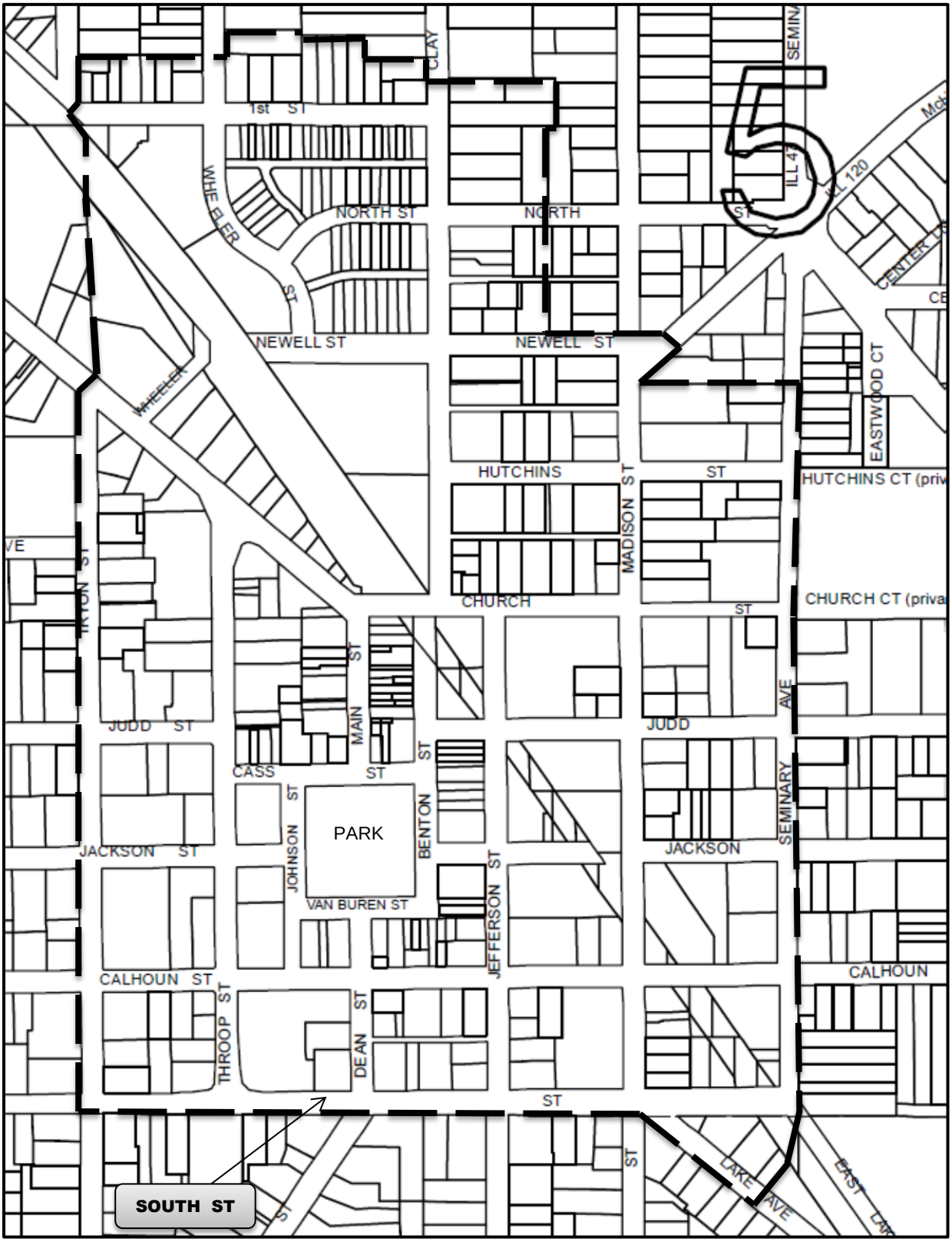CITY OF WOODSTOCK DOWNTOWN TIF DISTRICT