

*BOMA Iowa*

*Established 1949*



### *Our Mission*

*"TO REPRESENT AND PROMOTE THE INTERESTS OF THE COMMERCIAL REAL ESTATE INDUSTRY THROUGH EFFECTIVE LEADERSHIP, ADVOCACY, EXCHANGE OF INFORMATION, AND PROFESSIONAL DEVELOPMENT."*



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## 2021 Board of Directors



Jeff Hatfield - Past President

Graham Group

Jeff Hatfield, RPA/CPM is Senior Vice President of Medical Properties at the Graham Group, which is a national developer of medical office buildings. He performs leasing and asset management functions for buildings in Des Moines, Tucson and Omaha totaling nearly 600,000 square feet. He is active in the community as an Urbandale Planning and Zoning commissioner; adjunct instructor at Drake University; Downtown Community Alliance board member and a member of Rotary Club of Des Moines AM. He is a life-long Des Moines area resident, a Drake graduate (BA/MA) and he is married to the lovely Liz.



Cindy McCauley—President

EMC

Cindy McCauley is the Vice President of Administration at Employers Mutual Casualty Company (EMC). Her responsibilities include facilities, construction management, vendor management, tenant relations and lease administration for the EMC's Des Moines campus; branch property management; fleet management; event coordination; guest relations; mail services; shipping/receiving/supplies, print services and records management. Cindy has been a commercial property manager for 28 years and holds her CPM designation.

Cindy serves on the board of directors for Operation Downtown. She volunteers for the American Lung Association of Iowa. Cindy and her husband, Kevin, live in Ankeny.



Jeff Pardun - VP Programs

Iowa Farm Bureau

Jeff Pardun works for the Iowa Farm Bureau Federation Property Management Inc. He is the Facilities Manager for the Iowa Farm Bureau corporate campus in West Des Moines. The Iowa Farm Bureau is a Class A office building that sits on a 65-acre site in the heart of West Des Moines. Jeff works with the daily operations, staff management, and budgeting. He is a graduate of the 2-year Horticulture Program at DMACC. He currently holds his SMT, SMA, and FMA designations thru BOMI. Jeff enjoys spending time with his wife Angie and their 3 children.



Alex Broderick - VP Education

Ryan Companies

As Senior Real Estate Manager, Alex prioritizes understanding owner goals and leveraging his experience to meet those goals in a credible, professional and consistent way. He leads through his strengths in communication, ethical integrity, interpersonal skills and strategic thinking, as well as a willingness to listen and problem solve in a humble and collaborative manner. Alex loves developing long-lasting relationships with business partners and working closely with all team members to meet objectives. With 10 years of experience, he enjoys that each day brings something new and he views problem solving as a creative process. Alex's responsibilities include supporting the disposition process for assets sold, maintaining asset values for long-term holds, development budgets and financial reports. He also supervises vendors and tenants, and oversees the financial and variance reporting process. Alex firmly believes that for true service to be provided, every contact he makes should walk away from each unique interaction as a satisfied customer.



### Valerie Hageman - VP Secretary/Treasurer

DCI Group

Val Hageman is a Construction Administrator with OPN Architects in Des Moines as well as a Property Manager for Corridor Plaza – a development in Fort Dodge currently under construction with DCI Group and ATI Realty to redevelop Crossroads Mall to a multiuse shopping and entertainment district. Originally from northeastern Iowa, she is an Upper Iowa University graduate and proud Big Sister with Big Brothers Big Sisters of Central Iowa since 2011.



### Chris Schmidt - VP Membership

Kum & Go

Chris Schmidt has worked in Building Operations for over 27 years. He grew up building custom homes with his father in Grundy Center, Iowa. He received his bachelor's degree from AIB. He has achieved multiple certifications/diplomas in fields relating to the building operations world. He has spent most of his career working for AIB and University of Iowa. He is currently the Director of Buildings and Operations for Kum & Go's corporate headquarters in downtown Des Moines. He is married with three children.



### Kevin Rodman - Member at Large

R&R Realty Group

Kevin Rodman – CPM (IREM) is a Senior Property Manager with Management Professionals, Inc., a subsidiary of R&R Realty Group. Kevin is responsible for property management/tenant relations of approximately 4 million square feet of office, flex and warehouse properties in Urbandale and Grimes. He has 20+ years of commercial real estate experience. Kevin has received the Certified Property Manager (CPM) designation from the Institute of Real Estate Management (IREM).

Kevin lives in Norwalk with his wife Peg and their four children. They enjoy hiking, kayaking, traveling and attending sporting events.



### Sam Moeller - Allied Representative

Shaw Contract

Sam Moeller is an Account Manager for Shaw Contract. Shaw Contract designs sustainable flooring products and solutions for all types of commercial spaces. Sam is a native of the Twin Cities, graduate of Iowa State University and currently lives in Des Moines.



### Dawn O'Connor - Association Executive

BOMA Iowa

Dawn O'Connor is the owner of The Resource Connection, a full service association management company. She has more than 25 years of experience working with non-profits, providing membership services, event planning, accounting, communication, website services and leadership development. Dawn and her husband Dean live in Altoona. They have two sons, both grown. In her free time she enjoys golfing and spending time with family and friends.





### *Message from Cindy McCauley—President*

BOMA Iowa members made 2021 another incredible year! Still in the midst of a pandemic and with the help of our incredible members, our numbers grow once again this year to a 10 year high of 177! Some of the highlights from this year were another successful BOMA Golf Outing; funding \$3,500 in scholarships for those pursuing careers in real estate related industries; interesting industry-related and human interest speakers at the monthly lunches; and a visit and presentation from Henry Chamberlain, President and COO of BOMA International.

2022 will be another great year for BOMA Iowa. Jeff Pardun with Iowa Farm Bureau Federation will be leading BOMA-Iowa. Jeff and the other board members are dedicated to the mission of representing and promoting the interests of the commercial real estate industry through effective leadership, advocacy, exchange of information and professional development.

Please let us know if you have any suggestions on how to better the organization or increase the value you receive for your membership dollars. Thank you again for your membership!



### *Message from Jeff Hatfield—Past President*

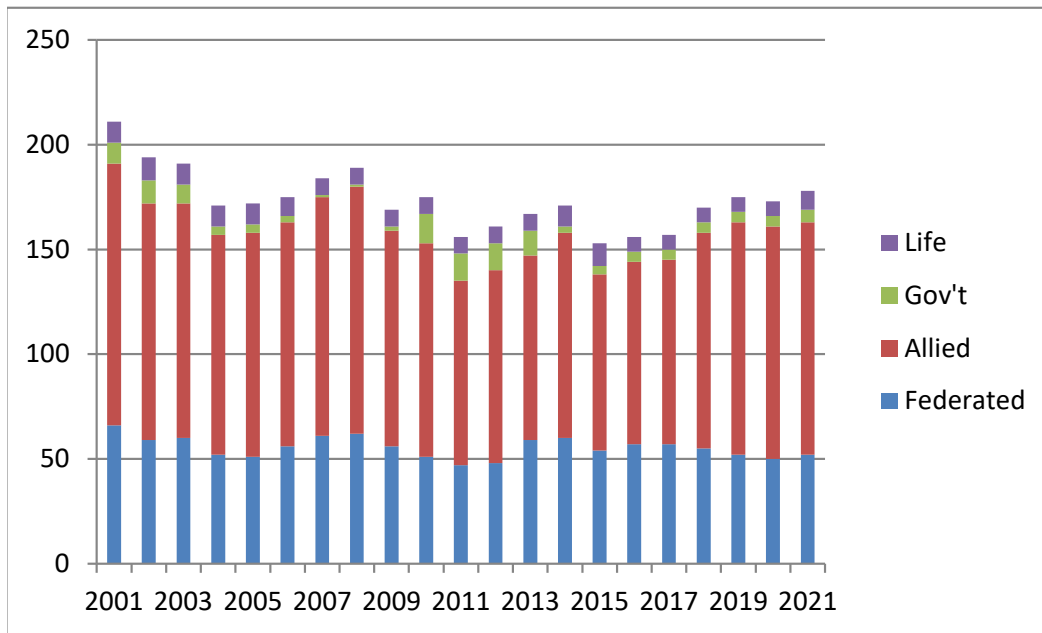
Well, you know the old saying: “three strikes and you’re out”, so I’m walking away from the BOMA Iowa board member plate for the third and last time this month. It’s been my honor and privilege to serve the members of BOMA Iowa. I want to thank each and every member for your attendance at our monthly luncheons, annual golf event, education seminars and the various social outings. To all our sponsors – I offer my sincere “thank you” for your generosity this past year and in the future! Our sponsors help keep our membership dues low, and they provide great value.

The 2022 board of directors is stacked with enthusiasm, youth and talent. (The newly named Vice President at EMC Insurance) Cindy McCauley did a great job as President this year presiding over fabulous Social Events (Sam Moeller) and Programs (Jeff Pardun) while keeping our budget intact. Membership is at an all-time high (Chris Schmidt)! A not so famous person once said, “Great social events and programs will always drive up membership” and it was true in 2021. As usual, Dawn O'Connor our BAE, provided BOMA Iowa with background, history, support and dedication.

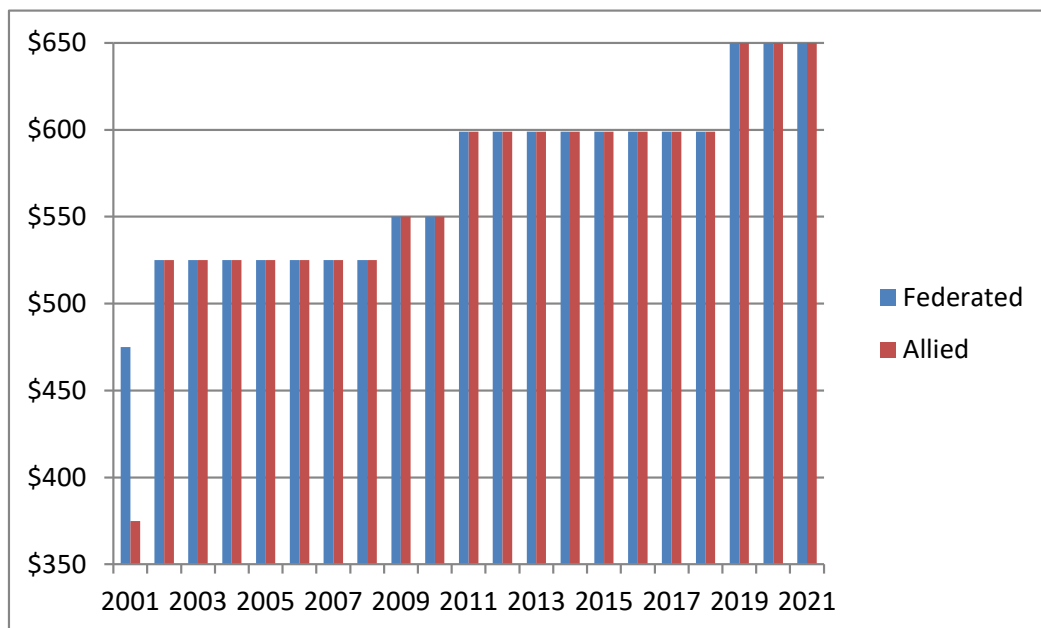
Again, thanks to all the members, board members, stakeholders and speakers over the last year. See you at the next meeting, because unfortunately for some of you, I’m sticking around for a while and I’ll remain active in BOMA Iowa!

## Membership

*THE VALUE OF BOMA IOWA IS ITS MEMBERSHIP. OVER THE PAST DECADE, WE HAVE AVERAGED 160+ MEMBERS.*



*WE STRIVE TO KEEP OUR DUES REASONABLE AND COMPETITIVE.*



## *Social Events*

- **Annual Golf Outing**  
Blank Golf Course
- **Holiday Social**  
AC Hotel Des Moines



## *Iowa Architectural Foundation Walking Tour*

Downtown Des Moines



## *Programs*

*WE STRIVE TO PROVIDE PROGRAMS THAT ARE DIVERSE, ENTERTAINING AND EDUCATIONAL FOR OUR MEMBERS.....*



## *Subjects*

### **January 2021**

Happenings in Des Moines

### **February 2021**

City of Altoona

### **March 2021**

The Stadium

### **April 2021**

State of the College

### **May 2021**

City of Grimes

### **June 2021**

Can Play Sports

### **August 2021**

Success in Difficult Environment

### **September 2021**

BOMA Update

### **October 2021**

Sustainability

### **November 2021**

"Backup"

## *Speakers*

### **Greg Edwards**

Catch Des Moines

### **Jeff Mark**

City of Altoona

### **Danny Heggen**

Krause+

### **Rob Denson**

DMACC

### **Alex Pfaltzgraff**

City of Grimes

### **Jake Clarke Wharff**

Can Play Sports

### **Nick Ackerman**

American Prosthetics & Orthotics

### **Henry Chamberlain**

BOMA International

### **Jeremy Caron**

City of Des Moines

### **Sage Rosenfels**

Sage Rosenfels Inc.

## *Sponsorships*

### **Gold Level - \$1,850**

- 12 month membership for one (add \$275.00 for each additional member from organization)
- Recognition of Gold Level Sponsor at each Monthly Luncheon (Table sign identifying all Gold Sponsors)
- Sign sponsor at the Golf Outing
- Company logo in e-newsletter with link to company website
- Company logo on BOMA website with link to company website
- Holiday Party Sponsor

### **Silver Level - \$1,650**

- 12 month membership for one (add \$300.00 for each additional member from organization)
- Sign sponsor at the Golf Outing
- Company logo in e-newsletter with link to company website
- Company logo on BOMA website with link to company website
- Holiday Party Sponsor

### **A la Carte Sponsorship**

- 10 Luncheons in 2020 (no refunds if not able to attend) \$250
- Dessert Sponsor at one Monthly Luncheon - \$300
- Company logo in e-newsletter with link to company website (12 months \$400.00)
- Company logo on BOMA website with link to company website (12 months \$200.00)
- Golf Outing Sign Sponsor - \$150
- Golf Outing Hole Sponsor \$300
- Golf Outing Lunch Sponsor \$500, Dinner Sponsor \$500, Beverage Cart Sponsor \$500, Hole-In-One Par 3 Prize Sponsor \$500, Keg Sponsor \$300, Table at the Turn \$300, Bag Drop Sponsor \$300 (each limited to one individual organization)
- Holiday Party Sponsor \$200.00



## Membership and Golf Sponsors

SPONSORSHIP IS ESSENTIAL TO ALLOW BOMA IOWA TO HOST SUCCESSFUL SOCIAL EVENTS, EDUCATIONAL OPPORTUNITIES, SCHOLARSHIPS, AND MORE.....

### Gold



### Silver

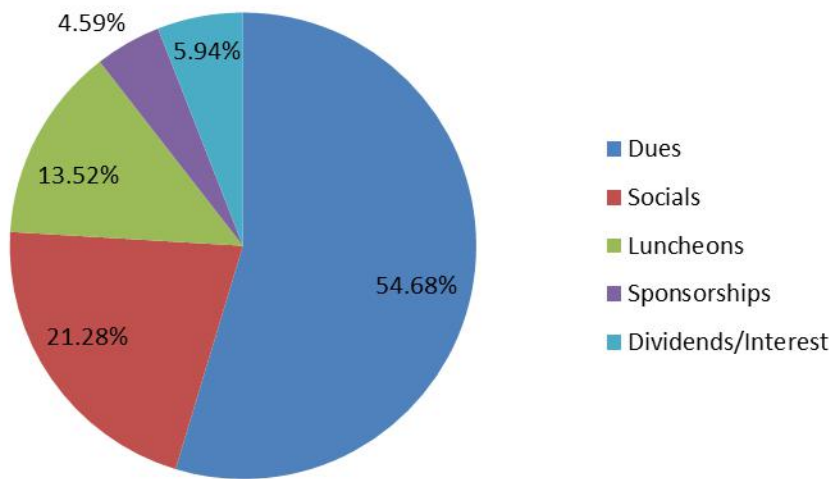


### Golf

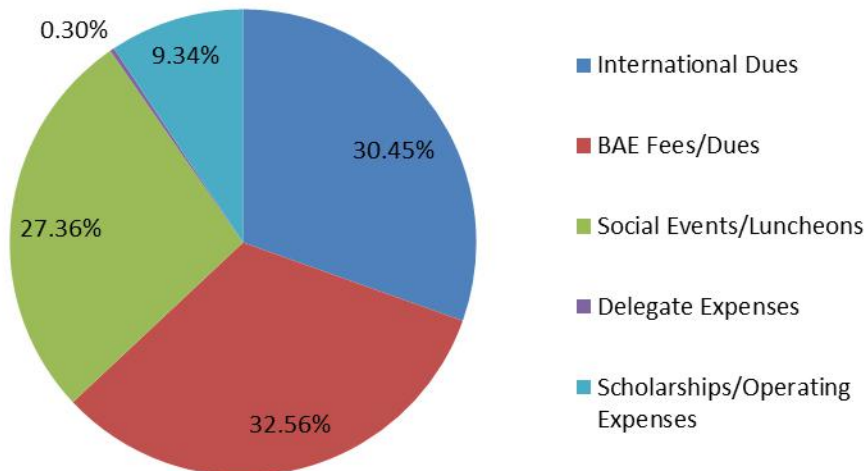


## 2021 Financials

Income \$149,153

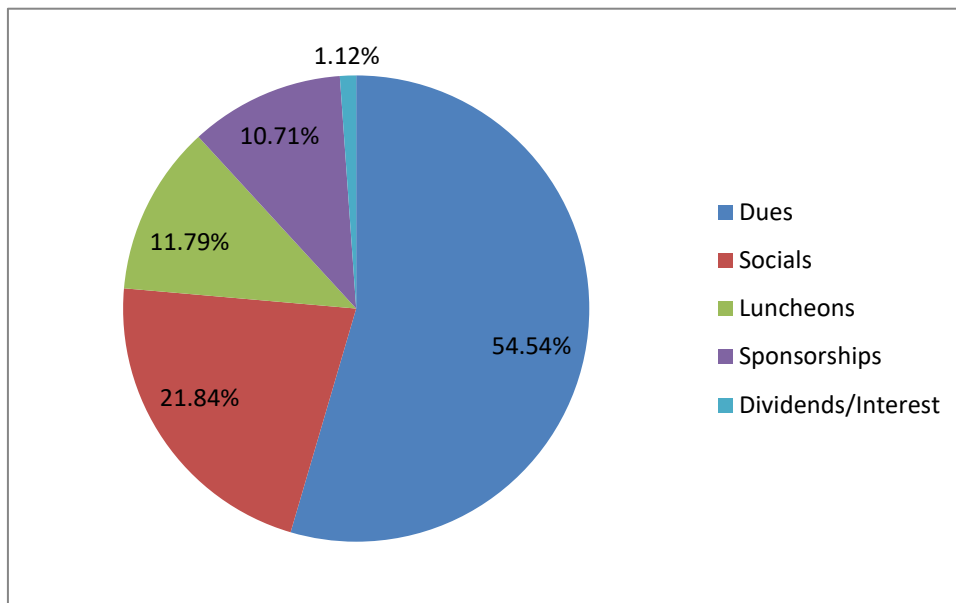


Expenses \$120,235



## 2022 Financials (Projected)

# Income \$144,205



# Expenses \$144,000

