



**AMERICAN
RAILWAY
DEVELOPMENT
ASSOCIATION**

102nd Annual Meeting

**Eldorado Hotel & Spa
Santa Fe, New Mexico
June 8-11, 2008**

**Successful Partnerships
in the 21st Century**



New Mexico State Capital

Welcome Members and Guests:

Your officers and Executive Committee are pleased to welcome you to the 102nd meeting of the American Railway Development Association. The objectives of the Association are to foster the industrial, real estate, natural resources and 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. This program is designed to accomplish these objectives. We hope you enjoy your stay in Santa Fe, New Mexico and that this annual meeting of the ARDA is truly a memorable one.

Officers:

Ronald D Skinner

Vice President
Bartlett & West, Inc.
1200 S.W. Executive Drive
Topeka, KS 66615

President

Roger M Bennett

Director Industrial Development
Norfolk Southern Corporation
4600 Deer Path Road, Suite 202
Harrisburg, PA 17110

First Vice President

Richard C Sibley

Asst. Vice President
CSX Real Property, Inc.
301 West Bay Street, Suite 800
Jacksonville, FL 32202

Second Vice President

John A Rider

Manager Economic Development
BNSF Railway Company
2650 Lou Menk Drive, MOB-2
Fort Worth, TX 76131

Secretary-Treasurer

The Executive Committee:

Marshall L Williams

President
MLW, Inc.
7919 McMinnville Hwy.
Woodbury, TN 37190

Past President

Kevin Keller

National Director, Trans. Environ. Services
HDR, Inc.
4435 Main Street, Suite 1000
Kansas City, MO 64111

Secretary-Treasurer Nominee

Luddy Arias

Manager Acquisitions & Development
BNSF Railway Company
2500 Lou Menk Road, AOB-3
Fort Worth, TX 76131

Co-Chair Real Estate

Mark Holder

Director- Major Real Estate Sales
CSX Real Property Inc
301 W. Bay Street, Suite 800
Jacksonville, FL 32202

Co-Chair Real Estate

Elizabeth A Brown

Regional Manager
CSX Real Property Inc
301 W. Bay Street, Suite 800
Jacksonville, FL 32202

Chair Technology

Gary Rozmus

Vice President
Gannett Fleming Engineers and Architects, P.C.
P. O. Box 707
Locust Valley, NY 11560

Co-Chair Environmental

Leo Thorbecke

Vice President
Earth Tech
5010 Stonemill Road
Bloomington, IL 47408

Co-Chair Environmental

Mike Ray

Manager Econ. Development & Transload
BNSF Railway Company
2650 Lou Menk Drive, 2nd Floor
Fort Worth, TX 76131-2830

Chair Economic Development

Bill Krupinski

P.O. Box 1025
Paoli, PA 19301

Executive Director

Members Program

Sunday, June 8, 2008

9:00 AM to 3:00 PM **Golfers Tournament**
Location: **Towa Golf Resort**
Lunch on your own



9:00 AM to 1:00 PM **GPS Scavenger Hunt**
Location: **SF National Forest**
Lunch on your own



4:00 PM Hotel check-in time

4:00 PM to 6:00 PM **Meeting Registration**
Location: Hotel Lobby Area
Melody Skinner, Rebecca Bennett, Bill Krupinski

5:30 PM **Executive Committee Meeting**—Teller's Appointments
Location: **ARDA Hospitality Suite**

6:30 PM to 8:30 PM **Welcome Reception**
Location: **Presidential Suite on the Rooftop Patio**

Dinner on your own.



9:00 PM to 11:00 PM **Auction Display / Hospitality Hour**
Location: **ARDA Hospitality Suite**

Please take a few moments to thank our sponsors and hosts of the various functions at this meeting. Without their support we could not accomplish such an awesome event. You will find them each listed by category on the back cover.

Monday, June 9, 2008

- 7:00 AM to 8:00 AM **Continental Breakfast**
Location: Sunset Room - Upper Level Area
- 7:00 AM to 8:00 AM **Meeting Registration**
Location: Outside the Sunset Room
Melody Skinner, Rebecca Bennett, Bill Krupinski
- 8:00 AM to 8:30 AM **Opening Business Session**
Location: Sunset Room
Presiding: **Ron Skinner - President**
Order of Business
Roll Call
Minutes of Previous Annual Meeting
Tellers Report and Presidents Declaration of Election of Officers
Membership Report – **Bill Krupinski, E.D.**
 - Introduction of New MembersSecretary/Treasurer's Report – **Bill Krupinski, E.D.**
Auditing Committee Selection
President's Report – **Ron Skinner - President**
Old Business
New Business
 - 2009 Annual Meeting - **Roger Bennett, 1st V.P.**
Announcements
- 8:30 AM **Spouses Depart to Spouses Program**
- 8:30 AM to 9:15 AM **Section Caucuses** (Real Estate, Environmental, Economic Development & Technology)
Appoint Nominating Committee Member
Brainstorm 2009 Programs for Executive Forum and Annual Meeting
- 9:15 AM to 9:30 AM **Coffee Break**
Location: Sunset Room - Upper Level Area
Sponsor: **ENSR**
- 9:30 AM to 11:30 AM **Conference Program 1**
Topic: **Financing Public-Private Partnerships**
Location: Sunset Room
Moderator: Roger Bennett
Panelists: Richard Norment, The National Council for PPPs
William Tolbert, CEO, Meneren Corporation
Brian Middleton, Denver RTD
- 11:45 AM to 1:00 PM **Keynote Luncheon**
Topic: **The NM Rail Runner project**
Location: Old House Restaurant
Keynote Speaker: Chris Blewett, New Mexico Rail Runner
- 1:15 PM to 2:00 PM **Conference Program 2A**
Topic: **Public-Private Brownfield Redevelopment Revisited**
Location: Sunset Room
Moderator: Gary Rozmus
Panelist: Robert Colangelo - Executive Director, National Brownfield's Association
- 2:00 PM to 2:15 PM **Coffee Break**
Location: Sunset Room - Upper Level Area
Sponsor: **Scannell Properties**

Monday, June 9, 2008 con't.

- 2:15 PM to **Conference Program 2B**
3:15 PM Topic: **National Environmental Policy Acts 101**
Location: Sunset Room
Moderator: Gary Rozmus
Panelists: Carey Burch - HDR, Inc.
Ken Blodgett – STB Environmental Analysis
Q&A and related discussions
- 3:30 PM to **Nominating Committee Meeting**
4:15 PM Location: **ARDA Hospitality Suite**
- 4:30 PM **Free time and dinner on your own!!!**
- 6:00 PM to **Auction Display / Hospitality Hour**
11:00 PM Location: **ARDA Hospitality Suite**
Hospitality Suite will remain open throughout evening.
Please join us at your leisure, make your auction bids and socialize with other members and spouses.
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Tuesday, June 10, 2008

- 7:00 AM to **Continental Breakfast**
8:30 AM Location: Sunset Room - Upper Level Area
- 7:00 AM to **Past Presidents Breakfast**
8:00 AM Location: **ARDA Hospitality Suite**
- 8:30 AM to **Final Business Session**
10:00 AM Location: Sunset Room
Presiding: **Ron Skinner / Roger Bennett**
- Action on Proposed Amendments to Constitution
- Reports of Committees
- Auditing Committee - written report to follow
 - Nominating Committee
 - Resolutions Committee
 - Past Presidents Breakfast
- Reports of Section Caucuses
- Real Estate Development -
Luddy Arias/Mark Holder
 - Environmental – **Gary Rozmus/Leo Thorbecke**
 - Economic Development – **Mike Ray**
 - Technology – **Elizabeth Brown**
- Unfinished Business
- New Business
- Installation of New Officers
- 10:00 AM to **Coffee Break**
10:15 AM Location: Sunset Room - Upper Level Area
- 10:15 AM to **Conference Program 3**
11:45 AM Topic: **Appraisals and Corridor Values**
Location: Sunset Room
Moderator: Mark Holder
Panelists: Sandy Rex, MAI, - Owner, RMI Midwest

- 12:00 PM to **Luncheon & Final Auction Bids**
1:00 PM Location: **Old House Restaurant**
ARDA Hospitality Suite
- 1:00 PM to **Conference Program 4**
2:00 PM Topic: **Projects - Rails to Trails**
Location: Sunset Room
Moderator: Elizabeth Brown
Panelist: Steven Armbrust - Counsel, CSX Transportation
- 2:00 PM to **Conference Program 5**
3:00 PM Topic: **Projects - Logistics Park Kansas City**
Location: Sunset Room
Moderator: Mike Ray
Panelists: Skip Kalb - BNSF Railway
Bill Crandall, President – The Allen Group
Scott Goehri, Vice President - HDR Engineering
- 3:00 PM **Closing Statements - Roger Bennett, President**
Adjournment
- 3:00 PM to **Auditing Committee Meeting**
3:45 PM Location: **ARDA Hospitality Suite**
- 3:00 PM to **Free Time**
4:00 PM



4:00 PM to **The Presidents' Reception & Annual Banquet**
10:00 PM Location: **Santa Fe Southern Railway**
Buses depart from Hotel @ 4:00



Destination: **Lamy, NM - The Legal Tender**



**ARDA Live Auction @
The Legal Tender**



10:00 PM to **Return to Hotel / Fellowship Time**
11:30 PM Location: **ARDA Hospitality Suite**

Wednesday, June 11, 2008

7:30 AM to **Farewell Breakfast & Pick-up Auction Items**
11:00 AM Location: **ARDA Hospitality Suite**
Hosts: Ron & Melody Skinner
Bill Krupinski

8:00 AM **Executive Committee Meeting**
Location: **ARDA Hospitality Suite - Roger Bennett**

The president, officers and executive committee want to thank each of you for attending this year's annual meeting of the American Railway Development Association. We hope that you found your visit to Santa Fe educational and enjoyable and that you have made new friends and strengthened old friendships. Have a safe trip home and please join us for the 2009 Annual Meeting in Annapolis, MD, June 7-10.

See you all there!!

**2008 Annual Meeting
SPONSORS**

GOLD SPONSORS:

BNSF Railway Company

CSX Real Property

Norfolk Southern Corp.

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THANK YOU!!

