

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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2024 Board of Directors



Val Hageman West - Past President

Microsoft

Val Hageman is a Critical Environments Program Manager for Microsoft in West Des Moines. She is an Upper Iowa University graduate, an avid RAGBRAI'r and certified cat enthusiast. She is originally from Ossian, Iowa and has been in the construction and / or facilities management industry for 24 years.



Chris Schmidt —President

Des Moines University

Chris Schmidt has worked in Facilities Management for over 30 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 Facilities Management at Des Moines University. He is married with three children. One of his boy's wrestles for Iowa State University and the other wrestles for California Baptist University.



Kevin Rodman - VP Programs

R&R Realty Group

Kevin Rodman is the Director of Maintenance and Operations with Management Professionals, Inc., a subsidiary of R&R Realty Group. Kevin is responsible for maintenance and operations for R&R Realty Groups commercial properties in the Des Moines area. He has 25 years of commercial real estate experience and has received the Certified Property Manager (CPM) designation from the Institute of Real Estate Management (IREM). Kevin, his wife Peg and two of their four children live in Norwalk. They enjoy hiking, kayaking, traveling and attending sporting events.



Alex Broderick - VP Education

Ryan Companies

As Senior Real Estate Manager with Ryan Companies, 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'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 is a Waukee resident and enjoys spending time with his wife, Kimberly, and their two children (Lillian & Macallan).



Bob Carey - VP Secretary/Treasurer The Waldinger Corporation

Bob began his career in commercial real estate working for a local real estate developer approximately 30 years ago. His first several years were spent learning the maintenance side of what makes a building tick. Eventually, Bob became more involved in the overall financial performance of his properties and moved into the property management side of the world where he continues today. Property types managed over the years include light industrial, retail, A-class office, flex, and 47 retail banks. Lifelong Ankeny residents, Bob and his wife of 33 years have two children who are both graduates of the University of Iowa.



Alex Higginbotham - VP Membership Prairie Trail Management

Alex Higginbotham is a Senior Property Manager with Prairie Trail Management Co. His previous real estate background includes residential home sales and multifamily management. He and his team currently manage The District at Prairie Trail, industrial properties, and professional/residential associations. He is currently working on obtaining his Certified Property Manager designation. Alex lives in Johnston with his wife Maggie and young son Otis. As an Iowa State Alumni, they enjoy attending Iowa State events together in their free time.



Mitch Wieczorek - Member at Large Iowa Farm Bureau

Mitch Wieczorek is currently the Assistant Building Manager at Iowa Farm Bureau in West Des Moines, Iowa, where he has held this role since 2021. He was previously with the Iowa Farm Bureau from 2007-2014, then joining Drake University where he was the Assistant Director of Facilities Planning & Management until 2021, when he returned to Iowa Farm Bureau.

Mitch attended DMACC and the University of California – San Diego, where he acquired professional certifications in Management, Building Maintenance, Facilities Management and Sustainability. In addition, he is AMRT, WRT & HST certified by the IICRC, Certified Boiler Operator from the IABME and a Certified Manager of Commercial Properties through BOMI.

Mitch, along with his wife and two daughters, live in the Des Moines Metro, where they have a small residential property portfolio that they manage. He is a Car Guy, so any free time after family and work is usually spent tinkering in the garage.



Craig Clabaugh - Allied Representative Otis Elevator

Craig Clabaugh is the Maintenance Supervisor at Otis Elevator and has been with them for 16 years. Craig is responsible for managing 16 service mechanics in Central and Eastern Iowa. Some of his tasks include fostering customer relationships, scheduling repairs, safety oversight, parts ordering and contract compliance. Craig and Jean have lived in Urbandale for 23 years and have three adult sons that keep them very busy. As most of you know, Craig loves to golf, watch the Cyclones/Cowboys and listen to live music with Jean/family/friends. He has really enjoyed his involvement with BOMA over the last 17 years and enjoys all of the friendships that he has gained from BOMA.



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 30 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 Chris Schmidt—President

BOMA Iowa members and our board made 2024 another incredible year! Our membership held strong at 164 dedicated real estate professionals and service providers. Our annual Iowa Golf Outing was a huge success once again, thanks to the efforts of Dawn O'Connor, Craig Clabaugh, and our social committee. Many of our monthly luncheons and educational events were standout moments, offering valuable insights and attracting great attendance. Kevin Rodman worked tirelessly to secure top-tier speakers, and his efforts were truly successful.

Financially, the organization is in a very strong position. Even with a modest increase in membership fees, we saw no negative impact on enrollment. This shows that our members truly appreciate the networking, education, and social opportunities we offer for the value of the fees. In 2024, BOMA Iowa also began our rotation as Regional Chair, with Kevin Rodman representing our chapter on various committees. His dedication included hours spent interviewing for international committees, and we are proud of his leadership over the past year.

On a personal note, I'm especially proud of our board for launching a scholarship program to support local members taking BOMI classes. This initiative is a fantastic way to give back to our members and promote BOMA International's BOMI program. Thanks to our healthy budget and investments, we were able to award scholarships to all who applied. Special thanks to Alex Broderick for championing this program—his vision was fully supported by the board.

Looking ahead to 2025, I'm confident it will be another fantastic year for BOMA Iowa. With Kevin Rodman stepping into the role of president after an outstanding term as Programs Chair in 2024, and the continued dedication of our board, we are in great hands. I'm also excited to welcome Kate Mullinex as our new Member-at-Large board member. Having worked with her personally in the real estate industry, I know she will be an incredible asset to the team.

As always, we welcome your feedback and suggestions on how we can continue to improve the organization. Thank you again for your membership and support—here's to another successful year ahead!

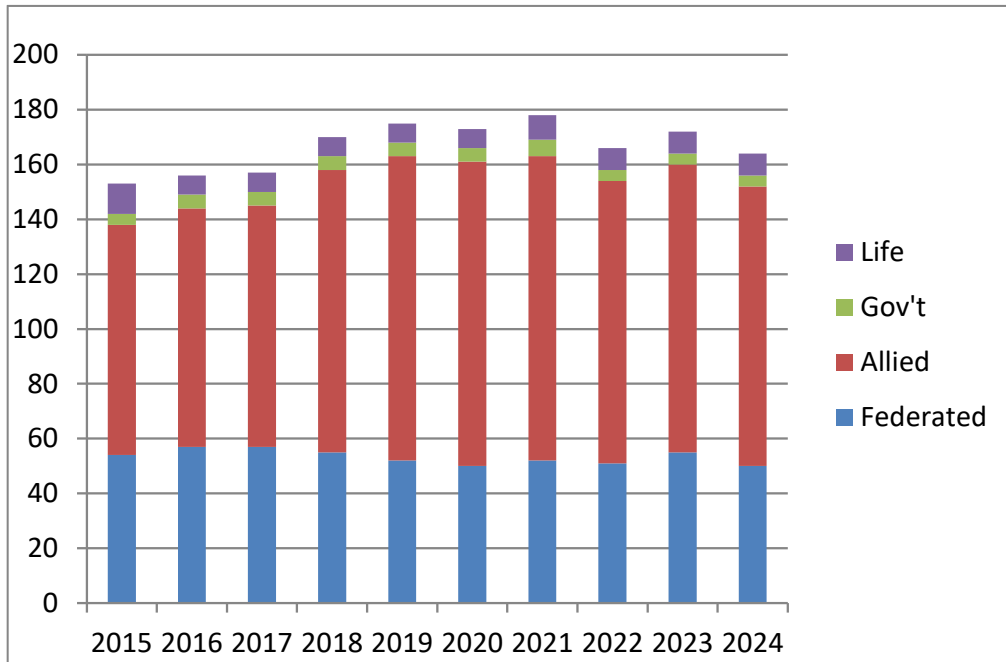


Message from Val Hageman West—Past President

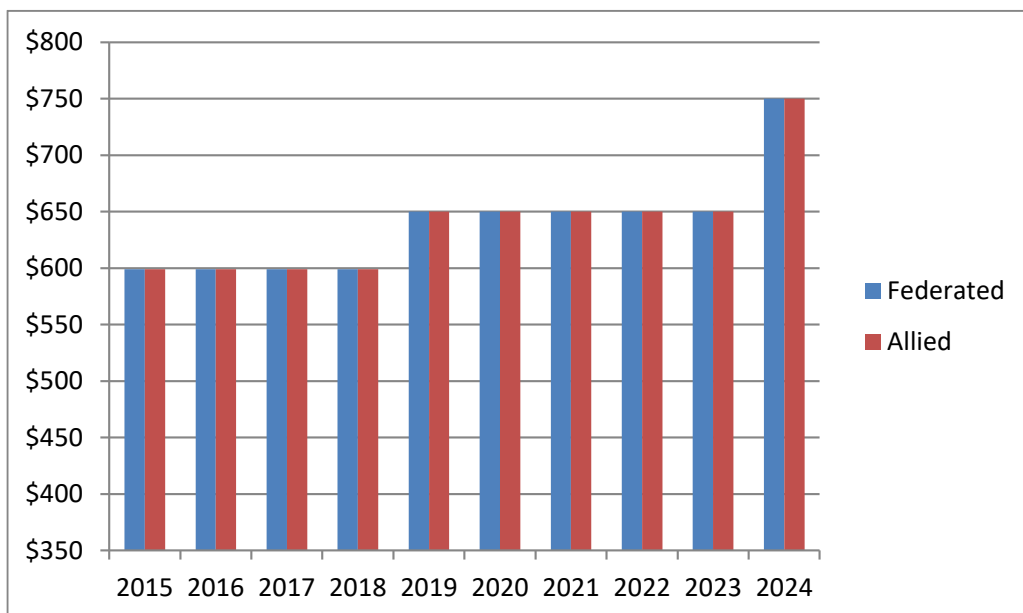
It is a bittersweet moment saying farewell to my board position with BOMA Iowa. I'd like to thank all the folks who have offered support over the past years. Our membership is strong, and I'm confident that I'm leaving you in very capable hands. I'm proud of the work we've done to ensure dues are making an impact in the community, and for all of membership. - Allied and Federated alike. Between an increased focus on charitable giving, membership education, and offering informational - and entertaining monthly luncheons, I hope everyone has found value in their memberships! Thank you to all our sponsors who make our golf event, holiday party, and monthly luncheons sought after events year after year. I'm looking forward to seeing you all in the future. Thank you for putting your confidence in me to serve on the board.

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**
Terrace Hills Golf Course



- **Holiday Social**
Big Grove Brewery



Education:

- **Tour of Metro Recycling Facility**



Programs

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



Subjects

January 2024

Dorothy's House

February 2024

City of Des Moines Police Update

March 2024

City of Urbandale Update

April 2024

Hickman/I35 Project and Mix Masters

May 2024

Iowa State Fair Update

June 2024

Master of Real Estate Development

August 2024

Atlantic Bottling Story

September 2024

Commercial Lending, Insurance and Appraisal

October 2024

Ray's Story

November 2024

Des Moines Botanical Gardens

Speakers

Kellie Markey

Dorothy's House

Chief Dana Wingert

City of Des Moines Police Department

Aaron DeJong

City of Urbandale

Ben Adey

Iowa Department of Transportation

Jeremy Parsons

Iowa State Fair

James Spiller, Mike Macri

Iowa State University

Kirk Tyler

Atlantic Bottling

David Albrecht, Scott Griesse, Cole Adair, Clint Miller

City State Bank; Rally Appraisal

Ray Cole

Author and Hall of Fame Broadcaster

Kim Perez

Des Moines Botanical Gardens

Sponsorships

Gold Level - \$2,000

- 12 month membership for one (add \$400.00 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 - \$1,800

- 12 month membership for one (add \$425.00 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

- Membership \$750 first person; \$550 each additional member
- 10 Luncheons in 2023 (no refunds if not able to attend) \$300
- Dessert Sponsor at one Monthly Luncheon - \$350
- 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 \$350
- Golf Outing Lunch Sponsor \$500, Dinner Sponsor \$500, Beverage Cart Sponsor \$500, Hole-In-One Par 3 Prize Sponsor \$500, Keg Sponsor \$350, Table at the Turn \$350, Bag Drop Sponsor \$350 (each limited to one individual organization)
- Holiday Party Sponsor \$300.00

Membership and Golf Sponsors

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

Gold



Silver



Golf



Contractors.
Innovators.
Over Achievers.



GREINER
CONSTRUCTION



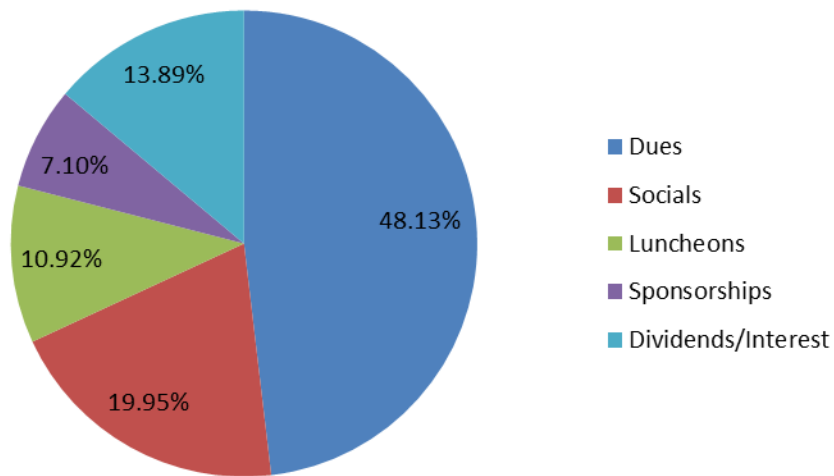
Krause+



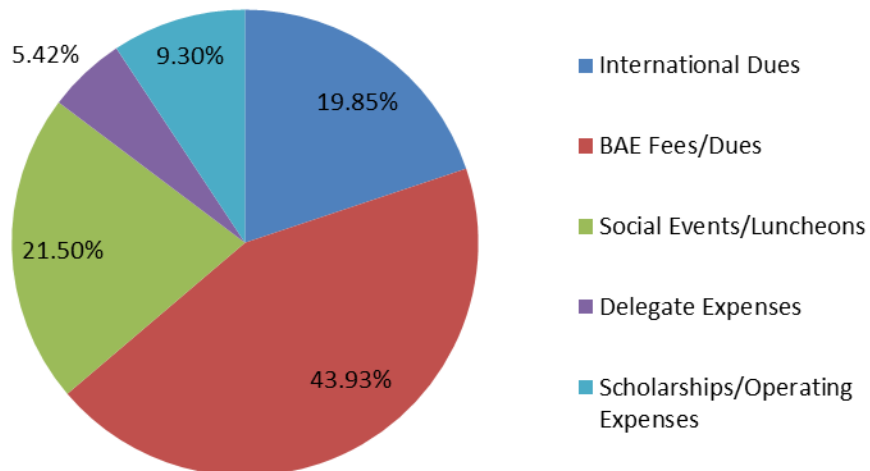
ShawContract®

2024 Financials

Income \$198,923

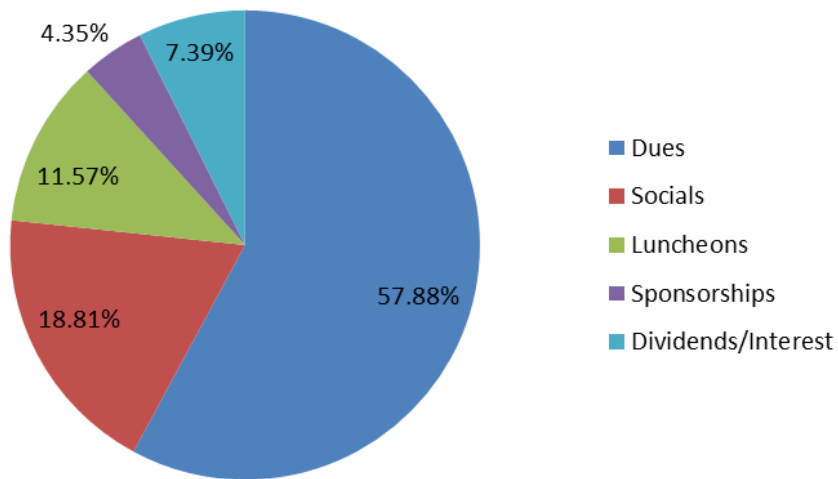


Expenses \$200,099



2025 Financials (Projected)

Income \$203,090



Expenses \$202,385

