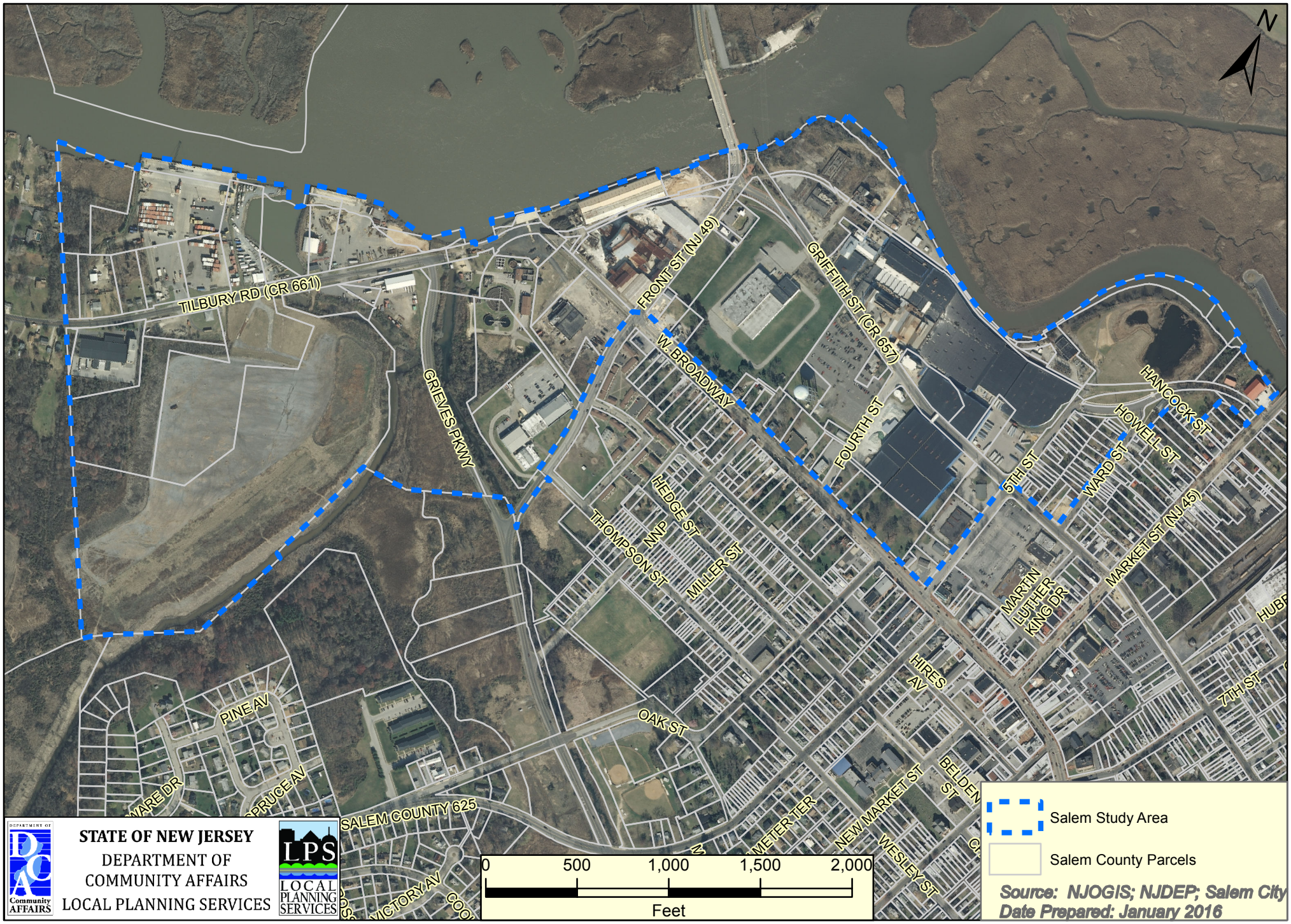City of Salem Waterfront Redevelopment Zone