2025 Annual Report

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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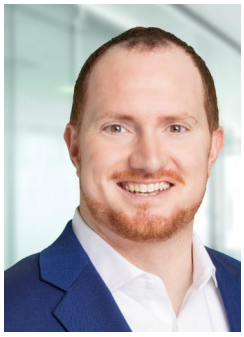
2025 Board of Directors

Chris Schmidt - Past 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.

Kevin Rodman —President — 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 earned 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 Programs — 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).

Dan Carlson - VP Education — WB Realty

Dan Carlson is the Director of Operations at WB Realty Company. In this role he oversees the strategic planning and execution of WB Realty Company's goals, and oversees the commercial property management division. With a bachelor's degree in Construction Engineering from Iowa State University, Dan has a wealth of knowledge of building components and systems stemming from his time in the construction industry. Dan collaborates closely with commercial brokers, guiding clients through tenant improvements or build-to-suit opportunities, and provides valuable insight during sale and lease negotiations. He also oversees all property acquisitions and manages new development projects. Dan and his wife, Sara, have two children and live in Norwalk.

Alex Higginbotham - VP Sec/Treas — Prairie Trail Management

Alex Higginbotham is the Director of Property Management for Prairie Trail Management Co. His previous real estate background includes residential home sales, multifamily, association, and commercial 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 two young sons. As an Iowa State Alumni, they enjoy attending Iowa State events together in their free time.

Mitch Wieczorek - VP Membership — Iowa Farm Bureau Federation

Mitch Wieczorek is the Assistant Building Manager at Iowa Farm Bureau in West Des Moines, Iowa, a role he's held since 2021. His connection to Iowa Farm Bureau goes back to 2007, where he spent several years before moving to Drake University as the Assistant Director of Facilities Planning & Management. After six years at Drake, Mitch returned to Iowa Farm Bureau to continue his work in facilities management.

He studied at Des Moines Area Community College (DMACC) and the University of California – San Diego, earning professional certifications in Management, Building Maintenance, Facilities Management, and Sustainability. Mitch also holds several industry credentials, including Journeyman Water Restorer certification through the IICRC, a Certified Boiler Operator license from the IABME, and is a Certified Manager of Commercial Properties (CMCP) through BOMI. Mitch and his wife live in the Des Moines Metro with their two daughters, where they manage a small portfolio of residential properties. When he's not working or spending time with his family, you'll probably find him in the garage — he's a lifelong car enthusiast who enjoys tinkering and turning wrenches whenever he gets the chance.

Kate Mullinex - Member at Large — Krause+

Kate Mullinex is the Area Property Manager for Krause+. Krause+ develops and operates real estate in downtown Des Moines and the Piedmont region of Italy. Kate began her career in real estate as a property administrator in Chicago, and since moving back to Iowa has gained experience and knowledge in both commercial and residential roles within the industry. Her experience has led to interactions with a variety of tenants, encountering different needs and challenges along the way. She enjoys the customer service aspect of her position and being able to create connections and relationships within the industry to help others get ahead. Kate is an active board member with the Institute of Real Estate Management (IREM) Iowa Chapter and served as board President in 2024. She is also a member of CREW Iowa. Kate currently holds a Certified Property Manager designation with IREM, as well as a Certified Commercial Investment Member designation with the CCIM Institute. In her free time, she enjoys being outside, spending time with friends and family, and trying out new restaurants. Kate and her husband Mike live in Waukee with their son, Max, and dog, Bub.

Craig Clabaugh - Allied Representative — Metro Elevator

With 18 years of experience in the elevator industry, Craig Clabaugh is a passionate leader dedicated to transparency, effective communication, and diligent follow-up. As Vice President of Operations at Metro Elevator Iowa/Nebraska, he brings a wealth of expertise in sales, business development, branch management, and operations—ensuring long-term success for both customers and his team. Outside of work, Craig enjoys spending time with family and friends, golfing, attending Iowa State sporting events, traveling, and live music. He also has really enjoyed his involvement with BOMA and values the many friendships that he has gained over the last 18 years.

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 Kevin Rodman —President

BOMA Iowa, Thank you for an awesome 2025! It is you, our members that make this a great organization. We are 172 members strong and our monthly luncheons, drop-in events, building tour, holiday social and golf outing showed that strength with terrific attendance in 2025. It is great to see all the conversations happening before and after our luncheons.

Your generosity has led to three more scholarships being awarded in 2025. These are going to folks in our communities that will use the funds to grow their knowledge and skills and strengthen our industry here in Iowa.

Looking ahead to BOMA Iowa 2026, I am excited about the opportunities for continued growth in membership, excellent educational events, networking opportunities and advocacy. With Alex Broderick leading the way and Alex Higginbotham organizing programs, 2026 will prove to be a great year! The entire BOMA Iowa board is committed to serving you, our members. If you have any suggestions on how we can make the organization better, please let us know.

I have enjoyed my time as President this past year and enjoyed serving on your BOMA Iowa Board. I look forward to seeing everyone at the January luncheon!

Message from Chris Schmidt—Past President

As I close out my time on the BOMA Iowa Board, I find myself reflecting on what an incredible journey the past seven years have been. It's truly a bittersweet moment—while I'm looking forward to what's next, I'll deeply miss being part of something that has meant so much to me.

Throughout these years, I've been lucky to work alongside passionate, driven individuals who care deeply about our industry and our members. I want to express sincere thanks to everyone who supported me along the way.

A special thanks to Jeff Hatfield, who was a generous mentor and guiding voice for our board—thank you, Jeff. And to Mitch Wieczorek, your leadership in membership recruitment brought us just shy of a record year—an incredible accomplishment.

Together, we've expanded scholarship opportunities, strengthened our educational programming, and brought people together through engaging (and fun!) luncheons. I truly hope each of you has felt the value of your membership—both personally and professionally.

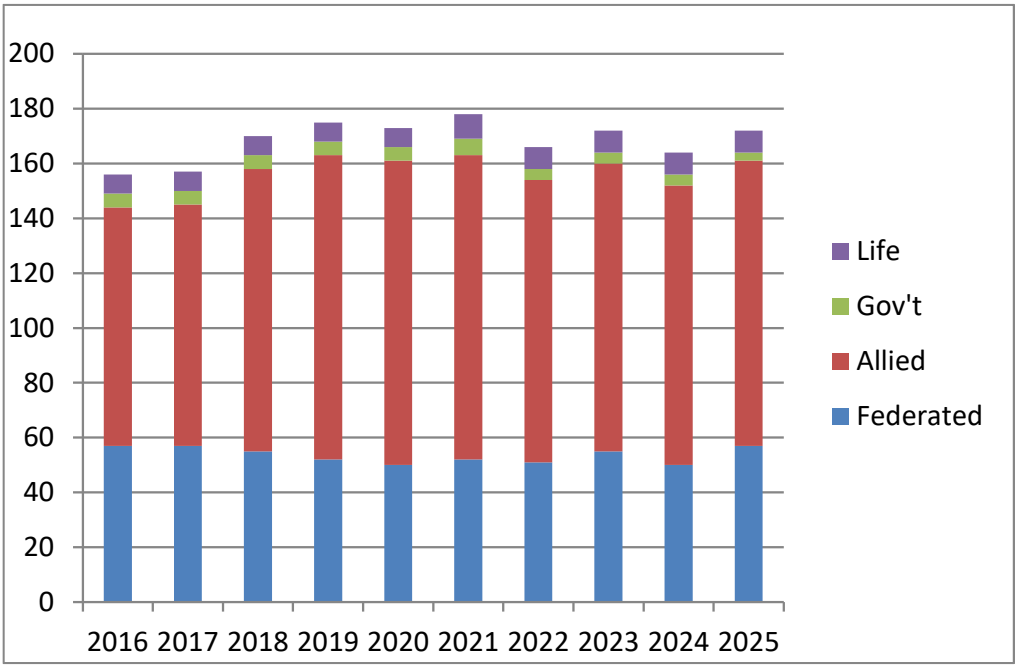
To our amazing sponsors: thank you for making our signature events—golf outings, holiday parties, and monthly luncheons—something our members look forward to year after year.

And finally the best for last, to Dawn O'Connor—there are no words that do justice. Dawn, your dedication, heart, and behind-the-scenes magic are the foundation of this organization. You are truly the heartbeat of BOMA Iowa, and we are all better because of your work.

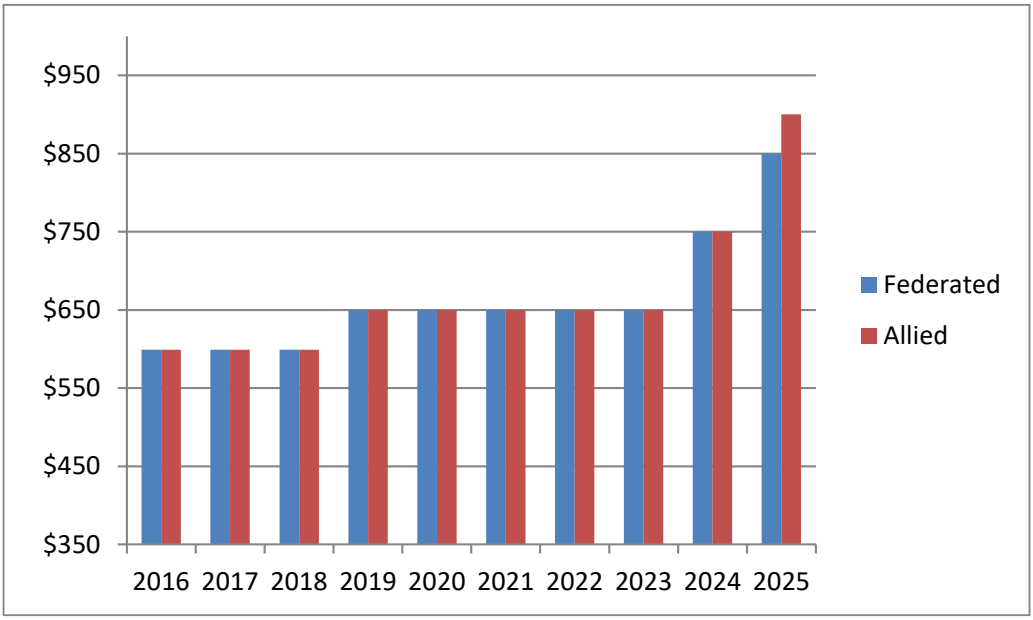
I'm proud of all we've accomplished together, and honored to have served in this role. Thank you for trusting me with this opportunity. I look forward to staying connected and seeing what the future holds for BOMA Iowa.

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**
  Terrace Hills Golf Course

- **Holiday Social**
  Big Grove Brewery

- **Social Drop-In**
  Gilroys

Programs

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

Subjects

January 2025
Greater Dallas County Development Alliance

February 2025
Change Course

March 2025
Goodwill

April 2025
Legislative Update

May 2025
Catch Des Moines

June 2025
Microsoft

August 2025
515 Walnut Tower Project

September 2025
Navigating DEI/HR Ever-Changing Space

October 2025
Business Record

November 2025
Greater Des Moines Partnership

Speakers

Rachel Wacker
Greater Dallas County Dev Alliance—Exec Dir

Joseph Johnson
Change Course—CEO

Mary Hunter
Goodwill—President and CEO

Wes Enos
Deputy Chief of Staff for Zach Nunn

Greg Edwards
Catch Des Moines—President and CEO

Sara Hansen
Microsoft—Sr Community Affairs Manager

Joe Teeling
Blackbird Fund Management—President

Kate Hightshoe-Lambert
Kate Shu Collective—CEO

Chris Conetzkey, Michael Crumb
Business Record—President and Senior Staff Writer

Alex Lynch
Des Moines Partnership, Regional Comm Integration

Sponsorships

Gold Level - $2,150

- 12 month membership for one (add $500.00 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 - $1,950

- 12 month membership for one (add $525.00 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 $850 first person (property manager); $900 first person (vendor); $550 each additional member
- 10 Luncheons in 2024 (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 $400
- 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 $400, 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

LARRY'S BUILDING SERVICES
Baker GROUP
OTIS
AHLCON MECHANICAL CORPORATION
neumann builders since 1912
RYAN
CERRIS SYSTEMS
MARSDEN SERVICES
EXCEL MECHANICAL CO., INC.
TFT The Finishing ToucheZ We love beautiful plants and flowers
THE FILTER SHOP Your Air Filtration Specialists
METRO ELEVATOR
WRIGHT OUTDOOR SOLUTIONS

Silver

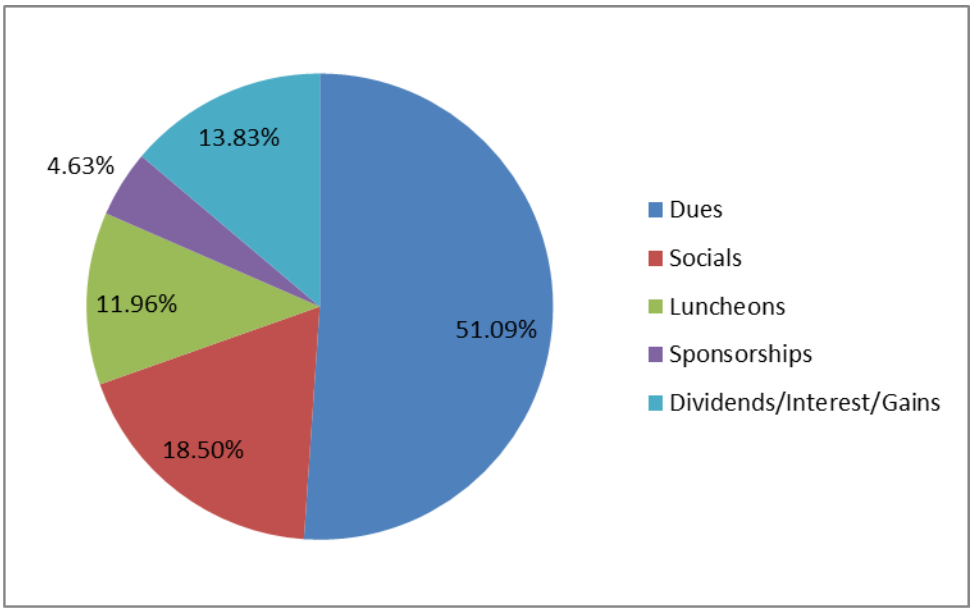
EMC INSURANCE
WALDINGER
HERITAGE Building Maintenance
CITY WIDE FACILITY SOLUTIONS

Golf

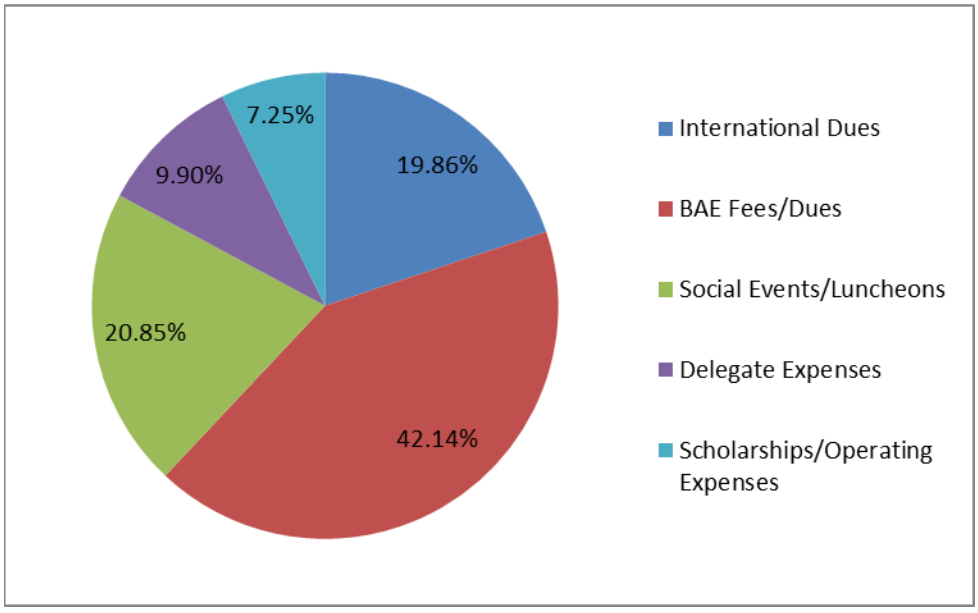
HRTLND An ESOP Company
R&R REALTY GROUP
KECK PARKING
the Samuels Group Inc. Contractors. Innovators. Over Achievers.
ServiceMASTER Restore ServiceMaster by Rice
WASTE CONNECTIONS INC. Connect with the Future®
LATITUDE SIGNAGE + DESIGN
P1 Service, LLC
TKE
FIRST ONSITE PROPERTY RESTORATION
UNITED SERVICES
VIKING FIRE PROTECTION GROUP
HARVARD®
TOP JOB services
WB REALTY CO.
perficut
LOCALLY OWNED & OPERATED ASI 515.964.5229 ANKENY SANITATION INC.

2025 Financials

Income $237,887

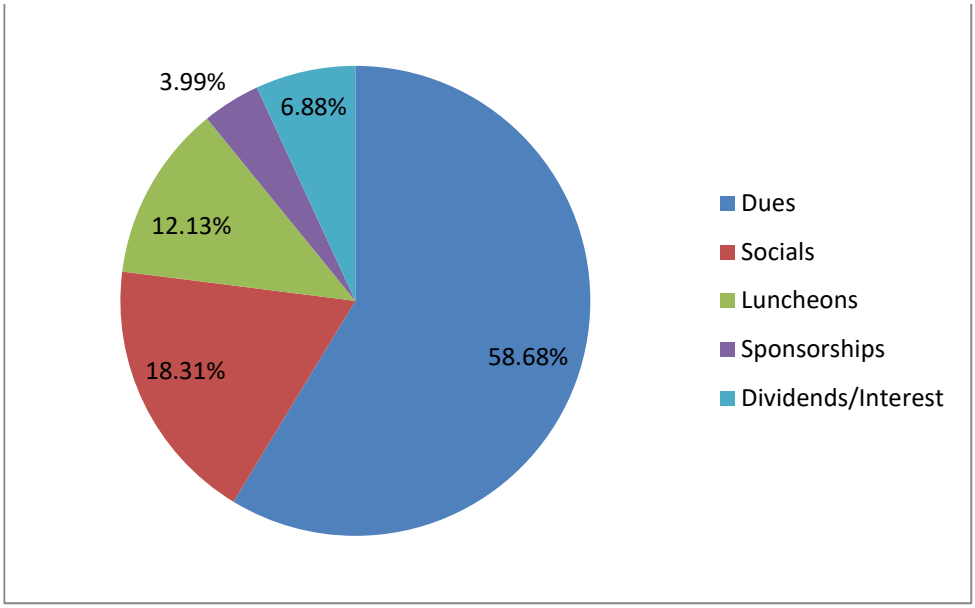
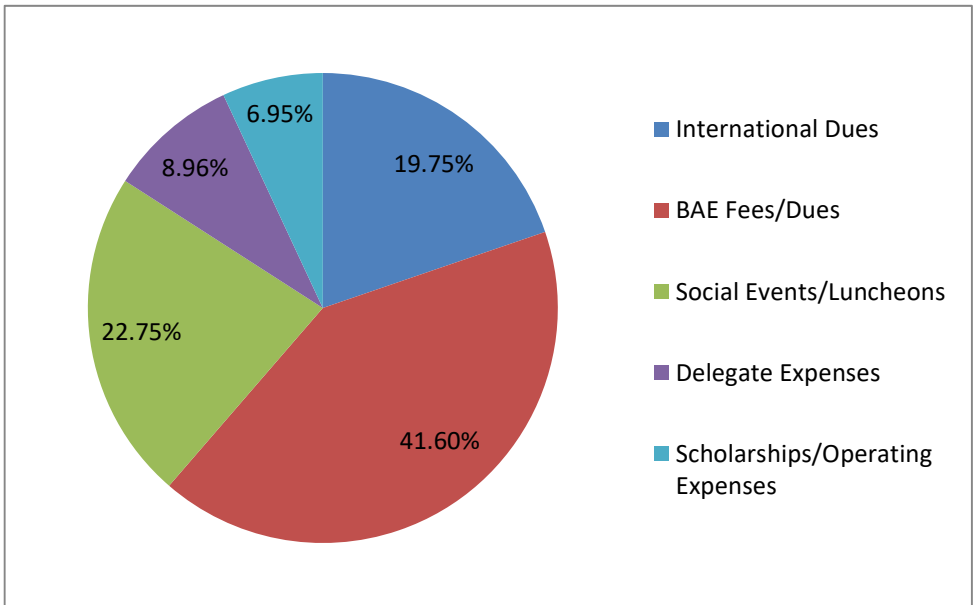


Expenses $218,697



2026 Financials (Projected)

Income $226,655



Expenses $223,331