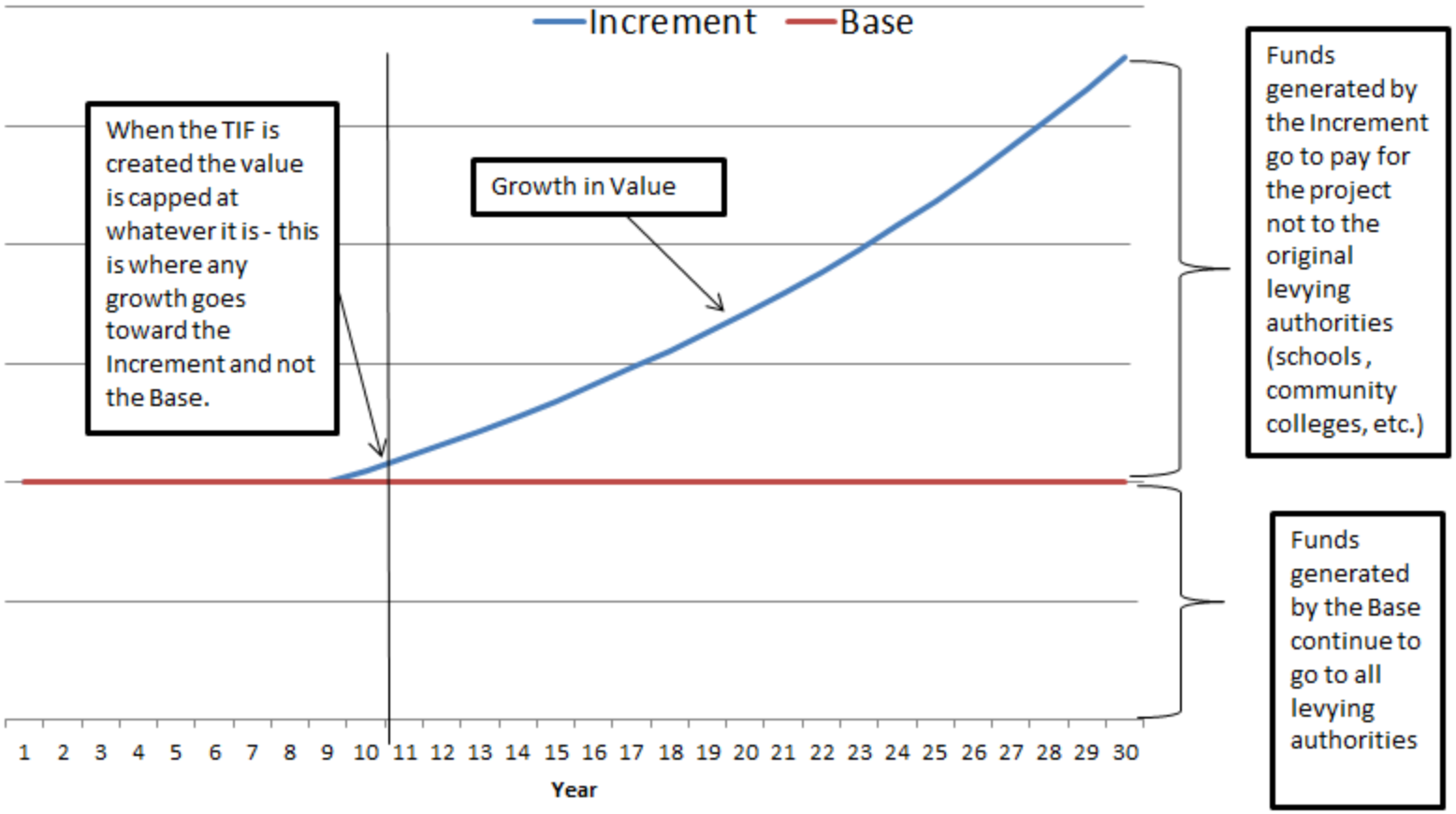How does TIF work for Cities/Counties?