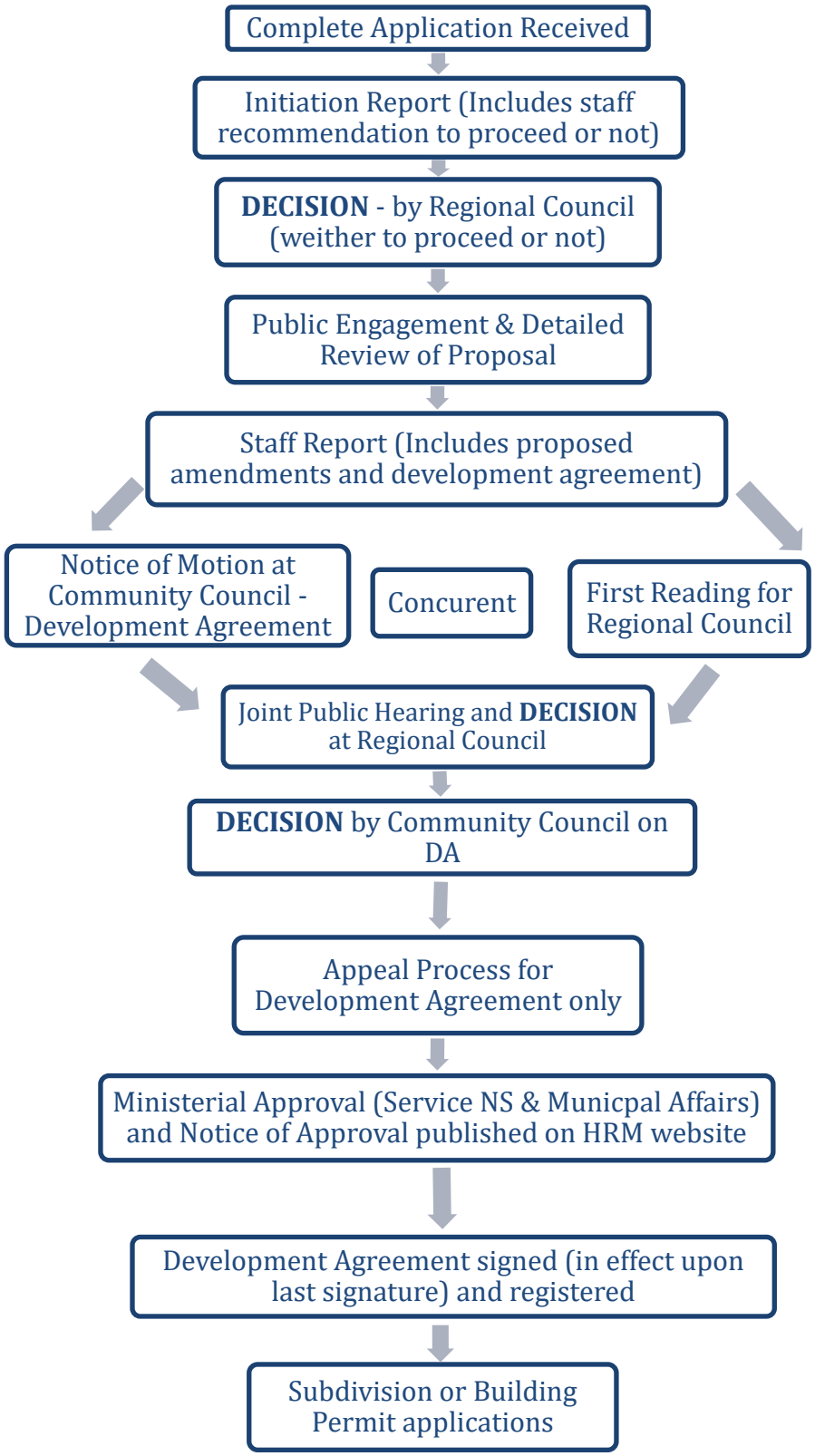MUNICPAL PLANNING STRATEGY & DEVELOPMENT AGREEMENT