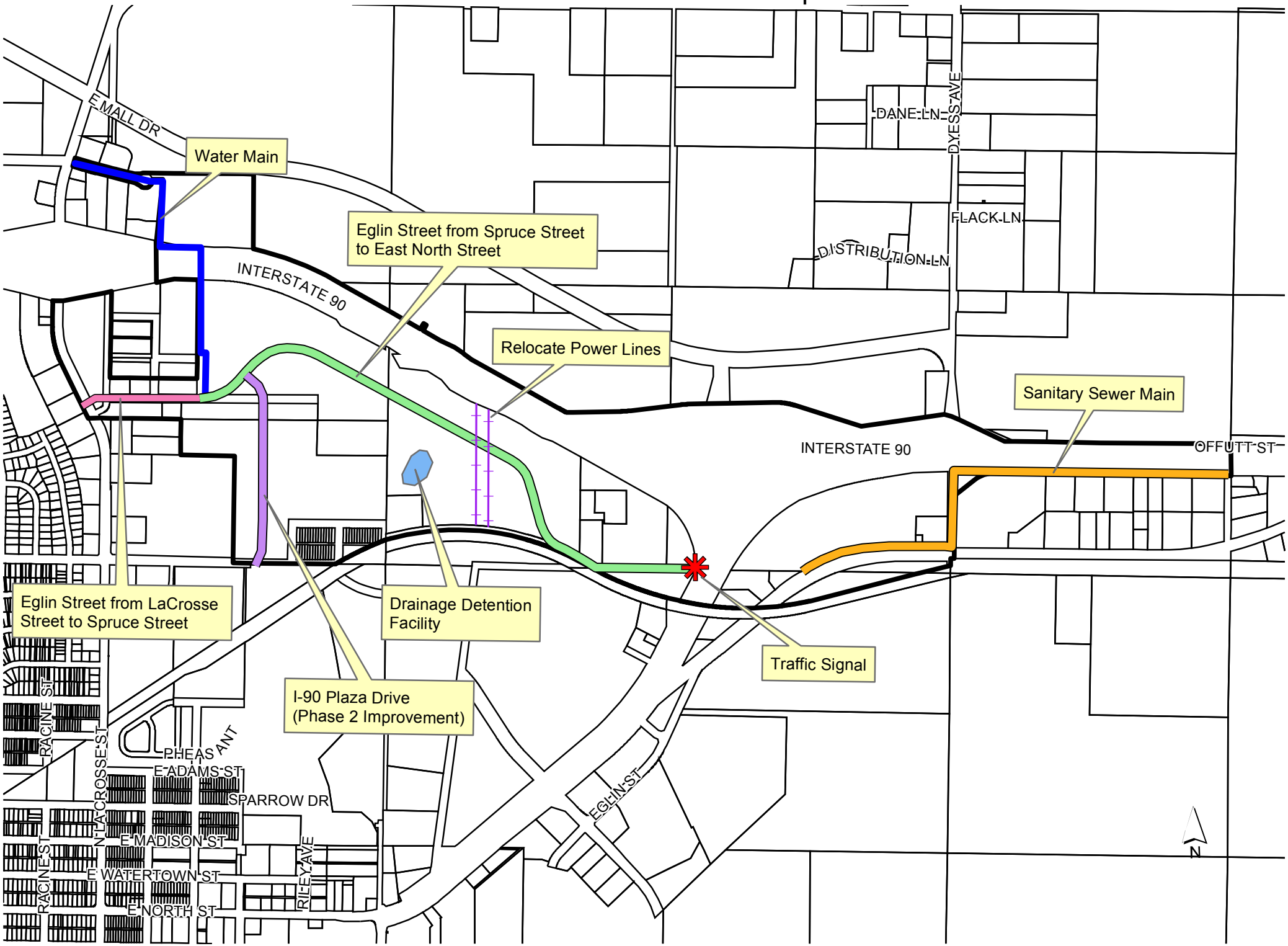Tax Increment District #56 - Public Improvements