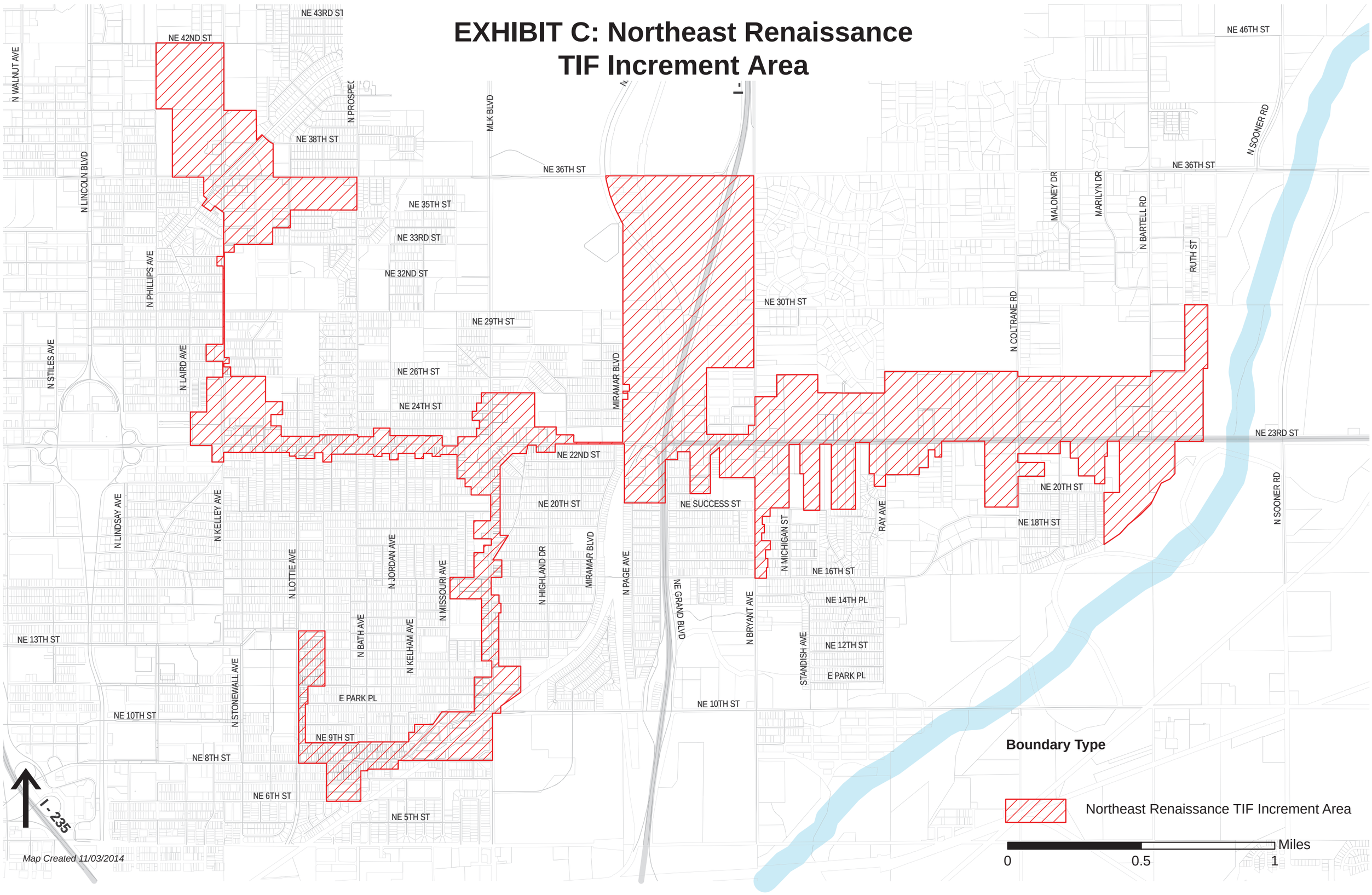EXHIBIT C: Northeast Renaissance TIF Increment Area