Bill Albright Transportation Manager

Troy Ebbert Transportation Coordinator



Kingsport MTPO 201 West Market St Kingsport, TN 37660 MTPO@KingsportTn.gov 423.224.2670

#### MEMORANDUM

To: Kingsport MTPO Executive Board

CC: Subscribed Interested Parties

From: Troy Ebbert, Transportation Planning Coordinator

Date: October 28, 2016

Subject: MTPO Executive Board Meeting

Please find the agenda for the next Kingsport MTPO Executive Board meeting scheduled for Thursday, November 3, 2016 at 1:00 P.M. (EST), Council Chambers, 2<sup>nd</sup> Floor of City Hall, 225 W. Center Street, (downtown) Kingsport, Tennessee.

In addition to the public comments, project updates and general information items

There are four actions Items:

- Minutes
- 2017-2021 TIP Adoption
- 2017 Executive Board Meeting Schedule
- Endorsement of Project Evaluation Criteria

If you are unable to attend, you may designate a proxy in writing to represent you. A sample proxy letter is enclosed. The minutes from the last Executive Board meeting are also enclosed.

## **Agenda**

Kingsport MTPO Executive Board November 3, 2016 at 1:00 PM (EST) City Hall – 2<sup>nd</sup> Floor Council Room 225 W. Center St, Kingsport, TN 37660

1. Executive Board Welcome 2. Approval of Minutes from August 8, 2016 Meeting: ■ Action □ Possible Action □ Discussion □ Information 3. Public Comment on Agenda Items □ Action □ Possible Action □ Discussion Information Those wishing to make a comment pertaining to any of the agenda items may do so at this time with a five-minute time limitation. Comments not pertaining to a specific agenda item will be heard during the end of the meeting in the Public Hearing section. 4. Adoption 2017-2021 Transportation Improvement Program □ Possible Action □ Discussion □ Information Action Presenter: Bill Albright/Troy Ebbert Item Summary: Per 23 CFR 134(J)(1)(D)(i) the Transportation Improvement Plan (TIP) at least every 4 years. We are presenting a 5-year TIP with the last year being illustrative. (Attachment Included) **Recommendation:** Adopt the TIP subject to final approval from FHWA 5. Presentation of Federally Obligated Projects □ Action □ Possible Action □ Discussion ■ Information Presenter: Bill Albright

**Item Summary:** Per 23 CFR 450.332 we are required to publish the obligated projects within 90 days from the end of the program year as outlined in the Kingsport MTPO Public Participation Plan. This information is published online and available on the Library, City Hall and the Improvement Building per the PPP for review by the public. (Attachment included)

#### 6. 2017 Meeting Schedule

■ Action □ Possible Action □ Discussion □ Information

Presenter: Troy Ebbert

**Item Summary**: Staff has presented a tentative schedule for 2017.

Recommendation: Approve schedule as presented or make changes.

#### 7. 2040 Long Range Transportation Plan Update

■ Action □ Possible Action ■ Discussion ■ Information

Presenter: Preston Elliott AICP- RPM Planning Consultants

#### **Item Summary**:

- Stakeholder Input
- Public Input
- Schedule of Current and Remaining Activities

#### **Endorsement of Project Evaluation Criteria (Action Item)**

This item would include presenting proposed project evaluation criteria which would be used to assess projects being considered for the long-range plan. This criteria is not the same as what the MTPO uses for the TIP but is rather criteria that supports the direction of the long-range transportation goals and objectives. The use of the criteria allows for the MTPO to see how one project compared to another furthers the MTPO's LRTP vision. The criteria to be presented would include the current plan criteria and minor additions/changes to criteria to account for FAST Act provisions (2 new planning factors), TDOT's deficiency analysis tool, and VDOT's SMART SCALE.

#### 8. Project Updates

A list of staff updates is attached to the agenda; Staff will not cover the material unless requested.

#### 9. Public Comment

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□ Action	□ Possible Action	□ Discussion	Information

Members of the public may address the Executive Board with issues related to the region's transportation system. There is a five-minute time limitation per individual and/or topic

#### 10. Meeting Adjournment

	Sample Proxy	l etter
	oumple i Toxy	Lotto
(Date)		
I,	, of	(Agency)
Hereby designate		
during the(Meeting Date)	meeting of the	ne Kingsport MPO Executive
Board.		

# KINGSPORT URBAN AREA METROPOLITAN TRANSPORTATION PLANNING ORGANIZATION Meeting Minutes for August 18, 2016

<u>City Hall – Council Room</u> 11:00 A.M. 225 W. Center Street, Kingsport, TN

#### **Members Present:**

Jimmy Adkins, Michelle Bradburn, Jeff Fleming, Larry Frost, Donny Necessary, Cory Osborne (for Chris Craig)

#### Absent:

Ambre Torbett

#### Staff Present:

Bill Albright, Hank Clabaugh, Susan Doran, Troy Ebbert, Michael Thompson, Lynn Tully

#### **Visitors Present:**

Calvin Clifton – Mattern & Craig Randy Dodson – Mattern & Craig Brian Johnson – Qk4 Trey Joiner - TDOT Jeff Miller – Vaughn & Melton Eric Wilson - TDOT

Recorder: Susan Doran

**I. Call to Order:** Jeff Fleming called the meeting to order.

- **II. Approval of Minutes:** The minutes of the May 5, 2016 meeting were reviewed. No corrections and/or additions were suggested. A motion was made by Jimmy Adkins to approve the minutes and was seconded by Michelle Bradburn. The motion carried unanimously.
- **III. Public Comment:** Jeff Fleming opened the floor for public comments. No comments.

#### IV. New Business:

- A. Adoption of the 2016-2017 Unified Planning Work Program (UPWP). Presented by Bill Albright. A review of the Unified Planning Work Program (UPWP) was presented for adoption. A motion was made by Donny Necessary to approve the Unified Planning Work Program (UPWP) and was seconded by Jimmy Adkins. The motion carried unanimously.
- **B.** TIP Amendment # 16 STIP Amendment 181 Interstate 81 Truck Climbing Lane. Presented by Troy Ebbert. TDOT has requested to change the funding source and update the project amount to reflect actual cost to be let for bid in October of this year. A motion was made by Michelle Bradburn to approve TIP Amendment # 16 STIP Amendment 181 Interstate 81 Truck Climbing Lane and was seconded by Cory Osborne. The motion carried unanimously.

C. <u>TIP Amendment # 17 – Market Street Bulb Out Project.</u> Presented by Bill Albright. A project request was received during the call for projects to add a bulb out at the intersection of Commerce and Market Street. Due to the size of the project, staff proceeded with adding it to the current TIP to speed the project up. A motion was made by Jimmy Adkins to approve TIP Amendment # 17 – Market Street Bulb Out Project and was seconded by Michelle Bradburn. The motion carried unanimously. A 2<sup>nd</sup> motion was made by Jimmy Adkins to support Chairman Jeff Fleming to write a letter of support on behalf of the MTPO Executive Board and was seconded by Donny Necessary. The motion carried unanimously.

V.	STAFF R	REPORTS:
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Staff provided updates for various projects.

- **VI. PUBLIC HEARING:** Jeff Fleming invited those attending to make comments or ask questions about any and all agenda items, transportation planning issues, activities, and/or projects that pertain to the Kingsport Area Metropolitan Transportation Planning Organization.
- **VII. ADJOURNMENT:** There being no other business a motion was made by Donny Necessary to adjourn the meeting and was seconded by Jimmy Adkins. The motion carried unanimously.

These minutes were approved upon a voice vote of the Kingsport Metropolitan Transportation Planning Organization during a regular meeting on November 3, 2016 and are hereby certified.

Tilden "Jeff" Fleming, MTPO Executive Board Chairman	Date
Troy J. Ebbert, MTPO Executive Board Secretary	Date

August 18, 2016 Minutes Page 2



Kingsport MTPO 201 West Market St Kingsport, TN 37660 MTPO@KingsportTn.gov 423.229.9332

#### MEMORANDUM

To: Executive Board Members

From: Troy Ebbert

Date: October 17, 2016

Subject: Dates for the 2017 Executive Board

The dates and times for the Executive Board are as follows:

#### **February 9, 2017**

10:00 A.M. EST Engineering Building Conference Room

#### May 4, 2017

1:00 P.M. EDT Kingsport City Hall Council Chambers 2<sup>nd</sup> Floor

#### August 3, 2017

10:00 A.M. EDT Engineering Building Conference Room

#### **November 2, 2017**

1:00 P.M. EST Kingsport City Hall Council Chambers 2<sup>nd</sup> Floor Bill Albright MTPO Manager

Troy J. Ebbert MTPO Coordinator



201 West Market St Kingsport, TN 37660 MTPO@KingsportTn.gov 423.229.9332

## **Staff Report**

All information in **Bold** is new. .

#### <u>Department of Rulemaking Proposed Rule for MPO's</u>

The DPRM is considering a rule change that my effect all tricities MPO's, potentially, at most making a single MPO. At the very least it appears the MPO's would have shared plans. I have attached the document for review. <u>Comments are due August 26, 2016</u>

There will be a STIP meeting in the TDOT Region 1 Office: Monday, August 22, 2016 2:00-4:30 p.m. EDT

A letter was submitted to the Federal Highway Administration on behalf of the chairman at the direction of the Executive Board opposing the rule.

In an effort to reduce any possible effects to the current structure in the Tri-Cities, the Johnson City MPO has shown interest in dissolving the MOU area in the southern area the Kingsport MTPO that includes Gray, in Washington County. This area is currently in the Kingsport urbanized area and Johnson City MPO's Planning area per the agreement.

### <u>TAP – Transportation Alternative Program</u>

**Rotherwood** – Design change has been approved, change order submitted to TDOT, additional ROW acquired. **Project under construction and nearing completion.** 

Cleek - Under design

### STBG Funds

Rock Springs Rd – Now under contract, in environmental phase, being surveyed.

Wilcox Dr Sidewalk – Going to Kingsport BMA for final reading, go to bid this winter.

Main Street Kingsport – Under contract with TDOT, Notice to Proceed for NEPA, **Barge, Waggoner, Sumner & Cannon selected as design consultant.** 

Press Rd Church Hill - Under Contract, in environmental phase.

Island Road Signal – ROW acquired, in process to of utility coordination.

Lynn Garden Signal Coordination Project – Design Plans under review by TDOT

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# **TDOT Projects**

TN-1 October 2016 Bid Letting

THE CONSTRUCTION OF A TRUCK CLIMBING LANE ON I-81 EB (MILE MARKER 60, L.M. 6.76 - 9.48) INCLUDING GRADING, DRAINAGE, CONSTRUCTION OF TWO (2) CONCRETE BOX BEAM BRIDGES AND PAVING. Total Bid SUMMERS-TAYLOR, INC. \$8,369,782.35

#### TN – 5 Memorial Blvd

No change - In Right-of-way acquisition phase.

<u>TN - 6.1, 6.2, 6.3 - SR. 93 Improvements</u> - No Change, In Right-of-way acquisition phase. Constructed not funded,

<u>Stone Drive Multimodal Grants — Phase 1 preliminary design under review. Phase 2 under contract, TDOT completing the environmental phase. RFQ for design consultant upcoming this winter.</u>

# \* Project (or a portion of the project) is in the MPO planning area outside the urbanized area boundary

# OBLIGATIONS FOR KINGSPORT MPO FY 2016

FED FUNDS OBLIGATED:

\$4,838,728.14

									-	TOTAL FUNDS IN
DATE	PIN#	PROJECT NUMBER	COUNTY	ROUTE	TERMINI	ACTION/PHASE	TYPE	TIP/STIP REFERENCE		TIP
10/26/15	121579.00	STP-M-36(63)	Sullivan	SR-36	Lynn Garden Dr Signal System	AUTHORIZE PE-N	L-STP	L-STP-2.1	\$10,000.00	\$10,000.00
						ADJUST PE-N;				
10/27/15		STP-M-126(20)	Sullivan	SR-126	77	AUTHORIZE ROW	L-STP	L-STP-5	\$8,138.00	\$360,000.00
12/29/15	115972.00	STP-M-9108(41)	Sullivan		Closed-Loop Signal System Software Improvement Project	CLOSE PROJECT	STP	STP-4	(\$7,235.06)	\$467,100.00
04/44/40	440004.00	OTD 00(45)	0	00.00	Form O of the conductor N of Porton Po (TDD Outline F. Outline Recommend 4.9.5)	ALITHODIZE DOW	0.070	TN 0.4	#0.450.000.00	40.055.000.00
01/14/16		STP-93(15)	Sullivan	SR-93	From S of Horse Creek to N of Derby Dr (TPR Option 5, Spot Improvement 4 & 5)	AUTHORIZE ROW	S-STP	TN-6.1	\$2,152,000.00	\$3,355,800.00
01/14/16		HSIP-R00S(282)* HSIP-R00S(289)*	Hawkins Hawkins		Speedwell Rd (0A745) at NS R/R, LM 0.45 near Bulls Gap	AUTHORIZE PE-N AUTHORIZE PE-N	HSIP HSIP	TN-3 TN-3	\$13,500.00	\$6,000,000.00
01/21/16 01/21/16		HSIP-R00S(288)	Hawkins		Old State Route 70 (0A714) at NS R/R, LM 0.96 near Rogersville South Shepherd Dr (0A784) at NS R/R, LM 1.51 near Bulls Gap	AUTHORIZE PE-N	HSIP	TN-3	\$13,500.00 \$13,500.00	\$6,000,000.00 \$6,000,000.00
02/23/16		HSIP-31(14)*	Hawkins	SR-31	From SR-1 to Adams Lane	AUTHORIZE CONST	HSIP	TN-3	\$15,800.00	\$6,000,000.00
		STP-SIP-346(9)	Hawkins	SR-346	From Mount Carmel City Limits to Sullivan County Line in Mount Carmel	CLOSE PROJECT	S-STP	TN-14	(\$1,093.61)	\$400,000.00
		NH/HSIP-1(308)	Sullivan	SR-1	(US-11W), From Fairmont Ave to E of Brookside Dr	ADJUST CONST	NHPP	TN-2	(\$100,000.00)	\$5,700,000.00
		NH/HSIP-1(308)	Sullivan	SR-1	(US-11W), From Fairmont Ave to E of Brookside Dr	ADJUST CONST	HSIP	TN-3	(\$6,000.00)	\$6,000,000.00
03/10/16		STP/HSIP-36(52)	Sullivan	SR-36	From East Center St to Virginia State Line	ADJUST CONST	HSIP	TN-3	(\$19,800.00)	\$6,000,000.00
03/10/16		STP/HSIP-36(52)	Sullivan	SR-36	From East Center St to Virginia State Line	ADJUST CONST	STP	TN-4	(\$4,800.00)	\$400,000.00
00/10/10	117000.00	011711011 00(02)	Camvari	01100	Trom Eddt Gortor Ot to Virginia Gtate Emb	WITHDRAW	011	114 1	(ψ+,000.00)	Ψ+00,000.00
04/01/16	120468 00	STP-M-9108(45)	Sullivan		Portable Traffic Camera Counting System	PROJECT	L-STP	L-STP-2.2	(\$40,000.00)	\$50,000.00
04/04/16		STP/HSIP-346(10)	Sullivan	SR-346	From Hawkins County Line to SR-36	AUTHORIZE CONST	HSIP	TN-3	\$54,270.00	\$6,000,000.00
04/04/16		STP/HSIP-346(10)	Sullivan		From Hawkins County Line to SR-36	AUTHORIZE CONST	STP	TN-4	\$247,200.00	\$13,000,000.00
04/12/16		BRZ-9108(47)	Sullivan	0.1.0.10	Fort Robinson Dr, Bridge over Dry Hollow, LM 0.39 in Kingsport	AUTHORIZE PE-N	STP	TN-4	\$80,000.00	\$14,000,000.00
04/28/16		HSIP-31(14)*	Hawkins	SR-31	From SR-1 to Adams Lane	ADJUST CONST	HSIP	TN-3	\$400.00	\$6,000,000.00
05/03/16		STP/M-347(10)	Sullivan	SR-347	(Rock Springs Rd), From Cox Hollow Rd (LM 9.52) to I-26 (US-23) (LM 10.73)	AUTHORIZE PE-N	L-STP	L-STP-6	\$280,000.00	\$750,000.00
05/05/16		HSIP-R00S(250)	Hawkins		Maple Ave at Norfolk Southern R/R, LM 1.09 in Church Hill	AUTHORIZE CONST	HSIP	TN-3	\$389,747.00	\$6,000,000.00
		APD-I-26(60)	Sullivan	I-26	Welcome Center (Corridor B)	CLOSE PROJECT	APD	TN-1	(\$160,023.58)	\$14,605,000.00
		, ,				ADJUST PE-N;			(+	· , ,
05/09/16	122319.00	HSIP-R00S(251)	Hawkins		Fairview Ave at Norfolk Southern R/R, LM 0.06 in Church Hill	AUTHORIZE CONST	HSIP	TN-3	\$600.00	\$6,000,000.00
05/13/16	123325.00	STP-M-9108(48)	Sullivan		Main St, From Sullivan St to Market St	AUTHORIZE PE-N	L-STP	L-STP-7	\$16,000.00	\$600,000.00
05/16/16		R-STP/HSIP-126(21)	Sullivan	SR-126	From SR-93 to SR-36	AUTHORIZE CONST	ACHSIP	TN-3	\$0.00	\$123,000.00
05/16/16		R-STP/HSIP-126(21)	Sullivan	SR-126	From SR-93 to SR-36	AUTHORIZE CONST	ACSTP	TN-4	\$0.00	\$1,313,000.00
06/14/16		STP/HSIP-346(10)	Sullivan	SR-346	From Hawkins County Line to SR-36	ADJUST CONST	HSIP	TN-3	(\$4,545.00)	\$6,000,000.00
06/14/16	122461.00	STP/HSIP-346(10)	Sullivan	SR-346	From Hawkins County Line to SR-36	ADJUST CONST	STP	TN-4	(\$35,648.00)	\$13,000,000.00
06/17/16	105525.21	STP-EN-9108(42)	Sullivan		Kingsport Gateway Beautification (Roadscapes)	CLOSE PROJECT	ENH	ENH-1	(\$372.72)	\$2,000,000.00
06/23/16	122320.00	HSIP-R00S(250)	Hawkins		Maple Ave at Norfolk Southern R/R, LM 1.09 in Church Hill	ADJUST CONST	HSIP	TN-3	(\$94,877.00)	\$6,000,000.00
06/28/16	120115.00	HSIP-1384(10)	Sullivan		Bloomingdale Pike, From SR-1 to Bancroft Chapel Road (RSAR)	AUTHORIZE CONST	HSIP	TN-3	\$142,000.00	\$6,000,000.00
06/28/16	120060.00	PHSIP/HSIP-93(16)	Sullivan	SR-93	From Near SR-126 to Near Orebank Road (RSAR)	AUTHORIZE CONST	HSIP	TN-3	\$44,000.00	\$6,000,000.00
06/29/16	118776.00	HSIP-357(2)	Sullivan	SR-357	From SR-75 to I-81 (RSAR)	AUTHORIZE CONST	HSIP	TN-3	\$149,400.00	\$6,000,000.00
07/14/16	121579.00	STP-M-36(63)	Sullivan	SR-36	Lynn Garden Dr Signal System	AUTHORIZE PE-D	L-STP	L-STP-2.1	\$42,000.00	\$42,000.00
07/27/16	123237.00	HSIP-R00S(289)*	Hawkins		Old State Route 70 (0A714) at NS R/R, LM 0.96 near Rogersville	AUTHORIZE CONST	HSIP	TN-3	\$43,252.00	\$6,000,000.00
08/08/16	124932.00	HSIP-36(65)	Sullivan	SR-36	Intersection at SR-126 (Memorial Blvd) and Sherwood Rd	AUTHORIZE PE-N	HSIP	TN-3	\$36,000.00	\$6,000,000.00
			Hawkins,							
08/16/16	120054.00	HSIP-1(332)	Sullivan	SR-1	Intersections at East Ave and Walnut Ave in Kingsport	CLOSE PROJECT	HSIP	TN-3	\$133,386.11	\$6,000,000.00
			Sullivan,							
08/17/16	101397.00	STP/HPP-75(10)	Washington	SR-75	From SR-36 in Washington County to SR-357 in Sullivan County	ADJUST CONST	STP	TN-44	\$426,400.00	\$32,900,000.00
						CONVERT ADV				
08/25/16	114737.00	R-STP/HSIP-126(21)	Sullivan	SR-126	From SR-93 to SR-36	CONSTRUCTION	ACHSIP	TN-3	\$0.00	\$123,000.00
						CONVERT ADV				
		R-STP/HSIP-126(21)	Sullivan		From SR-93 to SR-36	CONSTRUCTION	ACSTP	TN-4	\$0.00	\$1,313,000.00
08/25/16		R-STP/HSIP-126(21)	Sullivan	SR-126		ADJUST CONST	RHSIP	TN-3	\$91,190.00	\$114,000.00
08/25/16	114737 00	R-STP/HSIP-126(21)	Sullivan	SR-126	From SR-93 to SR-36	ADJUST CONST	RSTP	TN-4	\$211,822.00	\$265,000.00

									ı	TOTAL FUNDS IN
DATE	PIN#	PROJECT NUMBER	COUNTY	ROUTE	TERMINI	ACTION/PHASE	TYPE	TIP/STIP REFERENCE	FEDERAL FUNDS	TIP
08/25/16	114737.00	R-STP/HSIP-126(21)	Sullivan	SR-126	From SR-93 to SR-36	ADJUST CONST	STP	TN-4	\$699,018.00	\$14,000,000.00
08/30/16	114173.00	IM/NH-81-1(119)	Sullivan	I-81	Eastbound Truck Climbing Lane at Mile Marker 60	AUTHORIZE CONST	ACNHFP	TN-1	\$0.00	\$9,860,000.00

#### VIRGINIA FEDERAL OBLIGATED PROJECTS 2016

	from	actual obligation
Construction: Bridge Rehabilitation/Replacement/Reconstruction Gate Road over Big Moccasin Creek Va struc 6102 SBL & NBL 23 over N Fork Holston River Va struc 1003 & 1108 ARRA Bridge Design-Build Contract Bridge (Fed Id 16815) Rte. 671 Over Valley Creek Construction: Safety/ITS/Operational Improvements RTE 614 - RECONSTRUCTION Safety Improvements-Rte. 224 (Phase II-remove curve) US 23 - Install Rumble Strips on Existing Paved Shoulders #HB2.FY17 - US58/23 Access Management With Park & Ride Construction: Transportation Enhancement/Byway/Non-Traditional	.05 Miles from Rte. 613 0.086 Mi. S. Intersection Rte. 707 .60 to Route 678 0.06 Mi. W. Int. Route 713 0.064 Mi. S. Int. Rte. 614 0.860 mi. W. Rte. 224	\$301,227.00 \$6,029,894.00 \$5,320,390.77 \$100,000.00 \$2,496,547.00 \$1,650,000.00 \$67,152.69 \$0.00 \$299,391.18
Restoration of Bush Mill RESTORATION OF BUSH MILL RTE 72 - CONSTRUCT 2 LANES ON NEW LOCATION - PE & RW ONLY RTE 58 - CONSTRUCTION INTERCHANGE - PE & RW ONLY Project oversight (Rt 460 Corridor Improvement Project) Public Contribution for I-95 HOV/HOT Lanes Project I-95 HOV/HOT Lanes Project PPTA Develop & Mgmt. Oversight I-95 HOV/HOT Lanes Early Works - Federal Eligible Activitity I-95 HOV/HOT Lane Early Works-Non-Fed (Unless Finance Close) I-95 HOV/HOT Lanes Debt Service Route 460 PPTA Debt Service Route 460 PPTA Construction I-395 NORTHERN EXTENSION EXPRESS LANES - STUDY I-95 SOUTHERN EXTENSION EXPRESS LANES PROJECT	0.394 KILOMETER SOUTH ECL WEBER CITY 0.486 KILOMETER WEST ECL WEBER CITY Intersection w/Rt 58, City of Suffolk Garrisonville Road Garrisonville Road Garrisonville Road Garrisonville Road Garrisonville Road Intersection with Route 58, City of Suffolk Intersection of I-295, Prince George County Turkeycock Run Near Duke Street MM 142.5 (South of Garrisonville Road)	\$8,742,700.00 \$10,516,947.00 \$0.00 \$26,909,687.00 \$0.00 \$0.00 \$37,649,846.86 \$70,396,298.11 \$0.00 \$0.00 \$0.00

# **Transit Federally Obligated Projects**

Project	Funding Type	Total	Federal	State	Local
Annual Operations	5307	\$1,376,100	\$688,050	\$344,025	\$344,025
Capital-Vehicle	5307	\$450,000	\$373,500	\$38,250	\$38,250
Capital-Vehicle	5339	\$505,462	\$429,642	\$37,910	\$37,910
Transit Center – Phase 1	5307	\$5,155,000	\$4,124,000	\$515,500	\$515,500

**T**I I