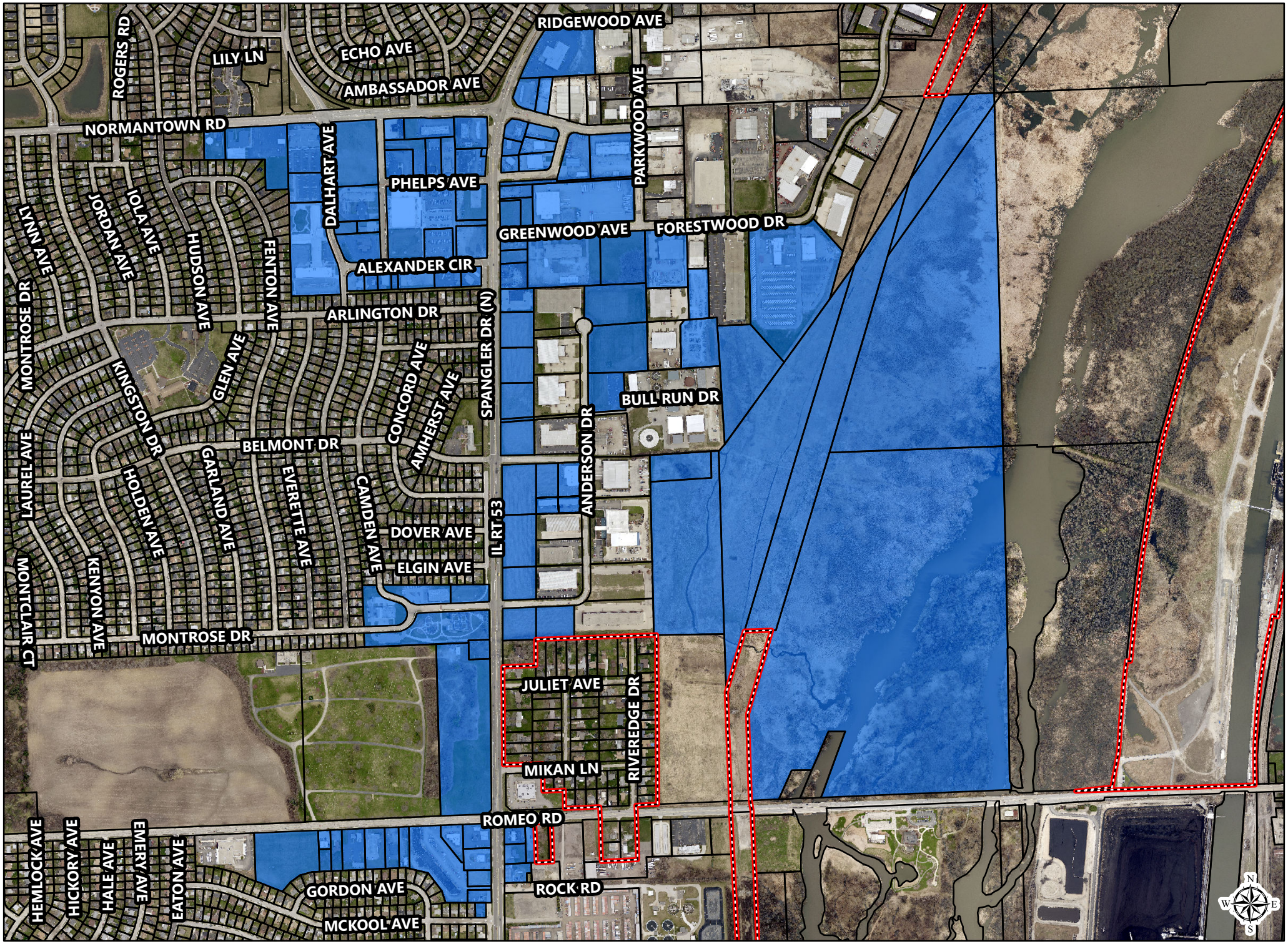Downtown TIF