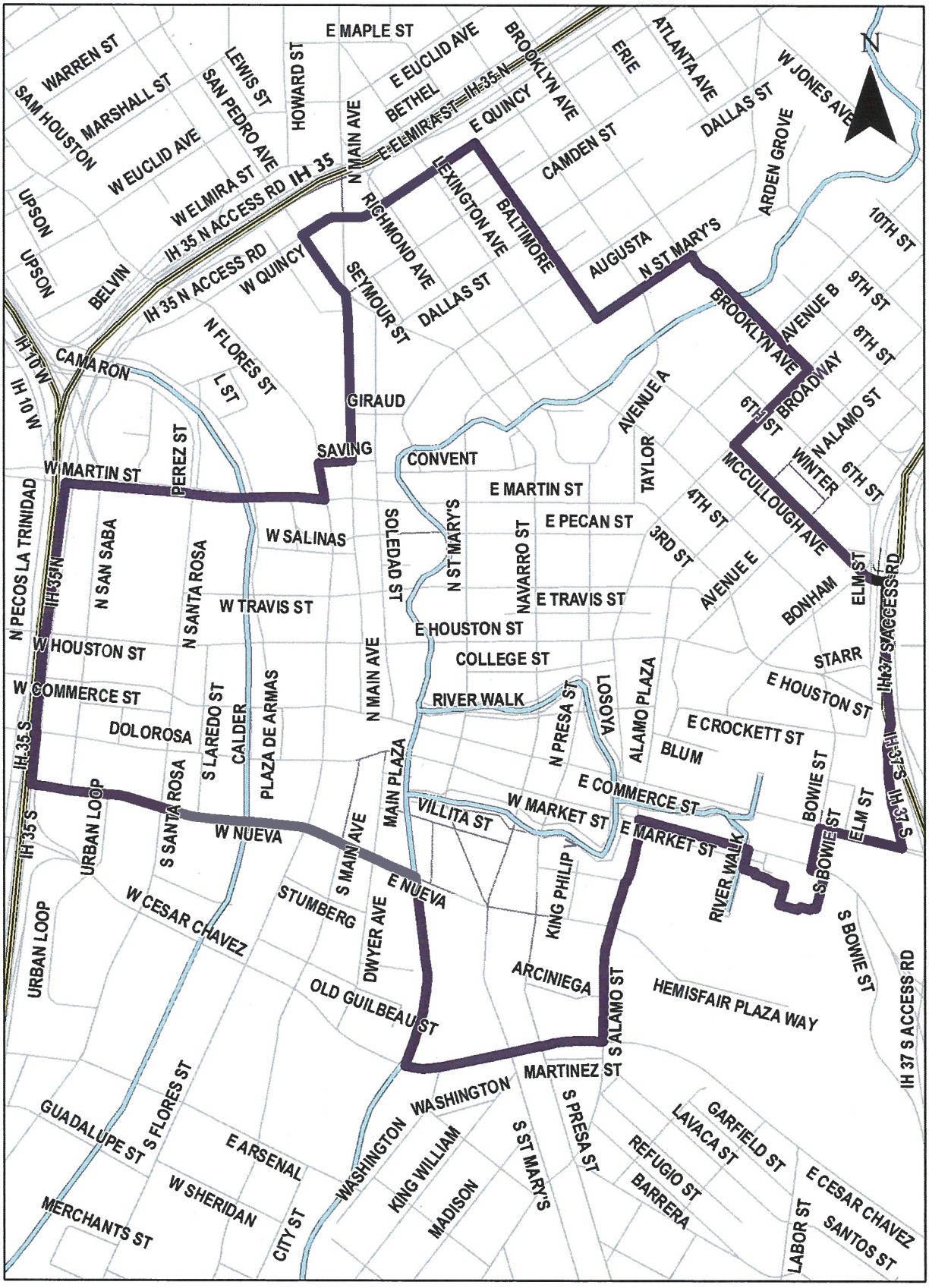Downtown Public Improvement District