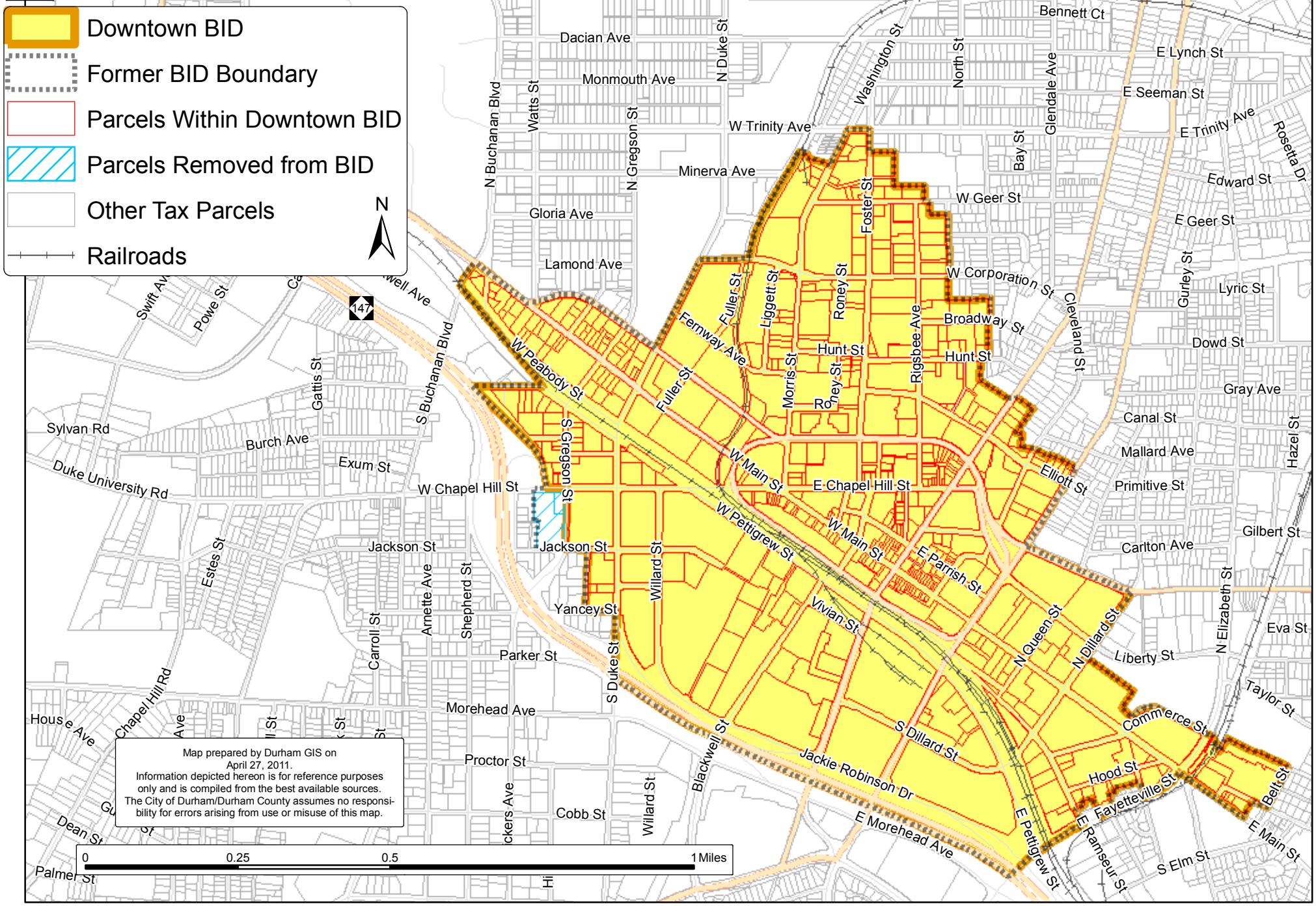Downtown Business Improvement District