No
49a l b l 50	Did the organization make any transfers to an exe If "Yes," was the related organization a section 527 Complete this table for the organization's five higl	mpt non-charitable related 7 organization? hest compensated emplo	d organization?	officers, directors,	49a 49b trustees	•
	(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) Exp accour other allo	nt and
51	Complete this table for the organization's five hi	ghest compensated inde	·	 ors who each rec	eived mo	ore than
	(a) Name and address of each independent contractor paid	i more than \$100,000		of service	(c) Comper	isation
		·				
d	•		ying schedules and state	ments, and to the best of	f my knowled	lge
147 Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II						
Prepare	signature / AWWW. LLP Firm's name (or yours if self-employed),	1411/1	O self- employed ► EIN	P002236 ▶13-5565	5207	itructions)
May the			Phi	▶[No Z (2009)

FORM 990EZ, PART I - INVESTMENT INCOME

DESCRIPTION INTEREST INCOME AMOUNT 8,710.

TOTAL

8,710.

47-0607858

ATTACHMENT 2

INC	
COUNCIL	
EVELOPMENT	
OMAHA DI	

423,000 423,000 AMOUNT PURPOSE OF GRANT OR CONTRIBUTION TOTAL CONTRIBUTIONS PAID COURTYARD/PLAZA PROJECT RELATIONSHIP TO SUBSTANTIAL CONTRIBUTOR FOUNDATION STATUS OF RECIPIENT RELATED ORG FORM 990EZ, PART I - GRANTS AND SIMILAR AMOUNTS PAID GREATER OMAHA CHAMBER FOUNDATION RECIPIENT NAME AND ADDRESS 1301 HARNEY STREET IN EXCESS OF \$5000 OMAHA, NE 68102 GRANTS PAID

PAGE 6 ATTACHMENT 2

2418655

V 09-8 5

83452V 1508 11/11/2010

FORM 990EZ, PART I - OTHER EXPENSES

PROFESSIONAL FEES INSURANCE OPERATING EXPENSES

3,474. 2,000. 376.

TOTAL

5,850.

FORM 990EZ, PART II - CASH, SAVINGS AND INVESTMENTS

DESCRIPTION	BEGINNING OF YEAR	END OF YEAR
CASH SAVINGS	9,322. 1,246,407.	7,760. 735,735.
TOTALS	1,255,729.	743,495.

FORM 990EZ, PART II - OTHER ASSETS

DESCRIPTION	BEGINNING OF YEAR	END OF YEAR
OTHER NOTES AND LOANS RECEIVABLE ACCRUED INVESTMENT INCOME	2,538. 10,471.	107,538. 735.
TOTALS	13,009.	108,273.

FORM 990EZ, PART II - TOTAL LIABILITIES

DESCRIPTION	BEGINNING OF YEAR	END OF YEAR
ACCOUNTS PAYABLE DUE TO GREATER OMAHA CHAMBER OF COMMERCE	2,783. 0.	0. 5,953.
TOTALS	2,783.	5,953.

FORM 990EZ, PART III - ORGANIZATION'S PRIMARY EXEMPT PURPOSE

ALL ACTIVITIES ARE IN CONNECTION WITH THE PROMOTION OF OMAHA WELFARE. PROFITS FROM PROGRAMS AND PROJECTS ARE USED TO ENHANCE ECONOMIC DEVELOPMENT IN OMAHA AND THE SURROUNDING COMMUNITIES WITH PARTICULAR EMPHASIS ON REHABILITATING DISTRESSED COMMERICAL AREAS IN THOSE COMMUNITIES.

DIRECTORS, TRUSTEES AND KEY EMPLOYEES

LIST OF OFFICERS,

PART

FORM 990EZ,

DEVOTED TO POSITION

1.00

ONE FIRST NATIONAL CENTER

OMAHA, NE 68197

40TH FLOOR

FIRST NATIONAL BANK

BRUCE LAURITZEN

NAME AND ADDRESS

CHAIRMAN

1.00

8600 INDIAN HILLS DRIVE

OMAHA, NE 68114

LEO A. DALY COMPANY

LLOYD MEYER

DIRECTOR

TITLE AND AVERAGE HOURS PER WEEK

1.00

PHYSICIANS MUTUAL INSURANCE CO.

ROBERT REED

2600 DODGE STREET

OMAHA, NE 68131

DIRECTOR

1.00

9802 NICHOLAS STREET

CONAGRA FOODS

BRUCE ROHDE

OMAHA, NE 68114

DIRECTOR

DIRECTOR

302 SOUTH 36TH STREET, SUITE 400

OMAHA, NE 68131

MIDAMERICAN ENERGY HOLDINGS CO

DAVID SOKOL

BLACKSTONE CENTRE

.

.

.

0

PAGE 12

2418655

0

ATTACHMENT 8 (CONT'D)

NAME AND ADDRESS	TITLE AND AVERAGE HOURS PER WEEK DEVOTED TO POSITION COI	COMPENSATION	CONTRIBUTIONS TO EMPLOYEE BENEFIT PLANS	EXPENSE ACCT. AND OTHER ALLOWANCES
BRUCE GREWCOCK PETER KIEWIT SONS', INC ONE THOUSAND KIEWIT PLAZA 3555 FARNAM ST. OMAHA, NE 68131	DIRECTOR 1.00	Ö	Ö	ò
TERRY KROEGER OMAHA WORLD HERALD 1334 DODGE STREET OMAHA, NE 68102	DIRECTOR 1.00	Ö	.0	· O
JIM YOUNG UNION PACIFIC RAILROAD 1400 DOUGLAS STREET OMAHA, NE 68179	DIRECTOR 1.00	Ö	Ö	· O
DICK BELL HDR, INC 8404 INDIAN HILLS DRIVE OMAHA, NE 68114	DIRECTOR 1.00	· o	.0	· o
MIKE MCCARTHY MCCARTHY GROUP, INC 1601 DODGE STREET SUITE 3800 OMAHA, NE 68102	TREASURER 1.00	Ö	Ö	· O

2418655

ATTACHMENT 8 (CONT'D)

TRUSTEES AND KEY EMPLOYEES

DIRECTORS,

- LIST OF OFFICERS,

PART IV

FORM 990EZ,

ω

• i. ' \			·		-
EXPENSE ACCT AND OTHER ALLOWANCES		`			
CONTRIBUTIONS TO EMPLOYEE BENEFIT PLANS	O	ó	.0	Ö	0.
COMPENSATION	Ö	· O	.0	.0	0.
TITLE AND AVERAGE HOURS PER WEEK DEVOTED TO POSITION	DIRECTOR 1.00	DIRECTOR 1.00	DIRECTOR 1.00	SECRETARY 1.00	OTALS
NAME AND ADDRESS	DAN NEARY MUTUAL OF OMAHA MUTUAL OF OMAHA PLAZA OMAHA, NE 68175	JOHN BOYER FRASER STRYKER ET AL 500 ENERGY PLAZA 409 SOUTH 17TH STREET OMAHA, NE 68102	DAVID BROWN GREATER OMAHA CHAMBER OF COMMERCE 1301 HARNEY STREET OMAHA, NE 68102	ROD MOSEMAN GREATER OMAHA CHAMBER OF COMMERCE 1301 HARNEY STREET OMAHA, NE 68102	GRAND TOTALS

Form 8868

(Rev April 2009)

Application for Extension of Time To File an Exempt Organization Return

OMB No 1545-1709

Department of the Treasury

File a separate application for each return.

ntemal Revenue S	ervice		File a separate	application for each	ı return.					
If you are f	iling for an Automatic	3-Month Exte	nsion, complete	only Part I and	check this l	box				▶ X
	iling for an <mark>Additiona</mark> <i>te Part II unless</i> you h								ı 8868	_
Part I Auto	matic 3-Month Ex	tension of Tin	ne. Only subm	t original (no co	pies need	ed)				
	required to file Form						oox and con	nplete		
,										▶ ∐
	orations (including 1 ome tax returns	120-C filers), p	partnerships, RE	EMICs, and trusts	s must use	Form 7	004 to red	quest	an exten	ision o
one of the ref electronically i returns, or a co	ng (e-file). Generally, turns noted below (if (1) you want the a omposite or consolid e details on the elect	6 months for additional (not a ated From 990	a corporation r automatic) 3-me -T Instead, you	equired to file F onth extension of must submit the	form 990-T r (2) you fi fully comp) Howev le Forms pleted and	er, you ca 990-BL, 6 disigned pa	nnot 069, age 2	file Form or 8870, (Part II) o	n 8868 , group
Type or	Name of Exempt Orga	anization					Employer	identı	fication nu	ımber
print	OMAHA DEVE	LOPMENT CC	UNCIL INC.				47-0	6078	358	
life by the due date for	Number, street, and a		a PO box, see in	structions						
iling your	City, town or post off		code. For a foreig	n address, see instri	uctions		-,	-		
eturn See nstructions	OMAHA, NE		oode i oi diidicig	,, address, see men	40110110					
Check type o	f return to be filed (f		pplication for ea	ch return)			· · · · · · · · · · · · · · · · · · ·			
Form 990			90-T (corporation)			For	m 4720			
Form 990)-BL	Form 9	90-T (sec 401(a)	or 408(a) trust)		For	m 5227			
X Form 990	-EZ		90-T (trust other t			For	m 6069			
Form 990		Form 1	•	,		For	m 8870			
If the organIf this is for	No ► 402 346- nization does not have r a Group Return, enter group, check this box	e an office or pl er the <u>org</u> anizati	on's four digit G		Number (GE	<u> N)</u>		list v	▶ If this is	• 🗀
names and Ell	Ns of all members th	<u>e extension will d</u>	cover	· · · · · · · · · · · · · · · · · · ·						
until	st an automatic 3 08/15 2 ganization's return for calendar year 2009 tax year beginning	$\frac{2010}{100}$, to file		corporation req ganization return , and endir	for the org					
2 If this tax	year is for less than	12 months, che	ck reason	Initial return	Final r	eturn	Change	ın acc	counting p	period
3a If this ap	oplication is for Form	990-BL, 990-F	PF, 990-T, 4720), or 6069, ente	r the tenta	itive tax,	less any			
	dable credits. See ins							3a	\$	0.
	plication is for Form				and estima	ited tax p	ayments		•	Λ
	clude any prior year o Due. Subtract line 3l				form or if	required	denesit	3 b	\$	0.
	Due. Subtract line Si Dicoupon or, if rec							1.		
instructio		quired, by usin	ig Li ii o (Lici	stronic rederal	rax rayinc	one Oyoto	,,, ,	3 c	\$	0.
	are going to make a	n electronic fun	d withdrawal wi	h this Form 8868	See Form	8453-F0) and Form			
or payment in		in electronic fun	o widigiawai Wi	ar ans i oim oood), 300 I VIII	, 0700-20	2 and 1 0illi	. 0013		
	ct and Paperwork Re	eduction Act No	otice, see Instru	etions.				Form 8	868 (Rev	4-2000
	at and a applitroin it	- action mot M	, 500 11130100					. 5,,,,	(1/04	. 2000)

Form 8868	(Rev 4-2009)							Page 2
If you	are filing for an Additional (Not A	Automatic) 3-Month Exter	nsion, complete only	Part II a	nd check this box			▶ X
Note. C	nly complete Part II if you have al	ready been granted an au	utomatic 3-month ext	tension o	n a previously filed	Foi	m 8868	
• If you	are filing for an Automatic 3-Mon	ith Extension, complete	only Part I (on page	1)				
Part II					original (no cor	oies	needed)
	Name of Exempt Organization	 		,	Employer identifi			
Type or print	OMAHA DEVELOPMENT COUNCIL INC. 47-0607					58		
File by the	Number, street, and room or suit	e no If a P O box, see instruc	ctions		For IRS use only			
extended	1301 HARNEY STREET			Ì				•
due date filing the	City, town or post office, state, a	and ZIP code For a foreign ad	dress, see instructions					1
return Se instruction	OMP/12 NE CO100	, and the second	-		1			
Check	ype of return to be filed (File a se	eparate application for eac	ch return)					
		Form 990-PF	,		Form 1041-A	ſ	Form	6069
	——	Form 990-T (sec 401(a) o	or 408(a) trust)		Form 4720	ŀ	Form	
		Form 990-T (trust other th		H	Form 5227	L	• • • • • • • • • • • • • • • • •	
	Do not complete Part II if you w			nth exten		uslv	filed For	m 8868
	ooks are in the care of PODN					шо.,		
	hone No ► 402 346-5000)	FAX No ▶					
	organization does not have an of	fice or place of business i		heck this	hox		_	
	is for a Group Return, enter the o					his i		
	whole group, check this box						3	
	the names and EINs of all memb		ine group, encor tins	DOX	. Pand attac	JI 1 CI		
	equest an additional 3-month exte		/15/2010					
	or calendar year 2009, or other	maiori or time until	, 20, 2020	and and		_		
			Initial ratura	_,and end Final retu				
	this tax year is for less than 12 mg		Initial return N NECESSARY TO				accountin	g period
	ate in detail why you need the ext		WECESSART TO) INDIF	ANE A CONFILE			
AC	CURATE RETURN IS NOT Y	EI AVAILABLE.					 	
			·					
		DI 000 DE 000 E 4700	0000 1 11		- 	1	1	
	this application is for Form 990-l		, or 6069, enter the	tentative	e tax, less any	_		0
	nrefundable credits See instruction					8a	\$	0.
	this application is for Form 990-Pl		· ·			-		
	k payments made Include any	prior year overpayment a	allowed as a credit	and any	amount paid	<u> </u>		•
<u>-</u>	eviously with Form 8868		····			8b	\$	0.
	llance Due. Subtract line 8b from							_
w	th FTD coupon or, if required, by t	using EFTPS (Electronic Fe	ederal Tax Payment S	ystem) S	ee instructions	8 c	\$	0.
		Signature	e and Verification	1				
	naities of perjury, I declare that I have ex		companying schedules an	d statemen	ts, and to the best o	f my	knowledge	and belief,
it is true,	correct, and complete, and that I am authorize	ed to prepare this form						
	<i>\(\begin{array}{cccccccccccccccccccccccccccccccccccc</i>						0101	_
Signature		relson	Title ▶		Date	<u> </u>	81911	0
	KPMG LLP					Form	n 8868 (Re	v 4-2009)
	TWO CENTRAL PARK PLAZ	ZA, SUITE 1501						
	OMAHA, NE 68102-1626							

INTERNAL REVENUE SIRVICE W&I - FIELD ASSISTANCE OMAHA, NE 68102

AUG 12 2010

RECEIVED 42402