



RANIER COMMUNITY PLAN



February 2009

Developed by the *City of Ranier* with funding from Koochiching County and assistance from the *Arrowhead Regional Development Commission*.



Ranier Community Plan Executive Summary



Introduction

The 2008 Ranier Community Plan is a planning document addressing recreation, community life, city infrastructure and amenities, and economic issues. This comprehensive document will guide the City's decision making for the next several years, providing a foundation for future city work plans and efforts.

Process

The Plan was developed by the Ranier City Council with facilitation assistance from the Arrowhead Regional Development Commission (ARDC).

The planning process included a public visioning meeting in August 2008 where residents and interested parties were invited to share their vision for the City and identify community assets, opportunities, and challenges. The City Council met several times with ARDC planners to discuss issues, goals, and strategies. A second public input meeting was held in November to review the plan and to collect additional input from residents.

Organization

The document is divided into several sections. The first section in the plan gives an introduction to Ranier and the planning process. The remaining sections address a variety of issues in the City and set recommendations which will guide the City's future actions in the following areas:

- (A) Recreation
- (B) Community Life
- (C) City Infrastructure and Amenities
- (D) Economics

Each section contains a description of the City's assets and a narrative of issues and goals for each category. Specific recommendations to reach those goals are included.

Finally, the document contains an implementation work plan for the City Council to carry out the recommendations that are located in the plan.

Recommendations

The plan includes several recommendations for City policy and designations to achieve the City's goals. Each recommendation summarized here is described in detail in the Plan document.

Recreation

R1: Develop a way-finding system, and identify and adequately mark public water areas with signs

R2: Seek funding or materials for dock maintenance and expansion

R3: With partners, educate snowmobilers about safe areas to access Rainy Lake by snowmobile

R4: Continue maintaining parks

R5: Address issues related to congestion and pedestrian safety near Seven Oaks Park

R6: Work with Customs to get a connection point in Ranier

R7: Advocate for continued air quality monitoring, including emissions from the railroad

R8: Advocate for continued and proactive water protection of Rainy Lake.

R9: Communicate with the paper mills the need for clean air and water in the area

Ranier Community Plan Executive Summary

R10: Partner with neighboring entities to communicate with CN Railroad the need for allowing access underneath the bridge

Community Life

C1: Explore options for sharing the history of the city

C2: Communicate the importance of keeping the history of the community facilities intact

C3: Continue to maintain the Ranier Welcome Sign and Statue

C4: Continue the dog licensing program and adjust as needed

C5: Ranier should continue to hold celebration events

C6: Continue to utilize the Community Building

C7: Identify a process and consider developing a Planning and Zoning Ordinance.

C8: Ranier and Sheriff's Department advocate for fewer train hold-ups

C9: Develop an alert system that will give emergency vehicles more warning about trains

C10: Advocate that Homeland Security activities be screened

C11: Work to provide information regarding current transit services offered

City Infrastructure and Amenities

A1: Maintain walking facilities and connection to the Rainy Lake Bike Trail

A2: Work with USDA to identify the costs for properly updating the water system

A3: Explore water options and identify a new strategy for lower water costs

A4: Work to balance needs with reasonable taxes

A5: Develop a plan to address water main breaks

A6: Operate the City Liquor Store as long as it is profitable

A7: Advocate for needed updates and maintenance of Highway 11

A8: Develop an annexation statement that identifies when annexation should be pursued

Economics

E1: Support connecting the Foreign Trade Zone with access into Ranier and investigate incorporating the FTZ

E2: Accommodate business expansion and growth that reflects Ranier's current character

Document Review

The 2009 Ranier Community Plan can be reviewed in its entirety by contacting Ranier City Hall at 218.286.3311. The document and information on the planning process is also available for download at www.arrowheadplanning.org/ranier

For more information please contact:
Arrowhead Regional Development Commission
221 West First Street
Duluth, MN 55802
ph:800-232-0707

Ranier Community Plan

Adopted by:

City of Ranier

2008 Council Members:

Ed Oerichbauer, Mayor
Brenda Bauer, Councilor
John Walls, Councilor
Fred Woods Sr., Councilor
Dan Klocek, Councilor

Kim Nuthak, City Clerk

Prepared by:

Arrowhead Regional Development Commission

Pat Henderson, Executive Director

Table of Contents	Page
<u>Section 1: Introduction</u>	<u>1</u>
<u>Section 2: Recreation.....</u>	<u>7</u>
<u>Section 3: Community Life</u>	<u>13</u>
<u>Section 4: City Infrastructure and Amenities.....</u>	<u>19</u>
<u>Section 5: Economics.....</u>	<u>25</u>
<u>Section 6: Recommendation Implementation Checklist.....</u>	<u>27</u>
<u>Appendix A: City Maps</u>	<u>29</u>
<u>Appendix B: Project Partners</u>	<u>31</u>

List of Figures

Figure 1. Ages in Ranier	5
Figure 2. Education in Ranier and Koochiching County	6
Figure 3. Occupations in Ranier.....	6

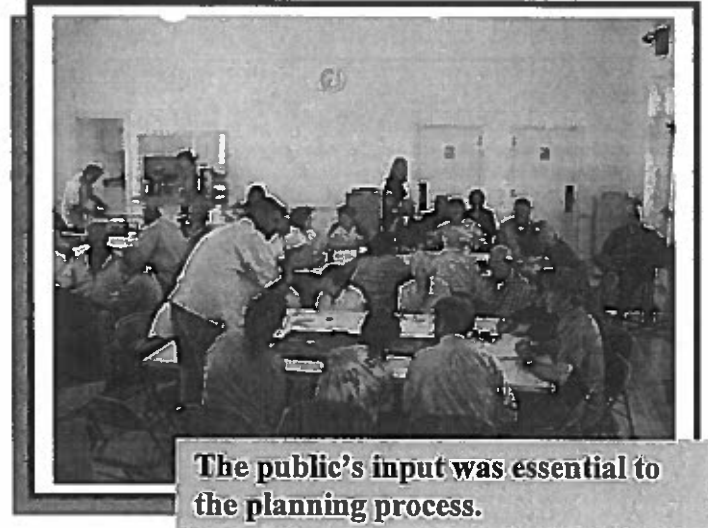


SECTION 1: INTRODUCTION

The City of Ranier is located in Northeast Koochiching County along the northern Minnesota Border with Canada. The city is located on Rainy Lake and surrounds the railroad that spans the mouth of Rainy River. Ranier's economy is largely based on tourism, especially businesses that utilize Rainy Lake, one of the most popular lakes in Minnesota.

Project Background

In May 2008, the Arrowhead Regional Development Commission (ARDC) staff spoke with the Ranier Mayor and City Clerk, as well as representatives of Koochiching County, regarding land use planning in and around the City of Ranier. The City and County officials asked ARDC to prepare a proposal for facilitating a Community Plan process for the Ranier area. ARDC prepared a proposal to complete the planning process which was approved by Ranier and work began in July 2008 to complete the process.



The plan for completing the Community Plan included the following basic format:

- A. Public Visioning Session
- B. Background Development
- C. Issue Identification
- D. Recommendation Development
- E. Implementation and Publishing

ARDC began the process by holding a Public Visioning Session, in which invitations were sent to the residents in and around Ranier. This session was held to gather information for the City Council to help develop a vision statement that guided the process as the document was drafted. Also collected at the session were assets and concerns of the community.

At the following the Public Visioning Session, the City Council reviewed the input given and began developing issues to address during the process. The City Council first reviewed the issues, and then started to identify solutions and develop recommendations. The recommendations were made available for the public to review and a second Public Review Meeting was held, giving another opportunity for comments on the plan. Further revisions were then made with the council and it was submitted for adoption by the Ranier City Council.



Ranier History (from History of Koochiching County¹)

Artifacts found at Houska's Point indicate that many generations of Native Americans considered this place near where Rainy Lake tumbles over the rapids and becomes Rainy River to be an attractive and pleasant spot to tarry. But the natives of this area never tarried in one place for long and it was not until 1898, when John Holler took a forty acre homestead and built a cabin, that Ranier had its first permanent residence. John Holler didn't stay long either. He soon found that commuting two miles to his job as US Customs Officer at Koochiching was too tough, so he and his family soon moved to that village.

In 1906 Holler sold his homestead and cabin to Cook & O'Brien, the company that surveyed the Ranier townsite. At that time the railroad was being built to Ranier and Holler's cabin was used as an engineer's camp. Before the coming of the railroad and for a while afterwards, woods trails, and river boats were the only means of transportation between Ranier and Koochiching.


The railroad and rumors of the railroad brought many people to Ranier. In 1905 news of its coming convinced Harry Erickson that Ranier would be a good place to carry on a fur trade with the Indians. 1907 brought Mr. and Mrs. Fred Couture and their boarding house for railroad workers to town.

1908 was a big year for Ranier. The railroad was completed and the first train, carrying Dr. M.E. Withrow, first through passenger from Duluth, reached town. A building boom ensued. Besides a depot, many homes, several hotels and a number of saloons went up in a hurry. Paul Perkins, agent for the Ranier Townsite Company did a land office business. The first church, Methodist-Episcopal, was organized. Early settlers included the Adolph Lessard family, Michael Schiesl, the Adolph Hilke family, Clifford DeMars, the Art Schmidt family, Harry Erickson's brother, John, the John Shelrud family, Jim Brennan and the John Houska family.

R.M. Johnson is given credit for opening the town's first store but he wasn't far ahead of Harry and John Erickson who opened a general store and traded with the Indians. Later the Erickson brothers dissolved the partnership and Harry built another store. Harry and John also ran passenger and freight boats on the lake. Berger and Malloy built a hardware store near the river dock and John Shelrud, with his son Edgar, had a sash and door factory as well as having an interest in the Erickson store.

The Hilkes, Lessards, Schmidts and others engaged in commercial fishing, an important industry in Ranier. For a number of years the commercial fishermen

¹ Ranier History excerpt from *History of Koochiching County*, 1983. Taylor Publishing Company



operated a fish hatchery the purpose of which was to restock the lake and so ensure a continued good catch. Management of the hatchery was turned over to the State of Minnesota, Department of Conservation, which ran it until the hatchery closed about 1944.

In 1908 a bridge over the Ranier Rapids connected Ranier with Fort Frances and the Canadian Railway system. This gave Ranier port of entry status. P.H. Fogarty was appointed first Collector of Customs.


1909 was the year the school was built by Kinsella & Setterland, contractors. The cost - \$2340.00. The original heating system, two stoves, was installed by Waters Metal Construction Co. at a cost of \$218.23. Later a wood fired furnace and two wash rooms with running water and flush toilets were installed in the basement. The school was a two-story structure with three classrooms, a small library and an auditorium or "big room." Two grades in each room meant that, when you finished sixth grade, you went somewhere else, if you wanted more education. Almost everybody went on to Falls High. The school educated Ranier's scholars until it closed in 1944. Some of the teachers who presided over Ranier classes were; Miss Good, Miss Roningen, Mrs. Correll, Miss Boehm, Miss Peterson and nobody will ever forget Mr. Granger, the school's last principal.

In 1910 the American Tramways Company built a streetcar line from the Falls to Ranier. They operated two electric cars and one, which seemed to be most satisfactory, that used gasoline. One way fare was only 5 cents but the line went out of business in 1913 because of a shortage of passengers.

1910 also saw the opening of the American State Bank in the imposing brick building that still stands at the corner of Duluth and Spruce Streets. The bank continued in business until 1929 when the Wall Street crash closed it and many of the other small banks around the country.

The Virginia & Rainy Lake Lumber Company played an important role in the economic life of Ranier in the years before and after World War One. The VRL logged the pine from the Kabetogama Peninsula and much of the rest of the American side of the Rainy Lake watershed. A good deal of the timber was rafted down the lake to hoisting facilities located near the present International Falls city beach. The logs, loaded onto railroad cars, were transported via a short spur line and the Duluth, Winnipeg and Pacific to the company's mills in Virginia. The hoisting operation ended when the company finished logging the pine in 1927.

During prohibition, Ranier, due to its proximity to Canadian whiskey, became a port of entry for a good deal of illegal booze. This gave the village a somewhat



unsavory reputation and, for a time, the nickname, "Little Chicago." One of the highlights of the winter of 1932 occurred when a railroad car, ostensibly loaded with lumber consigned to a Chicago firm, was found to have, under its legal cargo, eighty kegs of Canadian liquor. The contraband cargo seized by Federal Agents and transported to the river ice. There the kegs were opened with axes and the contents set afire. This event was observed with mixed emotions by Ranier residents; one of whom is said to have threatened to sue the Feds for allowing the whiskey to pollute his water hole.

In the early days a number of hotels, rooming houses and saloons made Ranier a pretty lovely place. This changed somewhat with the advent of prohibition; but, when prohibition was repealed in 1933, several bars opened their doors. The biggest and most flourishing of these was Bob Williams' Night Club, located where the Post Office now stands. Across the road from Williams Night Club, Hubert Oster built and operated the Greylight Tavern.

The Auto- Marine Shop, build by Jim DiOnne before the First World War and later bought by George Finstad, kept many of Rainy Lake 's fleet of pleasure and work boats in top shape ever since. The Auto-Marine shop was recently named a historic site by the National Register of Historic Places. Several brokerage firms have located in Ranier over the years (e.g. Norman G. Jensen, FedEx).

Ranier has always been an interesting, sometimes exciting, place to be. In 2006, Ranier's population fluctuated to 173 people and continues to be a quiet, bedroom community with great amenities and a tourist destination, welcoming visitors into the area. The local businesses continue to provide a variety of services for those recreating on Rainy Lake.



Project Vision

At the beginning of the planning process a vision statement was developed that was used to guide the entire process. Ideas from the visioning session were put together for the following vision:

In the future, Ranier will continue to be a unique community with a small-town feel and a strong sense of its history and identity. The area will be a great place to raise families, with many recreational opportunities, clean air, quality public access to Rainy Lake, and increased activities and park facilities.

Ranier will have a strong economy that utilizes Rainy Lake and has business opportunities. The area will have critical service entities that meet the residents' needs. The community will be an international business center and will have several transportation opportunities connecting the region.

The City of Ranier will be able to provide essential, affordable services and infrastructure and will be financially stable and well staffed. Ranier will be a well planned community which works closely with neighboring entities to protect the area's integrity.

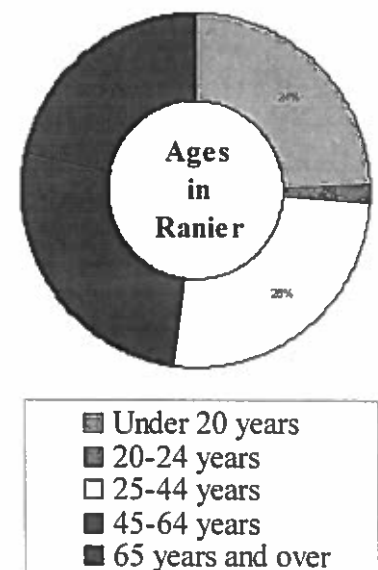
This vision was developed to guide the City Council through the process and to give basic goals to address during the planning process. Each recommendation included in the plan will work to assist in making this vision a reality in the process.

Demographics

The City of Ranier had a population of 188 in 2000, however this number decreased to 173 in 2006. This population was evenly divided between male and female. The median age of the community is 43.3 years old. Approximately twenty-two percent of the population is under the age of 18 years old. In 2000, there were 76 households within the City of Ranier. The average household size is 2.3 persons.

In 2000 there were a total of 88 housing units. Seventy-six (86 percent) of the housing units were occupied. Of the vacant units, four units were considered for seasonal, recreational, or occasional use. Over eighty-five percent (65 units) of the housing units in Ranier are owner-occupied units.

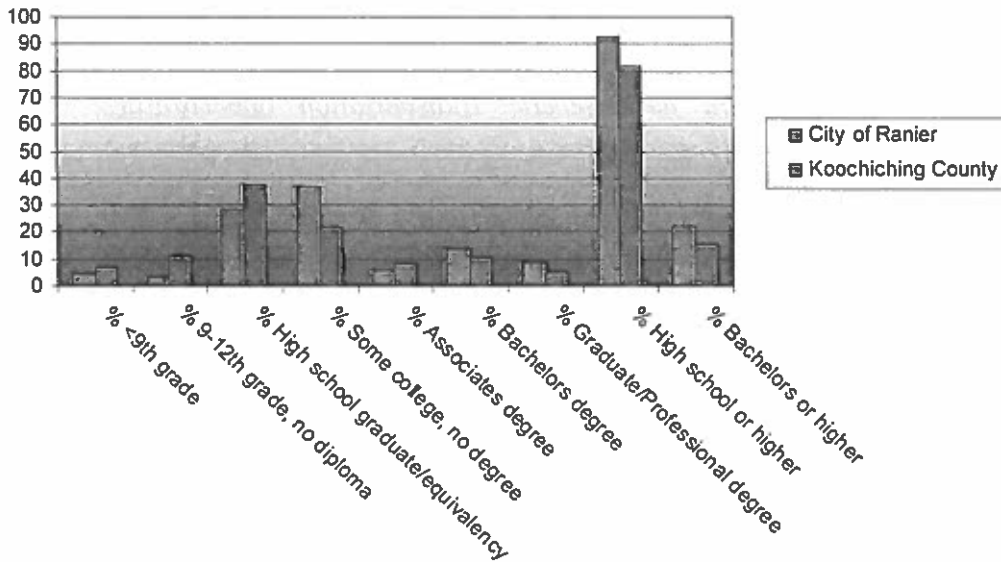
Figure 1. Ages in Ranier



Average household size of the owner-occupied units in Ranier is 2.38 persons, while the average for renter-occupied units is 1.82 persons.

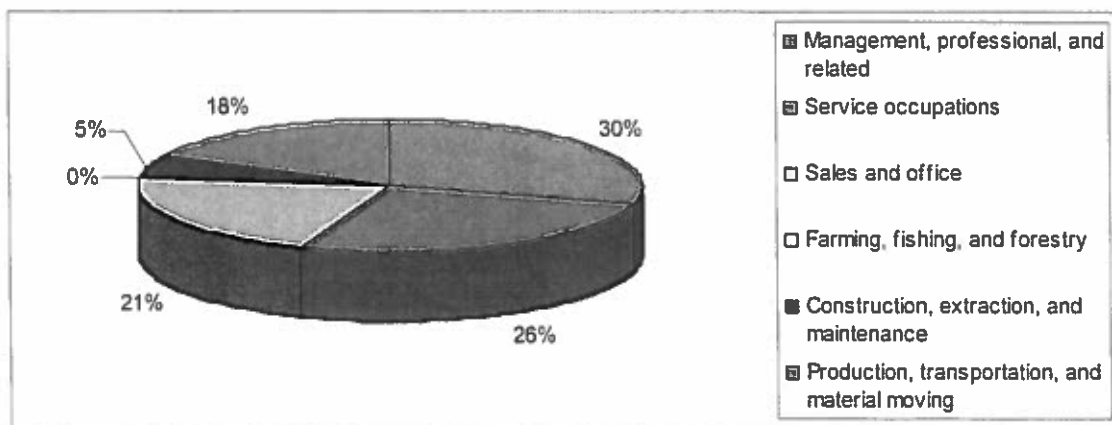
School enrollment for the City of Ranier in 2000 was at 40 persons, this includes preschool through college students. Ranier is slightly above the Koochiching County percentages for adults over 25 years old that have High school degree or higher. Ranier also has a higher percentage of those with Bachelors degree or higher.

Figure 2. Education in Ranier and Koochiching County



Approximately 62 percent of the population over 16 years old is in the labor force. A majority of the residents (80 percent) in Ranier commuted to work by vehicle. Ten percent walked to their employment. The median household income for Ranier is \$39,375.

Figure 3. Occupations in Ranier



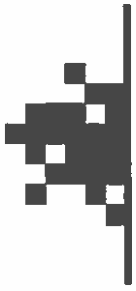
SECTION 2: RECREATION

Ranier is located on Rainy Lake, which is one of the most popular lakes in Minnesota. The lake forms the border between Canada and the United States, and is well known for its sport fishing. A large part of Rainy Lake is located within the boundaries of Voyageurs National Park and attracts houseboat and camping enthusiasts. Ranier has areas where residents and visitors can enjoy the lake or picnic facilities including the Ranier Beach and Ranier Park (located near the community entrance). Ranier also has access to the Rainy Lake Bike Trail that stretches from International Falls along Highway 11 East out to Voyageurs National Park's Rainy Lake Visitor Center. The recreation assets of Ranier provide for a strong tourism influence within the City.



Assets, Concerns, and Recommendations

- **Asset: Public access to waterfront**
 - **Description:** Ranier has several public access points to Rainy Lake. These locations all have docks. The Duluth Street and Spruce Street city docks have short term boat parking and allow for pedestrian access to the lake. The only current public boat ramp in Ranier is located at the end of Spruce Street. Currently none of the public water areas have long-term public boat parking, but serve as places for the public viewing, swimming, and short-term lake access. While fishing boats and houseboats are common in most seasons, snowmobiles are the preferred mode of transportation on Rainy Lake in the winter months.
 - **Concerns:** When visitors enter Ranier there is insufficient wayfinding to these public areas for accessing the lake. It can sometimes be difficult to find these areas and for visitors to know which areas are public and which are private. There is also a shortage of public dock space that could be utilized by people visiting Ranier from Canada, Voyageurs National Park, or residents living on the lake. When the dock spaces are full or over-night parking is desired, visitors are forced to find other places along the lake.



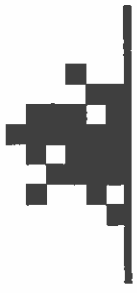
Ranier is located at the beginning of Rainy River where it connects to Rainy Lake. The current that flows past Ranier keeps the ice from forming solidly in areas and can be a potential hazard when accessing the lake by snowmobile. The International Voyageurs Snowmobile Club has identified the shore near Ranier as unsafe ice conditions throughout winter.

- Existing Approaches: Currently Ranier maintains the existing docks for boat day-use. In the winter, snowmobiles are forced to either chance the unsafe ice conditions or access Rainy Lake from somewhere else.
- Recommended Actions: The City of Ranier has identified the following actions regarding public access to waterfront.

- **Recommendation R1: Develop a way-finding system that will direct visitors and residents to the public waterfront areas. Identify and adequately mark all public water areas with signs.** Prominently marking the public areas is needed for informing both the residents and visitors of public lake areas are important. A way-finding system could consist of making maps of the city parks available or road signs that give direction to those seeking access to the lake, but would need to fit with the feel of the area. Ranier may want to use a similar way-finding system that was designed by the Gateway Corridor Task Force or a new system using a similar method. Ranier should stay updated on the Task Force's progress. Way-finding could also help direct snowmobile traffic and identify access to the lake.



- **Recommendation R2: Seek funding or materials for maintaining the current dock system, and identify the need for expansion.** Funding for piers and other water recreational facilities is available through different grant programs offered by the MN Department of Natural Resources. The City could look into these grants and develop a plan of action for acquiring funding and expanding current water dock use. Having increased dock space would help attract business from other



areas of the lake. The City could evaluate the need for long-term or overnight boat docking space once the day-use space is developed.

- **Recommendation R3: Work with the DNR and International Snowmobile Club to educate snowmobilers about safe areas to access Rainy Lake by snowmobile.** Ranier could work with the DNR and area snowmobile clubs to identify areas that are generally safe access points and areas that are trouble spots and should be avoided. Such an effort could also include developing a route from Highway 11 East to the lake within Ranier. This would keep a snowmobile presence in town, but would organize a safe place for them. The safe routes and access points could be identified on maps and also included in the way-finding system.

The local **International Voyageurs Snowmobile Club** maintains 134 miles of trails that travel through forests and over lakes around the region. This includes connections to Voyageurs National Park and other regional trail systems.

- **Asset: Parks and recreational areas**
 - **Description:** Currently the City of Ranier has many recreational opportunities. Beyond fishing and camping, Ranier provides access to, other amenities including; a swimming beach, small parks for barbecuing and picnicking, tennis courts, ice rinks, and other recreational opportunities.
 - **Concerns:** While these facilities are a great asset to the Ranier area there is a cost to keep them maintained at a safe and usable level. The tennis court is in disrepair and the other parks are in need of continued maintenance. Parking and u-turns near Seven Oaks Park create access barriers to this park for pedestrians. There are many attractions that draw visitors and residents of Ranier into Canada; however there isn't a customs phone connection point in Ranier, which is required for boats to contact customs if planning to cross the national border. This means those needing to contact customs often use other ramps along Rainy Lake that are near the phone connection points.
 - **Existing Approaches:** These facilities are maintained when needed however funding limits the upgrades that can be completed.
 - **Recommended Actions:** The City of Ranier has identified the following actions regarding parks and recreation areas.



- **Recommendation R4: Seek affordable upgrades and volunteers to help with maintaining the park, as use dictates.** When maintenance is performed the impact on surrounding residences should be considered and limited. Ranier should continue to maintain and upgrade facilities that are being utilized, (i.e. tennis court and ice rink) to continue to draw visitors into the city. These facilities are also good amenities for the residents in Ranier.
 - **Recommendation R5: Monitor parking and traffic near Seven Oaks Park and address issues related to congestion and pedestrian safety.** Adjustments should be considered including appropriately signing the area.
 - **Recommendation R6: Work with Customs to get a phone connection point in Ranier and explore the possibilities of utilizing the local customs office staff, for checking in Canadian water traffic.**
- **Asset: Fresh air and water**
 - **Description:** Part of the attraction of Ranier is the “fresh air” quality that it possesses as a small community on a great lake. Visitors and residents are drawn to areas like Ranier, often to get away from the noise and pollution of large cities. Visitors see Ranier as a retreat with big lakes, trees, and access to the outdoors.
 - **Concerns:** Ranier has a prime location on Rainy Lake; however this location is near paper mills in International Falls and Fort Frances, Canada. These plants are important to the area’s economy, but can release foul-smelling emissions into the air. The abundance of fresh and clean water helps attract visitors from all over the nation. If the lake became polluted or threatened, the economic and overall quality of life for residents would be negatively affected.
 - **Existing Approaches:** Both paper mills have been responsive to issues and concerns in the past. Some changes have been made to eliminate pollution. Currently the Minnesota Pollution Control Agency monitors the air in International Falls and Voyageurs National Park. The National Atmospheric Deposition Program also measures acid rain levels in Voyageurs National Park.
 - **Recommended Actions:** The City of Ranier has identified the following actions regarding parks and recreation areas.



- **Recommendation R7: Ranier should advocate to the Minnesota Pollution Control Agency the need for continued air quality monitoring, including monitoring emissions from the railroad.** This could include monitoring previous air quality reports or advocating for a new study lead by the MPCA.
 - **Recommendation R8: Ranier should advocate to the Minnesota Pollution Control Agency the need for continued and proactive water protection of Rainy Lake.** This includes the lagoon in Canada that could be a threat to the water in Rainy Lake.
 - **Recommendation R9: Ranier should communicate with the paper mills the need for clean air and water in the area.** The MPCA should also be encouraged to look at the emissions from the trains traveling through Ranier. Other options should be explored that could provide greater air quality analysis.
- **Asset: Lake recreational opportunities**
 - **Description:** The major attraction to Ranier is the multitude of lake recreational opportunities.
 - **Concerns:** Residents or visitors interested in traveling west of Ranier via water are often prevented because of the railroad bridge that stretches from Ranier to the Canadian side of the river. Although this bridge has the capability of rising to let larger boats, houseboats, and pontoons pass though, it has permanently remained in the down position. This prevents larger boats from getting from one side to the other. The development of the Voyageur Center planned on the riverfront in International Falls will likely increase boat traffic underneath the bridge.
 - **Existing Approaches:** The bridge that spans Rainy River is owned by CN Railroad which has not prioritized lifting the bridge. Ranier is currently working with Koochiching County in drafting ordinances that will help to address railroad issues.
 - **Recommended Actions:** The City of Ranier has identified the following actions regarding lake recreation opportunities.



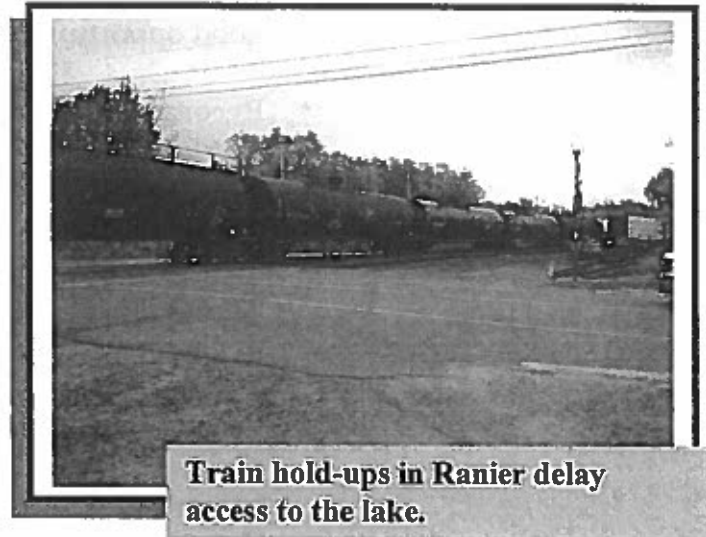
- **Recommendation R10: Partner with the City of International Falls, Koochiching County, and Canadian First Nations to communicate with CN Railroad the need for allowing access underneath the bridge.** Continue to work with Koochiching County in developing ordinances that address the railroad issues. Stay updated on CN Railroads plans for bridge upgrades and advocate for a bridge that continues to allow access for boats.

SECTION 3: COMMUNITY LIFE

The character and feel of Ranier keeps visitors returning and residents content. The small-town and close-knit feeling is a trait for which many communities strive. Ranier also has a strong sense of history by continuing to have historic buildings and the feeling of a port town.

Assets, Concerns, and Recommendations

- **Asset: Strong History and Identity**
 - **Description:** Ranier was established in the early 1900's and has continued to keep the image of a port and water-based community. Rainy Lake is a great asset and many of the businesses and residents have located in the area because of this great resource. The history is instrumental to the charm of the city.
 - **Concern:** While generations grow older, the history of the area could be lost without efforts to preserve it. There are also historic places in the area that are privately owned (i.e. Finstads shop) that are great assets and would be greatly missed if lost. The City does not currently have a historical center or readily available place to learn about the history of the city.
 - **Existing Approaches:** The City continues to maintain the Ranier Voyageur welcome sign.
 - **Recommended Actions:** The City of Ranier has identified the following actions regarding the history and identity of the area.
 - **Recommendation C1:** Ranier should explore options to develop a way to share with residents and visitors the history of the city. Depending on the interest level and resources available this could be developing a history area within the Community Building or other location. Volunteers and donations could be encouraged to help the success of the history center. A partnership could be





developed with the Koochiching County Historical Society or similar organization. Adding interpretation panels to the Ranier welcome area or other areas within the city could be a good opportunity for expanding history education.

- **Recommendation C2: Communicate with the owners of historic facilities the importance of keeping the history of the community intact.** This could result in possible partnerships or efforts to make these properties available for residents and visitors to learn about the history of Ranier, but at the least encourage historic facility owners to continue to maintain these facilities.
 - **Recommendation C3: Continue to maintain the Ranier Welcome Sign and Statue.** The Voyageur statue has become a signature of the area and is important to the history and identity of the city. Interpretation panels could add historical education and additional Ranier information.
- **Asset: Small-town Atmosphere**
 - **Description:** Ranier has many qualities that residents appreciate that are not always present in larger cities. These include qualities such as having active volunteers, holding community events, and the absence of leash laws. Ranier also has a Community Building that is in good condition and serves as a place for the community members to meet and hold events. The building was recently updated and should continue to be a great asset for years to come.



Ranier Community Building



- Concerns: Qualities like these and others are what keep residents living in the area.
- Existing Approaches: The city continues to administer the dog licensing process to make it possible to not have leash laws.
- Recommended Actions: The City of Ranier has identified the following actions to keep the small-town atmosphere.
 - **Recommendation C4: Ranier should continue the dog licensing program and make any adjustments or changes as issues arise.** This is one of the assets that was stressed at the public meeting and is highly valued by the residents.
 - **Recommendation C5: Ranier should continue to hold celebration events that gathers residents and attracts visitors into the city.** Depending on the type of event the City could partner with other organizations or businesses to plan events.
 - **Recommendation C6: Ranier should continue to maintain and utilize the Community Building for providing a place for residents to meet and recreate.**
- **Asset: Opportunity for Planning and Zoning**
 - Description: Ranier is made up of mostly one and two story buildings adding to the character of the city. Planning and zoning enforcement is a tool that communities can use for preserving the character of an area and shaping future development and growth that occurs. A planning and zoning ordinance is a tool that enables a city to implement the recommendations and community visions identified in a comprehensive plan. Planning and zoning in Ranier would ensure that the assets of the City remain as time goes on. It not only serves as a tool for protecting private property, it also provides protection for the city from law suits.
 - Concern: The absence of a planning and zoning ordinance limits Ranier's ability to regulate the size, height, and type of businesses and buildings that locate in the city. Zoning ordinances that are properly written and adopted are a powerful tool in law and disputes between local governments and developers. The costs of



administering planning and zoning can be a barrier for communities.

- Existing Approaches: Currently the City of Ranier has no planning and zoning ordinance to regulate development.

- **Recommendation C7: Ranier should identify a process and consider developing a Planning and Zoning Ordinance.** This will give Ranier the ability to regulate new development and ensure that the small-town atmosphere in Ranier is preserved. The City should factor in the costs of administering a planning and zoning ordinance and begin to budget for this expense. Steps for initiating Planning and Zoning could include organizing a planning commission, developing a written zoning ordinance, and establishing a zoning administrator.

- **Asset: Resident Safety**

- Description: Ranier does not currently have its own emergency services, but relies upon the International Falls Ambulance, Rural Fire Protection, and the Koochiching County Sherriff's Department to provide emergency services to the area.
- Concerns: While the International Falls and Koochiching emergency services provide quality service, response time can be an issue especially with the railroad through the city. When the trains park over the bridge and spread through Ranier dividing the city in half, there is safety access issues. Emergency vehicles are forced to go further East on Highway 11 to access County Road 20, and travel back into Ranier. This would add several minutes onto emergency vehicle response time. There are approximately 32 trains passing through Ranier a day that are up to two miles long. Due to Homeland Security scanning the trains go at a very slow speed. The Homeland Security scanning systems includes bright lights that can be a nuisance to surrounding home owners.

Currently, Rural Fire Protection provides emergency fire services to Ranier and other rural areas in Koochiching County. Rural Fire Protection is currently under contract to continue these services, but this contract expires at the end of 2009, which could put Ranier's fire protection at risk.



- **Existing Approaches:** Ranier has asked CN Railroad to keep standstills limited in the City. Koochiching County has reviewed the cost for a road between Highway 11 and County Road 20 just east of the bridge. They have also looked at the possibility of an activated sign on Highway 11 that would warn emergency vehicles and other highway users when the crossing is blocked in Ranier. There have also been discussions on using Ranier water accesses for lake emergencies.
- **Recommended Actions:** The City of Ranier has identified the following actions regarding safety access.
 - **Recommendation C8:** Ranier should work with Koochiching County Sheriff's Department in advocating for fewer train hold-ups through the City of Ranier. This partnership will provide a louder voice to the requests and should help clarify the need for emergency access to all of Ranier. Koochiching County and Ranier are working on developing ordinances that will address the train hold-ups through the city.

Slow-moving trains often divide the city in half; limiting access.



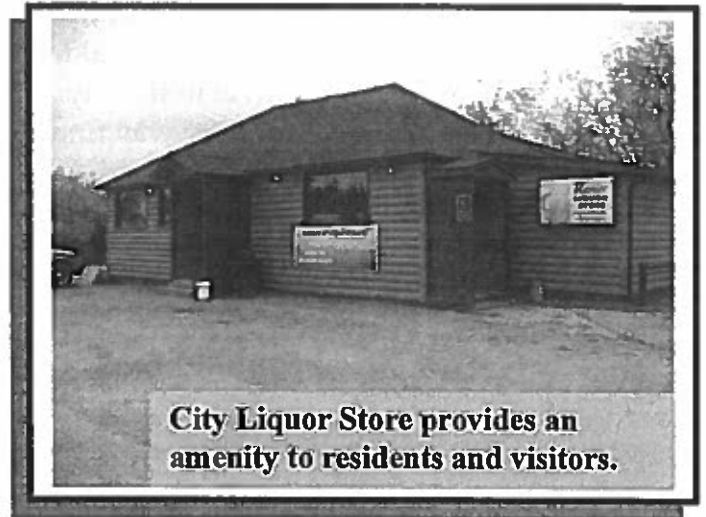
- **Recommendation C9:** Work with Koochiching County to develop an alert system that will give emergency vehicles more warning about trains blocking the road. This may include installing a warning system that will alert vehicles on Highway 11 of train crossings, allowing the emergency vehicles to use alternative routes if necessary. It is imperative to make sure that whatever system is developed, that it continues to efficiently solve delays. Working with the CN Railroad to explore solutions to train holdups should also be a priority.



- **Recommendation C10: Advocate that Homeland Security activities, including the scanning equipment and other property be screened, so as not to disturb surrounding properties.**
- **Recommendation C11: Ranier should work with Koochiching County to continue to provide fire protection for Ranier.**
- **Asset: Transit**
 - **Description:** Ranier is currently serviced by Arrowhead Transit, which is a branch of the Arrowhead Economic Opportunity Agency. Arrowhead Transit offers service in the Ranier area, which allows riders to connect into the regional bus system. Arrowhead Transit currently has service from Ranier into International Falls on the first and third Tuesday and second and fourth Wednesday of the month. Riders can connect to other routes around the region from International Falls.
 - **Concerns:** Many residents in Ranier are unaware of the current service and are in need of further transit opportunities to connect them to the rest of the region. The community needs transportation connections that would aid the “aging in place” philosophy that allows the elderly to continue to live in Ranier.
 - **Existing Approaches:** Service is currently provided by Arrowhead Transit.
 - **Recommended Actions:** The City of Ranier has identified the following actions regarding Transit.
 - **Recommendation C12: Work with Arrowhead Transit to provide information to residents regarding current services offered.**

SECTION 4: CITY INFRASTRUCTURE AND AMENITIES

The City of Ranier, with a population of 173, has six employees. The City boundaries cover an area of approximately 128 acres. The City currently provides water service to the entire City as well as the surrounding communities including Jameson and French additions. Ranier currently purchases the water from the City of International Falls. Wastewater is managed by the East Koochiching Sanitary District. Ranier manages their own roads and performs maintenance on them as needed.



Assets, Concerns, and Recommendations

- **Asset: Walkability**
 - **Description:** Since Ranier is a small community there are many amenities that are within walking distance for residents and visitors. This is a great asset to the community as residents can walk rather than use their vehicles to travel to the local establishments. Also connected to the Ranier sidewalk system is the Rainy Lake Bike Trail that stretches from International Falls to Voyageurs National Park along Highway 11 East (also known as the Waters of the Dancing Sky State Scenic Byway). This allows for residents and visitors to easily connect to that system for extended bicycling or walking in a scenic environment.
 - **Concerns:** The roads, shoulders, and sidewalks are well maintained; however the rapidly rising costs in road construction costs could be an issue in the future with rising bituminous prices and inflation.
 - **Existing Approaches:** Currently the sidewalks, roads, and shoulders are in good condition, and Ranier schedules road construction/maintenance as needed.
 - **Recommended Actions:** The City of Ranier has identified the following actions regarding walkability.



- **Recommendation A1: Continue to maintain walking facilities throughout town and continue the connection to the Rainy Lake Bike Trail.** This includes making walking connections a priority by making decisions which advocate for safe pedestrian travel in the city. The bike trail should also be included in with the City way finding system.
- **Asset: Water service**
 - **Description:** Ranier currently owns and maintains the water system in Ranier. The water is purchased from International Falls who treats the water after extracting it from Rainy River. Ranier not only provides water to its residents, but also to many of the surrounding residences.
 - **Concerns:** The water that Ranier is purchasing is very expensive and relates to higher water rates for the Ranier residents. Providing water to the surrounding communities has raised issues including the deterioration of the water infrastructure. Replacing or upgrading the pipes in these areas would be expensive, especially considering that the City's water service area is much larger than the tax base. The water pipes that are outside of the city limits are in poor condition and it would likely be expensive to replace and repair water main breaks. Water main breaks within the City limits would also be expensive and there are minimal funds currently set aside for repairs.
 - **Existing Approaches:** Ranier is currently working to identify engineering costs and replacement cost for the water lines that the city services. They are also working with Rural Development (a division of the United States Department of Agriculture) to identify possible routes to take. Currently water repairs are paid for by an escrow fund which does not have a balance to cover a catastrophic break.
 - **Recommended Actions:** The City of Ranier has identified the following actions regarding water service.
 - **Recommendation A2: Continue to work with Rural Development to identify the costs for properly updating the system, obtain funds, and identify strategies.**
 - **Recommendation A3: Explore water options and identify a new strategy for getting lower water rates for Ranier citizens.** This could involve looking into operating a separate water system; no longer purchasing the water from International Falls.



- **Asset: Reasonable Taxes**

- Description: Ranier has minimal debt and is able to keep taxes relatively low for the residents.
- Concerns: Catastrophic pipe breaks in the aging water system could put the City in a financial bind and could result in increasing the cities debt. The City maintains two miles of water lines that are in need of repair. Each fall considerable time and effort is used to maintain and repair the aging water infrastructure system. This could have a negative affect on the currently reasonable taxes.
- Existing Approaches: Ranier currently works to keep taxes low by keeping the city government structure to a manageable size and keeping the debt minimum.
- Recommended Actions: The City of Ranier has identified the following actions regarding reasonable taxes.
 - **Recommendation A4: Ranier should evaluate the services that the citizens need, and work to balance those needs with reasonable taxes.**
 - **Recommendation A5: Develop a Capital Improvement Plan that addresses city facilities, including water main breaks. Developing a detailed plan of action that includes how to address maintenance and funding.**

- **Asset: City Liquor Store**

- Description: Ranier currently operates a municipal liquor store which generates revenue for the city. The liquor store generates revenue for the City and is a valued asset for visitors and residents.
- Concerns: While the liquor store usually generates revenue for the City, however its profitability varies and is not predictable. This makes it hard to plan and administer a budget when this revenue fluctuates greatly. In uncertain economic times there is always the possibility that the liquor store may not generate a surplus and begin costing the city to operate.
- Existing Approaches: Ranier continues to operate the liquor store and plan accordingly.



- Recommended Actions: The City of Ranier has identified the following actions regarding the City Liquor Store.
 - **Recommendation A6: Continue to operate the City Liquor Store as long as it is profitable and the liabilities do not increase and begin to outweigh the revenue generated.**

- **Asset: Highway 11 East**
 - Description: Highway 11 East stretches from International Falls to Voyageurs National Park, passing along the southern border of Ranier. Highway 11 East is a state highway and is maintained by the Minnesota Department of Transportation. This highway, part of the Gateway Corridor, is the key connection to Ranier, Rainy Lake, and the park.

 - Concerns: Highway 11 East is currently not on the Minnesota Department of Transportation 20-year construction plan. The highway is currently in good condition but there is some access issues and limited visibility in some areas, with short sight lines and hilly terrain.

 - Existing Approaches: Currently the road provides access to Ranier, Rainy Lake, and Voyageurs National Park and there are no plans for improvements.

 - Recommended Approaches: The City of Ranier has identified the following actions regarding Highway 11 East.
 - **Recommendation A7: Continue to advocate for updates and maintenance of Highway 11 as needed.** Improvements to traffic safety, congestion, and access to Rainy Lake will reflect positively on Ranier and may attract visitors and will improve residents' quality of life.

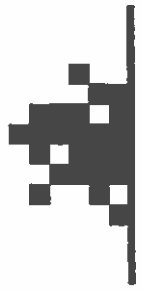
- **Asset: Opportunity for Annexation**
 - Description: Ranier is situated on Rainy Lake, in the midst of unincorporated communities. Ranier provides water service to a number of residents that are not within the city, which greatly restricts the amount of funding available, as most infrastructure funding sources require that the money be used within the recipient's boundaries. If Ranier were to annex the surrounding communities; the population and land area of the city could greatly increase.



- Concerns: In considering an annexation a community needs to look at not only how it will change physically, but also socially and aesthetically. Some citizens are concerned that annexing areas could change the look and feel of Ranier. Annexing areas will mean increased duties for city employees.
- Existing Approaches: The City of Ranier has received a petition for annexation by some surrounding communities.
- Recommended Approaches: The City of Ranier has identified the following actions regarding the opportunity for annexation.
 - **Recommendation A8: Ranier should develop an annexation statement that identifies when and if annexation should be pursued.**

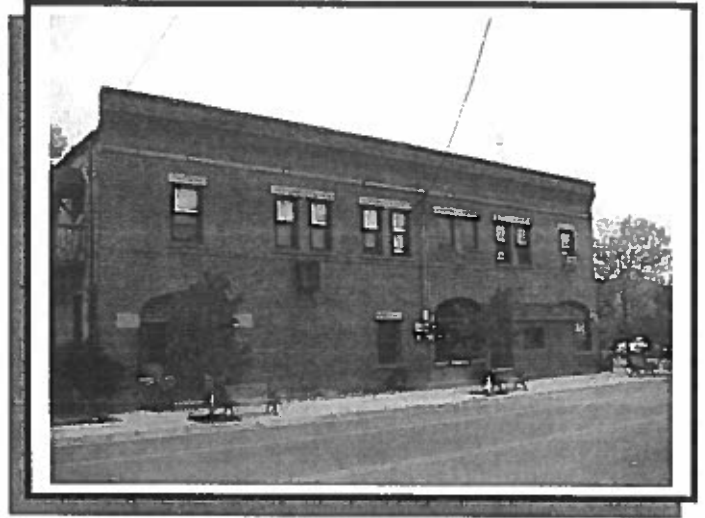
City of Ranier Annexation Statement

The City of Ranier will consider annexation of surrounding properties when: those areas are already served by Ranier water service, those areas are being considered to receive Ranier water service, or the areas have petitioned for annexation and it is economically viable for the city to annex the areas. Ranier should make annexation decisions that reflect the Comprehensive Plan and



SECTION 5: ECONOMICS

There are several businesses in Ranier that offer a variety of products and services. This includes providing needed services to the residents, attracting visitors to the area, and providing jobs. A healthy economy contributes to vitality and longevity of small cities. Ranier and surrounding areas are served by the Koochiching Economic Development Authority that provides assistance to businesses and entrepreneurs that are interested in starting a new business or relocating in the area.



Assets, Concerns, and Recommendations

- **Asset: Foreign Trade Zone**
 - Description: A Foreign Trade Zone (FTZ) has been established by the, Koochiching Economic Development Authority. The FTZ is an asset to the surrounding areas because it will help facilitate and expedite international trade, encourage further exporting, assist with economic development efforts which could in turn create employment opportunities. The FTZ is located near Ranier, south of Highway 11 East.
 - Concerns: As the FTZ has been newly established, there is not currently a road connecting the area, which will help in the full utilization of the area. If the FTZ remains out of Ranier City Limits, Ranier will have no authority to regulate adverse affects from the FTZ; including traffic, noise, and emissions.
 - Existing Approaches: Currently the City of International Falls and Koochiching County are working to connect the area via road.
 - Recommended Actions: The City of Ranier has identified the following actions regarding the Foreign Trade Zone.



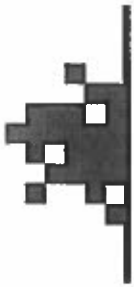
- **Recommendation E1: Ranier should support the efforts of connecting the Foreign Trade Zone with access into Ranier and investigate further the possibility of incorporating the Foreign Trade Zone into city boundaries. In the event that there is economic development (jobs or business opportunities) that results in or near the FTZ, Ranier will directly benefit. Ranier should perform a cost/benefit analysis and pursue incorporating the FTZ if it is in the city's best interest.**

- **Asset: Small businesses**
 - Description: The local businesses and small business owners in Ranier is what gives the area its character and charm. The businesses provide services to the residents and surrounding areas and help to attract visitors into the city.

 - Concerns: Small businesses require infrastructure, space, and other needs when locating.

 - Existing Approaches: Ranier works to accommodate businesses within the city.

 - Recommended Actions: The City of Ranier has identified the following actions regarding small businesses.
 - **Recommendation E2: Ranier should continue to accommodate business expansion and growth that reflects Ranier's current character, and work with the Koochiching Economic Development Authority in assisting new business start-up.**



SECTION 6: RECOMMENDATION IMPLEMENTATION CHECKLIST

Sections two through five in this document lay out several recommendations for achieving the goals of Ranier. The city should work to make the goals outlined in this plan a priority by working through the action steps needed to follow through with each recommendation. This Community Plan includes an implementation checklist that lists the action steps and timeline for each recommendation. The recommendations vary in length; some having a timeline of merely three months while others will be ongoing for many years.

After the completion and adoption of the comprehensive plan the City should begin implementation of the plan recommendations. The City Council and staff should regularly do a review of the recommendations and identify status of the recommendations and action steps. Ranier should continue to keep the Community Plan implementation on the City Council agendas, so progress is made on achieving the recommendations.



Section	Recommendation	Parties Involved	City's Action Steps	Deadline	Status
Recreation	R1: Develop a way-finding system that will direct visitors and residents to the public waterfront areas. Identify and adequately mark public water areas with signs.	Ranier Koochiching County	<ol style="list-style-type: none"> 1. Review International Falls Gateway Corridor Document and wayfinding specifications. 2. Determine whether Ranier will tie into that system or develop own wayfinding system. 3. Identify the places (public areas, businesses, etc.) that will be identified in the wayfinding system. 4. Begin to seek/prioritize funding for developing the system. 	One year	
	R2: Seek funding or materials for maintaining the current dock system, and identify the need for expansion.	Ranier	<ol style="list-style-type: none"> 1. Address maintenance and equipment update needs with the current docking needs. 2. Work to identify the need for expansion, and seek funding accordingly. 	One year	
	R3: Work with the DNR and International Voyagers Snowmobile Club to educate snowmobilers about safe areas to access Raney Lake by snowmobile.	Ranier DNR International Voyagers	<ol style="list-style-type: none"> 1. Set up a meeting with DNR, International Voyagers Snowmobile Club, and the DNR to identify strategies for safe access to Raney Lake via snowmobile. Also, add the access points and routes to the Ranier wayfinding efforts. (R1) 1. Conduct a review of the public facilities annually and determine what upgrades or maintenance is necessary. 	One year	
	R4: Seek affordable upgrades and volunteers to help with maintaining the park, as use dictates.	Ranier		Annually	
	R5: Monitor parking and traffic near Seven Oaks Park and address issues related to congestion and pedestrian safety.	Ranier	<ol style="list-style-type: none"> 1. Compile the residents and visitors concerns regarding access to Seven Oaks Park. 2. Conduct a review of parking and traffic near the Seven Oaks Park area and determine whether traffic control or signage is necessary to direct traffic and acknowledge the public 	One year	
	R6: Work with Customs to get a phone connection point in Ranier and explore the possibilities of utilizing the local customs office staff, for checking in Canadian water traffic.	Ranier U.S. Customs	<ol style="list-style-type: none"> 1. Schedule a meeting with Customs office and advocate for a local check-in process that will allow for more water traffic from Canada. 2. Continue to follow-up with Customs office to advocate for local check-ins. 	One year	
	R7: Ranier should advocate to the Minnesota Pollution Control Agency the need for continued air quality monitoring, including monitoring emissions from the railroad.	Ranier MPCA	<ol style="list-style-type: none"> 1. Request a presentation from the MPCA on their local efforts in air quality monitoring. 2. Advocate for continued air quality monitoring including emissions from the railroad. 	1. One year 2. Ongoing	
	R8: Ranier should advocate to the Minnesota Pollution Control Agency the need for continued and proactive water protection of Raney Lake.	Ranier MPCA	<ol style="list-style-type: none"> 1. Request a presentation from the MPCA on their local efforts in water quality monitoring 2. Advocate for continued water quality monitoring including the affects from the Fort Frances lagoon. 	1. One year 2. Ongoing	
	R9: Ranier should communicate with the paper mills the need for clean air and water in the area.	Ranier Boise-Cascade AbitibiBowater	<ol style="list-style-type: none"> 1. Meet with paper mill staff to advocate for continued efforts for water and air quality monitoring. 	One year	
	R10: Partner with the City of International Falls, Koochiching County, and Canadian First Nations to communicate with CN Railroad the need for allowing access underneath the bridge.	Ranier International Falls Koochiching County CN Railroad	<ol style="list-style-type: none"> 1. Meet with City of International Falls and Koochiching County and organize efforts and develop an organized group that will advocate the need for access under the bridge. 2. The organized group should work to communicate the need for access under the bridge. 	One year	
Community Life	C1: Ranier should explore options to develop a way to share with residents and visitors the history of the city.	Ranier	<ol style="list-style-type: none"> 1. During a City Council meeting discuss the historical assets of Ranier and identify a plan for sharing the history with residents and visitors. Adding interpretation panels to the Ranier Welcome Sign Area should be explored. 	One year	
	C2: Communicate with the owners of historic facilities the importance of keeping the history of the community intact.	Ranier	<ol style="list-style-type: none"> 1. Communicate with local historic facility owners the importance of keeping the history of the city intact. 	Ongoing	
	C3: Continue to maintain the Ranier Welcome Sign and Statue.	Ranier	<ol style="list-style-type: none"> 1. Review sign and statue maintenance every year. 	Annually	
	C4: Ranier should continue the dog licensing program and make any adjustments or changes as issues arise.	Ranier	<ol style="list-style-type: none"> 1. Review program every year. 	Annually	

Section	Recommendation	Parties Involved	City's Action Steps	Deadline	Status
Community Life	C5: Ranier should continue to hold celebration events that gathers residents and attracts visitors into the city.	Ranier	<ol style="list-style-type: none"> 1. Seize opportunities for holding area celebration events. 2. Work with other groups (i.e. Voyagers National Park, Koochiching County) to hold events in Ranier. 	Ongoing	
	C6: Ranier should continue to maintain and utilize the Community Building for providing a place for residents to meet and recreate.	Ranier	<ol style="list-style-type: none"> 1. Review the Community Building maintenance annually. 	Annually	
	C7: Ranier should identify a process and consider developing a Planning and Zoning Ordinance.	Ranier	<ol style="list-style-type: none"> 1. City Council should consider developing a Planning and Zoning Ordinance. 2. If the Council decides to proceed, develop a process to implement Planning and Zoning including the drafting of the zoning ordinance and public hearings. 	<ol style="list-style-type: none"> 1. Six months 2. Eighteen months 	
	C8: Ranier should work with Koochiching County Sheriff's Department in advocating for fewer train hold-ups through the City of Ranier.	Ranier Koochiching County	<ol style="list-style-type: none"> 1. Meet with Koochiching County and continue developing ordinances that may help to alleviate the problem. 2. Continue to evaluate the train road blockages. 	<ol style="list-style-type: none"> 1. One year 2. Ongoing 	
	C9: Work with Koochiching County to develop an alert system that will give emergency vehicles more warning about trains blocking the road.	Ranier Koochiching County	<ol style="list-style-type: none"> 1. Invite Koochiching County Sheriff and area emergency services to a Ranier Council Meeting to discuss emergency vehicle access. 2. Work cooperatively to identify a solution to the train blockages. 3. Research funding sources to implement the system. 	One year	
	C10: Advocate that Homeland Security activities, including the scanning equipment and other property be screened, so as not to disturb surrounding properties.	Ranier Homeland Security	<ol style="list-style-type: none"> 1. Meet with Homeland Security staff to identify strategies in screening the Homeland Security operations. 	One year	
	C11: Ranier should work with Koochiching County to continue to provide fire protection for Ranier.	Ranier, REP Koochiching County	<ol style="list-style-type: none"> 1. Provide input to Koochiching County when fire protection is addressed. 	Ongoing	
	C12: Work with Arrowhead Transit to provide information to residents regarding current services offered.	Ranier Arrowhead Transit	<ol style="list-style-type: none"> 1. Work with Arrowhead Transit staff to provide information for residents regarding current services available. 	One year	
	C13: Ranier should continue to provide information to residents regarding current services offered.	Ranier	<ol style="list-style-type: none"> 1. Annually review sidewalk and other walkway facilities for needed train curbs. 	Annually	
	City Infrastructure and Amenities	A1: Continue to maintain water facilities throughout town and continue the connection to the Rainy Lake line for all.	Ranier	<ol style="list-style-type: none"> 1. Continue to utilize Rural Development to seek options for water service. 	Ongoing
A2: Obtain new work with Rural Development to identify the costs of properly updating the system, obtain funds, and identify water lines.		Rural Development	<ol style="list-style-type: none"> 1. Conduct a cost/benefit analysis for continuing to obtain water from the municipal plant or developing a new water plant. 	One year	
A3: Explore water options and identify a strategy for action to serve water rates for Ranier citizens.		Ranier	<ol style="list-style-type: none"> 1. Conduct an annual review of water rates and fees and work to balance services and taxes. 	Annually	
A4: Ranier staff will evaluate the services that the citizens need and work to balance those needs with reasonable taxes.		Ranier	<ol style="list-style-type: none"> 1. Identify costs for updating the current water system. 2. Identify funding opportunities and begin to apply for funding. 3. Prioritize maintenance and updates needed. 	Ongoing	
A5: Develop a Capital Improvement Plan for address water main, streets.		Ranier	<ol style="list-style-type: none"> 1. Annually review the revenue created, and identify whether it outweighs the liabilities. 	Annually	
A6: Continue to operate the City's Super Store, including as the profit center and the liabilities don't increase and begin to out way the revenue generated.		Ranier		Annually	
A7: Continue to advocate for needed updates and maintenance of Highway 11 as needed.		Ranier MnDOT	<ol style="list-style-type: none"> 1. Invite MnDOT to a meeting annually to review plans for the future of Highway 11. 	Annually	
A8: Ranier should develop an annexation strategy that identifies when and how annexation should be pursued.		Ranier	<ol style="list-style-type: none"> 1. Officially adopt an annexation statement. 2. Use this statement as a guide to address annexation petitions. 	<ol style="list-style-type: none"> 1. Three months 2. Ongoing 	

Section	Recommendation	Parties Involved	City's Action Steps	Deadline	Status
Economic	<p>El: Rauner should support the efforts to secure financing for the Hotel and Trade Center with loans and bonds and investigate further the possibility of incorporating the Hotel and Trade Center into city jurisdiction.</p> <p>El: Rauner should continue to seek out state business expansion and growth incentives and explore the possibility of providing incentives to the Hotel and Trade Center to assist in securing new business start-ups.</p>	<p>Rauner KCBDA</p>	<p>1. Monitor the progress of building County and International Trade Center of Chicago in ElZ with an assessment. 2. The City Council should address incorporating the Hotel and Trade Center's jurisdiction. 3. Assess and state business incentives that are intended to be used in ElZ, with special attention to the Hotel and Trade Center.</p>	<p>10-15-2012 Six months</p>	<p>Ongoing</p>

