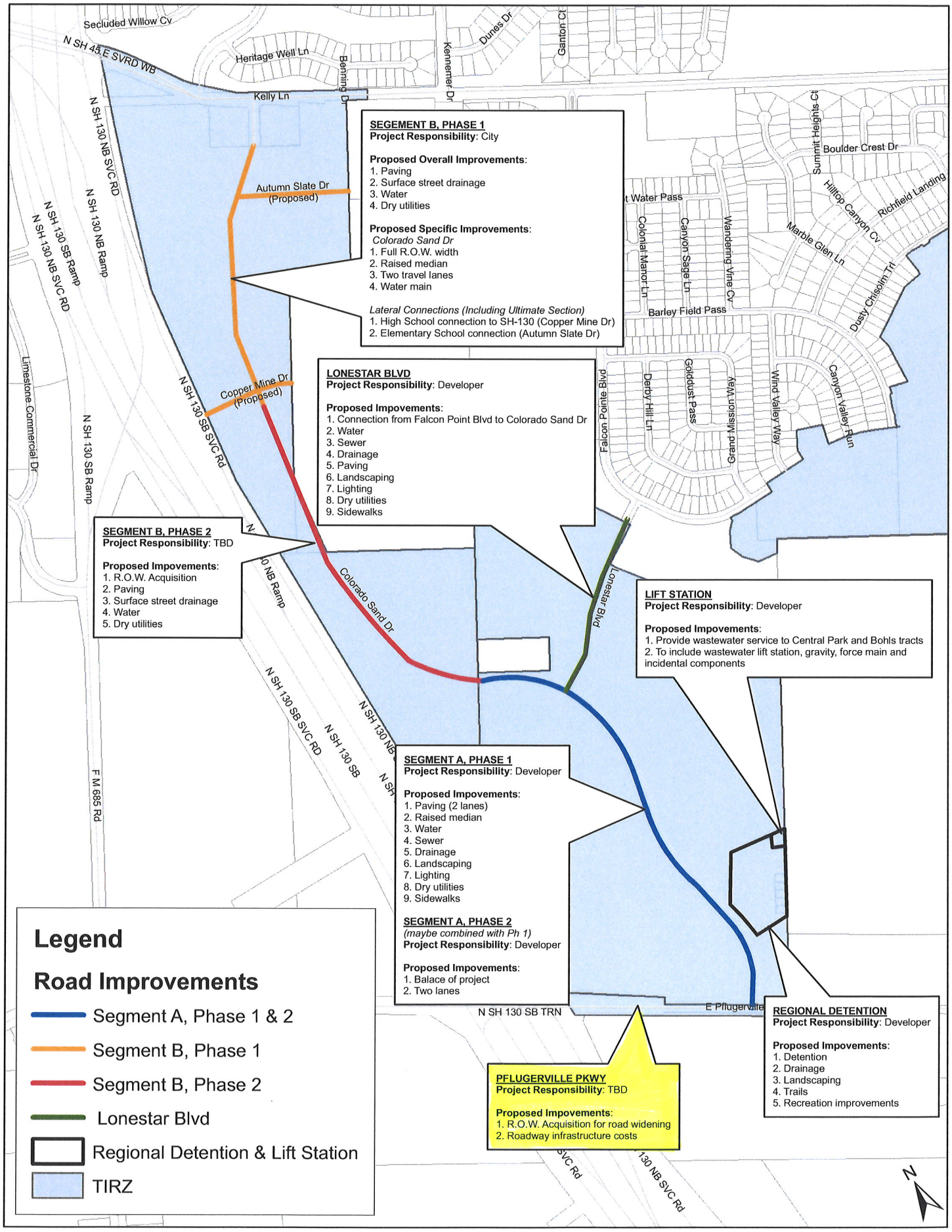TIRZ PUBLIC IMPROVEMENTS