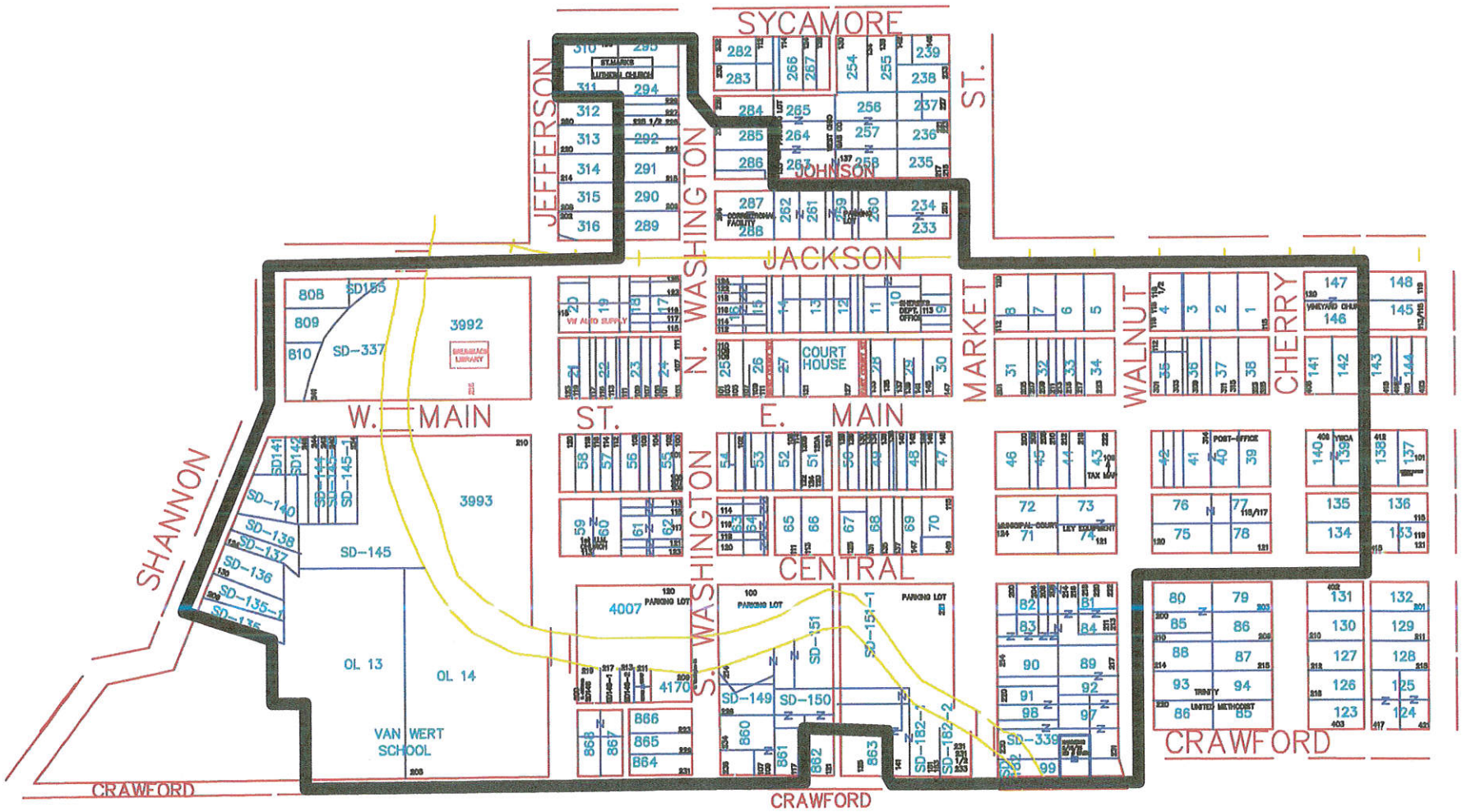VAN WERT DOWNTOWN REDEVELOPMENT DISTRICT