



American Railway
Development Association

2017 Executive Forum

PRESENTING

Get Connected



ATLANTA

Norfolk Southern Goode Building
1200 Peachtree Street NE
January 24-25, 2017

Introduction

Since 1906, ARDA has provided a forum for the North American railroad community to meet and effect positive change:

“The objectives of the Association are to foster the industrial, real estate, natural resources, market development activities and environmental concerns of the North American railroads; and through the advancement of ideas and education of its members further promote the effectiveness of railway development and related work.”

The American Railway Development Association (ARDA) is a not-for-profit educational trade association founded in 1906 to promote Economic Development, Real Estate Development, Technology, and Environmental Activities of the North American Railroads. ARDA achieves this through the advancement of ideas and education of members to further promote the effectiveness of railway development.

ARDA encourages membership from all classes of railroads throughout North America. Members also include professionals from other associations, agencies, and railroad service partners that have a direct effect on rail business today. ARDA's membership variety provides a wide perspective on issues facing the railroad industry in the 21st Century.

The Economic Development Section is focused on enhancing rail business through the expansion and location of new railway and customer facilities. The Real Estate Section works to address the challenges that the rail industry faces in the acquisition, sale, and lease of real property.

The Environmental Section represents the environmental interests of the rail industry and provides awareness and information transfer on related topics. The Technology Section promotes technology and systems that advance matters pertaining to railroad environmental, real estate, and economic development activities. The Law Section focuses on legal issues affecting the railroad industry.

ARDA's section structure and its events not only provide informative programs, but also allow members to network with their industry peers. ARDA members include representatives from all of the Class 1 railroads, several short line and regional railroads, as well as professionals in real estate, economic development, environmental, engineering, legal, and other disciplines. The ARDA conference is an excellent educational and networking opportunity.

Our 2017 ARDA Sponsors

PLATINUM

Bartlett & West
CSX Real Property / CSX Transportation
Norfolk Southern Corp.

GOLD

AECOM
BNSF Railway
CN

GEI Consultants, Inc.
HDR
Kansas City Southern

SILVER

Clear Channel Outdoor
Florida East Coast Railway
Herzog Contracting Corp.

LJA Engineering
TerraPact
TRC Solutions

BRONZE

Daley Mohan Groble

National Railroad
Construction and
Maintenance Association

Thank you for your support!

2017 ARDA Executive Forum

Tuesday, January 24

11:30 AM–12:30 PM

Registration and Lunch

Registration will take place near security in the main entrance to the Goode Building off of Peachtree Street.

Once registered, lunch will be served to the attendees outside the Peachtree Room on the 2nd Floor.

12:30 PM–12:45 PM

Welcome and Safety Briefing

Alan Sisk, Director—Technical Services, Norfolk Southern Corp. and President of ARDA
[Peachtree Room \(2nd Floor\)](#)

12:45 PM–1:30 PM

Conference Session 1—Connecting the Industry Through GIS

Moderator

Cameron Rex, Appraiser—GIS Analyst, RMI Midwest and ARDA Technology Section Vice Chair

Panelists

Abby Clark, GIS Consultant, Railinc
Racquel Wright, GIS Program Manager, Federal Railroad Administration
[Peachtree Room \(2nd Floor\)](#)

1:30 PM–2:00 PM

Conference Session 2—Connecting with Encroaching Neighbors - the Georgia Experience: Exempting Railroad Property from Adverse Possession

Introduction

Glenn Olander-Quamme, Attorney-at-Law and Chair of the ARDA Law Section

Presenter

Matthew Williams, Attorney, Matthew D. Williams & Associates
[Peachtree Room \(2nd Floor\)](#)

2:00 PM–2:15 PM

Afternoon Break

[Outside of Peachtree Room \(2nd Floor\)](#)

2:15 PM–2:45 PM

Conference Session 3—Avoiding Disconnections from Rising Tides

Introduction

Scott Keating, Vice President, GEI Consultants

Presenter

Sam Merrill, Senior Practice Leader, GEI Consultants
[Peachtree Room \(2nd Floor\)](#)

Get Connected

Tuesday, January 24 (Continued)

2:45 PM–3:45 PM

Conference Session 4—Creating Value from Surplus Property

Moderator

Mark Alvarez, Director, Surplus Property Program, ARCADIS

[Peachtree Room \(2nd Floor\)](#)

Panelists

David Drach, Director Real Estate - U.S., Canadian Pacific Railway and ARDA Past President

Malcolm Roop, Director Real Estate, Norfolk Southern Corp.

Daniel Schmitt, Counsel, CSX Transportation

[Peachtree Room \(2nd Floor\)](#)

3:45 PM–4:00 PM

End of the First Day Remarks

Alan Sisk, Director—Technical Services, Norfolk Southern Corp. and President of ARDA

[Peachtree Room \(2nd Floor\)](#)

4:00 PM–7:00 PM

Reception with Roundtables and Tours

ARDA would like to welcome all Forum attendees to a reception in the NS Goode Building outside of the Peachtree Room on the 2nd Floor.

Roundtables

During the course of the reception, three roundtable discussions will be hosted by ARDA's topic section committees.

4:30 PM–5:30 PM

Roundtable on Utility Crossings, a continuation of discussions from the past three ARDA events, hosted by the Real Estate Section

[King Plow Room \(3rd Floor\)](#)

5:00 PM–6:00 PM

Best Practices in Economic Development, hosted by the Economic Development Section

[Whitaker Room \(3rd Floor\)](#)

5:30 PM–6:30 PM

Current State of Unmanned Systems - Exploring Railroad & Environmental Uses, hosted by the Environmental and Technology Sections

[Terminus Room \(3rd Floor\)](#)

Tours

Throughout the reception, groups will be assembled to tour Norfolk Southern's Enterprise Command Center (ECC) and Locomotive Control Center (LCC). Both of these centers are located in the Goode Building.

2017 ARDA Executive Forum

Wednesday, January 25

7:00 AM–7:55 AM

Breakfast

Outside of Peachtree Room (2nd Floor)

7:55 AM–8:15 AM

Welcome, Safety Briefing, and 2017 Annual Meeting Preview

Alan Sisk, Director—Technical Services, Norfolk Southern Corp. and President of ARDA

Peachtree Room (2nd Floor)

8:15 AM–9:15 AM

Conference Session 5—Sources of Funding for Economic Development Projects

Moderator

Jon Arita, Regional Manager—Economic Development, BNSF Railway Company and Chair of the ARDA Economic Development Section

Panelists

Chuck Baker, Partner, Chambers, Conlon & Hartwell, LLC

J. Lee Hutchins, Jr., Director - Freight Logistics and Planning, AECOM Infrastructure

John Trent, Senior Director, Strategic Operations and Safety, Georgia Ports Authority

Peachtree Room (2nd Floor)

9:15 AM–10:15 AM

Conference Session 6—Connecting with the Legislative Process: The Push for Utility Crossing Legislation

Moderator

Glenn Olander-Quamme, Attorney-at-Law and Chair of the ARDA Law Section

Panelists

Kim Rice Bongiovanni, Assistant General Counsel, CSX Transportation

Ann Kennedy, Owner, Ann E. Kennedy Law PLLC

Peachtree Room (2nd Floor)

10:15 AM–10:30 AM

Morning Break

Outside of Peachtree Room (2nd Floor)

Get Connected

Wednesday, January 25 (Continued)

| | |
|--------------------------|---|
| <u>10:30 AM–11:45 AM</u> | <u>Conference Session 7—Helping the Public Get Connected to Rail</u> |
| Moderator | Peter Masson , Office Leader, Antea Group and Chair of the ARDA Environmental Section |
| Presenter | Meaghan Atkinson , Manager Environmental Programs and Sustainability, CSX Transportation Patrick M. Brady , General Director Hazardous Materials Safety, BNSF Railway Company Stella Karnis , Sr Manager Environmental Affairs, CN Esi Langston , Manager Corporate Sustainability, Norfolk Southern Corp. |
| <u>11:45 AM–12:00 PM</u> | <u>Closing Remarks</u> Alan Sisk , Director—Technical Services, Norfolk Southern Corp. and President of ARDA Peachtree Room (2nd Floor) |

Speaker Biographies

Mark Alvarez

Director, Surplus Property Program, Arcadis

Mark Alvarez serves as Director of Arcadis' Surplus Property Program. Having managed multi-million dollar portfolios of corporate-owned property, Mark has created and implemented processes to optimize site categorization and project valuation, leading to further risk mitigation and remedial cost reduction, whether managing portfolio-based or single-asset divestment opportunities. As the former North American Regeneration Manager for a multi-national Oil & Gas conglomerate, Mark created and implemented innovative, value-ass divestment strategies that included environmental liability transfers, environmental remediation, state environmental and political regulatory approvals, financial analysis & underwriting, land planning, permitting and entitlements and site due diligence.

Meaghan Atkinson

Manager Environmental Programs and Sustainability, CSX Transportation

Meaghan Atkinson has responsibility for ongoing development, implementation, and communication of sustainability strategy to both internal employees and external stakeholders. She is responsible for goal setting, contribution to CSX's corporate social responsibility report, and management of sustainability data for the company. Her previous experience includes sustainability program management at the Florida Army National Guard and hazardous waste regulation for the Florida Department of Environmental Protection. Meaghan holds a Master's Degree from the University of Florida in Environmental Engineering and a Bachelor's Degree from Stockton College in NJ. Since 2011 Meghan has been the Manager of Environmental Programs & Sustainability for CSX.

Chuck Baker

Partner, Chambers, Conlon & Hartwell LLC

Chuck Baker is a partner at Chambers, Conlon & Hartwell where he represents clients such as the National Railroad Construction & Maintenance Association (NRC), the OneRail Coalition, the American Railway Development Association (ARDA), the American Short Line & Regional Railroad Association (ASLRRRA), Canadian National Railway,

Speaker Biographies (continued)

and the Transbay Joint Powers Authority. For the NRC, Mr. Baker also serves as its President. In this capacity, he has responsibility for all of the association's core financial, operational, and legal programs, including the federal legislative and regulatory and program in front of both Congress and the Administration. For the OneRail Coalition, a coalition of freight rail, intercity passenger rail, commuter rail, rail labor, and rail supply industry interests, Mr. Baker coordinates the group's activities and messaging, and its interface with Congress and the Administration. Mr. Baker is also a member of the Board of Directors of the Coalition for America's Gateways & Trade Corridors (CAGTC).

Prior to joining CC&H, Mr. Baker worked with the Surface Transportation Policy Project in Washington, D.C. Mr. Baker has also worked for Deutsche Bank Securities as an investment banker specializing in Corporate Finance and Mergers & Acquisitions in San Francisco, CA. Mr. Baker is a native of Baltimore, MD, and a graduate of Rice University in Houston, TX.

Kim Rice Bongiovanni

Assistant General Counsel, CSX Transportation

Kim Rice Bongiovanni is the Assistant General Counsel - Real Estate and Environmental for CSX Transportation, Inc. Prior to CSX she was Real Estate Counsel for the New Orleans, Miami and Bahamian Divisions of Winn-Dixie Stores, Inc., an Associate with Lobrano, Kincaid & Quesda and Claims Counsel for Minnesota Title Insurance Company. Ms. Bongiovanni is a graduate of University of Florida and Mississippi College School of Law.

Patrick M. Brady, CIH, CSP

General Director Hazardous Materials Safety, BNSF Railway Company

Patrick started with Burlington Northern Railroad (BN) in 1991 as a Corporate Industrial Hygienist. He became the Assistant Director Hazardous Materials Safety in 1992. Upon BN's merger with Santa Fe in January 1996, Patrick became the Manager of Hazardous Materials Field Operation and Emergency Response and was promoted to the Asst. Director of Hazardous Materials in 2002, Director Hazardous Materials in 2014 and to General Director, Hazardous Materials Safety in 2015.

Speaker Biographies (continued)

Additionally, Patrick is a Certified Industrial Hygienist and a Certified Safety Professional

Abby Clark

GIS Consultant, Railinc

David Drach

Director Real Estate Sales & Acquisitions U.S., Canadian Pacific Railway

David Drach is the Director Real Estate - U.S. for Canadian Pacific in its Minneapolis office and oversees real estate transactions for the railroad's U.S. lines and properties encompassing 15 states in the Midwest and Northeast U.S. He has held a number of positions in the Real Estate Department since beginning his employment with Soo Line Railroad Company in 1984.

David received his Bachelors of Science degree in Computer Science from Augsburg College in Minneapolis and his Juris Doctor from William Mitchell College of Law in St. Paul. He is a member of the City of Saint Paul Task Force studying the redevelopment of Ford Motor Company's Twin Cities Assembly Plant and a Past President of the American Railway Development Association.

J. Lee Hutchins, Jr.

Director - Freight Logistics and Planning, AECOM Transportation

Dr. Lee Hutchins manages freight transportation project development, its infrastructure and the underlying industrial land use, from planning through implementation and operations, for the private and public sector. He has an extensive record of identifying and implementing freight programs for industrial facilities, railroads, as well as inland and coastal ports, aligned with economic development, employment growth and return on investment metrics. His work takes him across North American, as well as international, locations, having managed two joint ventures in Belgium and Spain while living in Belgium. He began his career repurposing and reconfiguring regional railroad networks and industrial land use from a joint public / private sector perspective.

He has worked in more than 200 port, terminal, refinery and chemical plants, as well as rail and road served industrial sites, around the globe

Speaker Biographies (continued)

linking freight handling, economic development and urban planning with transportation infrastructure. Dr. Hutchins is the Chairman for the Railroad Environmental Research Issues Subcommittee of the Transportation Research Board, National Academy of Sciences, as well as serving on the NCFRP 38 Panel for Metropolitan Freight Movement. As a planner and engineer, he holds a bachelor's degree in civil engineering and a doctorate in transportation and urban planning from Washington University (St. Louis).

Stella Karnis

Sr Manager Environmental Affairs, CN

Stella Karnis is the Sr Manager Environmental Affairs for Canadian National Railway, with over twenty years of experience in the environmental field. Her responsibilities include management of the contaminated sites, capital upgrades and compliance programs for CN, in Canada and the U.S. She is responsible for the development and management of programs aimed at reducing the company's environmental risks related to historic and current operations at CN sites and ensures the continuous improvement of these programs. In an effort to promote continuous improvement of the remediation process, she has incorporated sustainable considerations in the remediation program at CN since 2008. She is also the co-founder and co-lead of SuRF Canada which was established in 2011.

Ann Kennedy

Owner, Ann E. Kennedy PLLC

Ann is an experienced real estate lawyer and commercial litigator, with clients ranging from individuals and small businesses to Fortune 500 companies, including a highly recognized Class I railroad company. A board-certified real property law specialist, Ann's practice focuses on the resolution of real estate disputes, through settlement or trial, as well as providing counsel aimed at avoiding disputes. For the past several years, Ann has been selected for inclusion on the list of Minnesota Super Lawyers. Ann is licensed to practice law in both Minnesota and South Dakota. Her law offices are located in the historic Gilbert Building, in St. Paul, Minnesota.

Ann spent the first 20 plus years of her legal career at the Minneapolis law firm of Lindquist & Vennum, where she chaired the real estate

Speaker Biographies (continued)

litigation practice group and, later, was an elected member of the firm's management committee. Now, as the owner of her own small firm, Ann provides representation that places the highest priority on excellence and efficiently achieving client objectives.

Ann grew up on a small family farm in southeastern South Dakota. She attended Augustana College in Sioux Falls, South Dakota, and received her law degree from the University of Minnesota, with magna cum laude honors. Ann also has a master's degree from the Humphrey School of Public Affairs. Before attending law school, Ann worked for the State of Minnesota, where she analyzed and planned for the implementation of legislative initiatives.

In addition to running her law practice, Ann serves on the board of directors of Lundstrum Performing Arts, Minnesota's premier training program for dance, voice and drama.

Esi Langston

Manager Corporate Sustainability, Norfolk Southern Corp.

Sam Merrill

Senior Practice Leader, GEI Consultants

Dr. Sam Merrill is a recognized leader in next generation approaches to benefit-cost analysis. For twelve years through 2012 he was Associate Research Professor at the Muskie School of Public Service, University of Southern Maine, and Director of the EPA's New England Environmental Finance Center. He has been a successful small business owner and held directorships in nonprofit, academic, and government sectors. He has published over 25 peer-reviewed articles and received many awards for his work, including a military medal for distinguished public service - the highest honor presented to private citizens by the US Department of Defense.

Glenn Olander-Quamme

Attorney-at-Law

Glenn Olander-Quamme is an attorney in Minneapolis, Minnesota. He has been providing legal services to railroads since 1986. His practice focuses on railroad real estate, environmental, and public projects matters. From 1986 to 1996 he was a corporate attorney for Soo Line Railroad Company (now Canadian Pacific), where he served as the

Speaker Biographies (continued)

company's principal real estate and environmental attorney. From 1997 to 2011 he provided legal services to Class I and shortline railroads at Spence, Ricke & Thurmer (later Ricke & Sweeney) in St. Paul. And since 2011 he has been a solo practitioner in the Minneapolis area. Prior to joining Canadian Pacific, he practiced with the Jones Day firm in Los Angeles and the Henson & Efron firm in Minneapolis. In addition to his legal work, Glenn has served as a consulting expert on railroad real estate issues.

Glenn obtained a Bachelor of Science degree in social studies education from the University of Minnesota in 1973. And in 1979 he received a Juris Doctor degree from the University of Minnesota Law School, graduating magna cum laude. He is currently admitted to practice in Minnesota and Wisconsin.

Glenn is a long-time member of ARDA, and for many years was affiliated with the Environmental Committee. He was the first Chair of the Law Committee and is currently reprising that role.

Malcolm Roop

Director Real Estate, Norfolk Southern Corp.

Daniel Schmitt

Counsel, CSX Transportation

Dan Schmitt is counsel in the Law Department at CSX Transportation. He joined the Company in 2013. Prior to that time he was an associate with Gibson, Dunn & Crutcher in Washington D.C., specializing in environmental litigation. In his current role, Dan manages the environmental legal aspects of litigation, compliance, site remediation, and property transactions, including the disposition of surplus property. Mr. Schmitt is a graduate of Northwestern University and Columbia Law School.

John Trent

Senior Director, Strategic Operations and Safety, Georgia Ports Authority

Joined US Lines as a trainee in 1984. Held numerous supervisory positions and have experience with both the ILA and ILWU. Held mid and upper level transportation management positions. Assisted with several start up operations with TraPac Los Angeles and Seattle as well

Speaker Biographies (continued)

as MOL America. Started with Georgia Ports Authority in 1994 and have overseen the development and operations of GPA's breakbulk and container operations.

In 2012, Trent took over as Senior Director of Strategic Operations responsible for the introduction and development of GPA's terminal and inland strategic initiatives. He is a North Carolina native and a graduate of The Citadel, The Military College of South Carolina.

Matthew Williams

Attorney, Matthew D. Williams & Associates

Racquel Wright

GIS Program Manager, Federal Railroad Administration

Raquel Wright is the GIS Program Manager at the U.S. Department of Transportation's (USDOT) Federal Railroad Administration (FRA). She joined FRA in 2006 after spending the 5 previous years supporting the GIS Program at USDOT's Bureau of Transportation Statistics (BTS). At BTS, she managed the production of the National Transportation Atlas Databases. Prior to BTS, she worked at Network Access Solutions, is the GIS manager.

Raquel has a Bachelor of Science degree in Geography from Old Dominion University and a Master of Science degree in Geography from George Mason University, with a Graduate Certificate in Geographic Information Sciences.

Atlanta Midtown Restaurants

The following are highly rated restaurants in Midtown Atlanta within walking distance or a short taxi ride from our Tuesday night reception at the Norfolk Southern Goode Building.

Empire State South

Southern | \$31-60
999 Peachtree St NE
(404) 541-1105
www.empirestatesouth.com

RA Sushi Bar

Sushi | \$11-30
1080 Peachtree St NE
(404) 267-0114
rasushi.com/atlanta

Establishment

American (New) | \$11-30
1197 Peachtree St NE
(470) 344-8053
establishmentatlanta.com

South City Kitchen

Southern | \$11-30
1144 Crescent St NE
(404) 873-7358
midtown.southcitykitchen.com

Front Page News

American (Traditional) | \$11-30
1104 Crescent Ave NE
(404) 897-3500
www.frontpagenews.com

STK Atlanta

Steakhouse | \$31-70
1075 Peachtree St NE
(404) 793-0144
togrp.com/venue/stk-atlanta

Lure

Seafood | \$31-60
1106 Crescent Ave NE
(404) 817-3650
lure-atlanta.com

Tamarind Seed

Thai | \$11-30
1197 Peachtree St NE
(404) 873-4888
www.tamarindseed.com

Princi Italia

Italian | \$11-30
77 12th St
(404) 709-2058
princiitalia.com

Tap

Gastropub | \$11-30
1180 Peachtree St NE
(404) 347-2220
www.tapat1180.com

2017 ARDA Officers



Pictured from left: Stephanie Johnson, Alan Sisk, Gary Rozmus, Mark Holder, Doug Morrison, and Mike Ray

ALAN SISK *President*

Director—Technical
Services, Norfolk
Southern Corp.

GARY ROZMUS *First Vice President*

Senior Environmental
Consultant, GEI
Consultants

MARK HOLDER *Second Vice President*

Director—Property
Management, CSX
Transportation

DOUG MORRISON *Treasurer*

Rail Market Leader,
Bartlett & West, Inc.

MIKE RAY *Secretary*

Manager—Economic
Development
BNSF Railway Company

STEPHANIE JOHNSON *Past President*

Director—Carload Sales
and Industrial Develop-
ment, Florida East Coast
Railway

2016-17 ARDA Section Leadership

| Economic Development | Environmental | Real Estate |
|---|---|---|
| JON ARITA <i>Chair</i> Regional Manager— Economic Development, BNSF Railway Company | PETER MASSON <i>Chair</i> Office Leader, Antea Group | MARK JAMES <i>Chair</i> Chief Executive Officer, TerraPact, Inc. |
| CHRIS INGRAHAM <i>Vice Chair</i> Director Industrial Development, Norfolk Southern Corp. | DEVIN SPRINKLE <i>Vice Chair</i> Regional Manager— Environment (U.S.), CN | RENAY ROBISON <i>Vice Chair</i> Director—Real Estate, Union Pacific Railroad |
| JEFF RISLEY <i>Secretary</i> Business Development Leader, Bartlett & West, Inc. | BILL JAMES <i>Secretary</i> National Market Director for Transit and Rail, TRC Solutions | BRADLEY GORDON <i>Secretary</i> Manager, Real Estate, Patriot Rail Company LLC |

| Law | Technology |
|--|--|
| GLENN OLANDER-QUAMME <i>Chair</i> Attorney-at-Law | CHARLOTTE MULLER <i>Chair</i> Rail Business Developer, Bartlett & West, Inc. |
| KEVIN BALDWIN <i>Vice Chair</i> Partner, Daley Mohan Groble | CAMERON REX <i>Vice Chair</i> Appraiser—GIS Analyst, RMI Midwest |

REGISTER NOW!

2017 Annual Meeting



Memphis, TN

The Peabody Hotel

June 18–21, 2017

www.amraildev.com/2017annualmeeting



**American Railway Development
Association (ARDA)**

410 First Street SE

Suite 200

Washington, DC 20003

Phone: (202) 715-1259

Email: info@amraildev.com

Website: www.amraildev.com