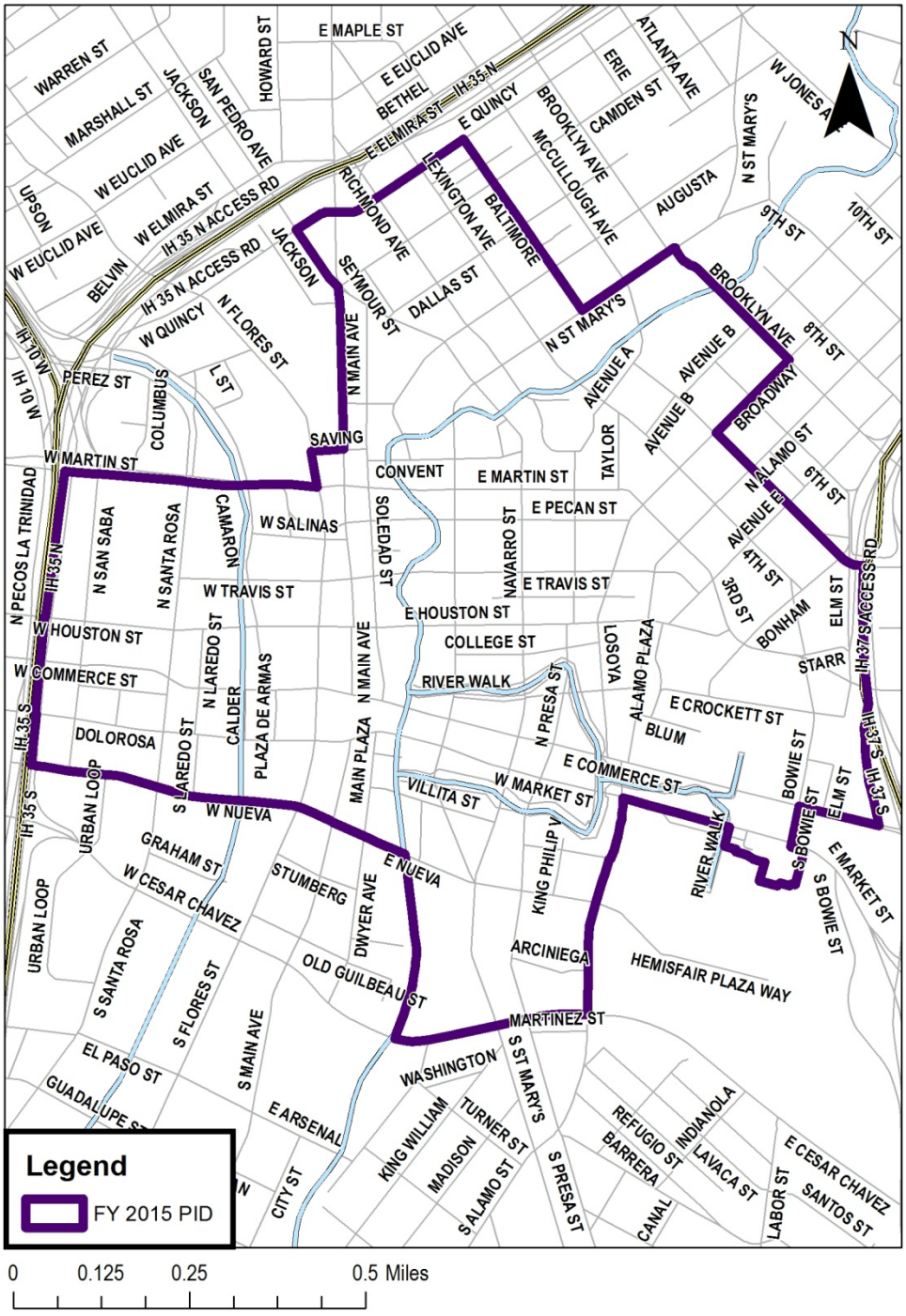Downtown San Antonio Public Improvement District