

Iron Range Resources and Rehabilitation

Projects Summary

(\$ in thousands)

| Project Title | Rank | Fund | Project Requests for State Funds | | | Gov's Rec | Gov's Planning Estimates | |
|--------------------------------------------|------|------|----------------------------------|------|------|-----------|--------------------------|------|
| | | | 2022 | 2024 | 2026 | 2022 | 2024 | 2026 |
| Water Line Replacement | 1 | GO | 10,191 | 0 | 0 | 10,191 | 0 | 0 |
| Minnesota Discovery Center | 2 | GO | 7,102 | 0 | 0 | 0 | 0 | 0 |
| Total Project Requests | | | 17,293 | 0 | 0 | 10,191 | 0 | 0 |
| General Obligation Bonds (GO) Total | | | 17,293 | 0 | 0 | 10,191 | 0 | 0 |

<https://mn.gov/irrrb/>

AT A GLANCE

- Established in 1941, the Department of Iron Range Resources & Rehabilitation was created to diversify the economy within a region largely dependent on the removal of minerals (iron ore and taconite) and other natural resources.
- The agency's service area is defined by Minnesota Statute 273.1341 and encompasses 13,000 square miles in northeastern Minnesota: 53 cities, 134 townships, portions of four tribal nations and 14 school districts. The service area population is 155,693.
- The agency is primarily funded by a portion of local taconite production tax paid by mining companies on each ton of iron ore pellets or concentrates produced. The tax is paid in lieu of property taxes by mining companies located within the agency's service area.
- The Department of Iron Range Resources & Rehabilitation operates on an annual budget established by the commissioner and approved by a nine-member board and the Governor.

PURPOSE

The Department of Iron Range Resources & Rehabilitation is an economic development agency that reinvests local taconite production taxes back into northeastern Minnesota businesses and communities in order to strengthen and diversify the economy. Loans are provided to businesses relocating or expanding in the region. Grants are available to local and tribal units of government, educational institutions and nonprofits. Grants support projects related to business development, infrastructure and broadband, downtown revitalization, worker training and certification, and tourism and recreation.

AGENCY GOALS AND STRATEGIES

The agency's strategic plan aligns its collaborative efforts around long-term economic growth that increases the well-being of all people in northeastern Minnesota. The agency's mission helps focus funding priorities around leveraging capital, improving quality of life and retaining and creating good paying jobs. We align our strategies with four long-term goals related to community development, asset reinvestment, business development and workforce development.

Communities invest in their foundational, business and social assets to ensure quality of life for all residents.

- Infrastructure funding is available to improve, replace and modernize foundational assets such as sewer, water and broadband.
- Redevelopment programs provide funds to improve business assets including interior and exterior renovation, energy efficiency and retrofits.
- Community development grants fund the construction, maintenance and improvement of social assets such as parks, recreation, trails, and arts and culture organizations.
- Opportunities to expand or create new child care facilities and programs are actively pursued.
- Agency broadband investments leverage other resources to increase the number of residents served by the state's 2026 broadband speed goals.

The agency participates in enterprise sustainability to manage energy, conserve water and reduce waste. Access and equity inform outreach efforts and staff and leaders work directly with tribal nation representatives from Bois Forte, Grand Portage, Leech Lake and Fond du Lac helping connect their development priorities with grant and loan resources. **Agency investments in development and infrastructure at Giants Ridge and Minnesota Discovery Center increase economic impact and contribute to the quality of life for visitors and area residents.**

- Improve assets that contribute to economic impact.
- Track economic impact over time using independent analysis.
- Maintain Giants Ridge's *state* and *national* golf course rankings.

Businesses invest in northeastern Minnesota.

- Respond to business needs with creative and flexible financial solutions.
- Assist businesses and communities with economic recovery from the COVID-19 pandemic.
- Recruit new businesses through lead generation, tradeshow and outreach to targeted industries.
- Track family sustaining wages of businesses served by agency loans.
- Promote energy efficiency for small businesses through the Business Energy Retrofit grant program.

Workers have the education and training to meet business needs.

- Invest in workforce development programs that meet businesses' training and education needs.
 - Support skills development that increase workers' ability to earn to a family-sustaining income.
- Invest in higher education programs through Iron Range Higher Education.
- Multi-district collaborative efforts increase availability and access to high quality education for the region's students through a Bricks and Mortar Program and an Innovative Academic Program.

M.S. 298.22 provides the legal authority for the Department of Iron Range Resources & Rehabilitation.

AT A GLANCE

The Department of Iron Range Resources & Rehabilitation is an economic development agency that invests resources to foster vibrant growth and economic prosperity in northeastern Minnesota by enhancing livable communities, maximizing collaborations and partnerships, and strengthening businesses and worker education.

Agency strategic priorities include:

- Providing grants to local units of government and nonprofits that contribute to stable, livable, and healthy communities and leveraging funding in foundational assets and community infrastructure that improve, replace and modernize for future growth.
- Recruiting targeted industries to the region to increase economic growth and tailoring financing solutions with partners that meet individual business retention and expansion needs.
- Providing grants for innovative education and workforce development initiatives that address regional business and industry workforce needs.
- Investing in development and infrastructure at Giants Ridge and Minnesota Discovery Center to increase the economic impact of the facilities and enhance the quality of life for visitors and area residents.

Fostering economic development and promoting tourism are statutory authorities for the agency. Foundational asset investments made at Giants Ridge have strengthened the region's tourism economy, generating \$55 million in economic impact in 2019.

Factors Impacting Facilities or Capital Programs

The agency owns 64 structures in three locations on the Iron Range, Eveleth (headquarters), Biwabik (Giants Ridge) and Chisholm (Minnesota Discovery Center or MDC). Most of the buildings and infrastructure are at MDC and Giants Ridge at campuses built in the 1970s and 1980s. The agency has made significant capital reinvestments over the years but capital needs are now at levels that cannot be supported by the agency's annual operating budgets.

Giants Ridge and MDC serve local residents and visitors from across the nation. The current increasing demand for outdoor experiences and recreation is driving the need for changes and improvements at both locations.

Giants Ridge is in a growth mode and has added a new chalet/event center, ski/bike lifts, a climbing wall and mountain bike trails. The facility must have reliable, modern infrastructure to meet increased demands of operations and to adapt to climate changes that are affecting snowfall. The agency's Waterline Replacement project replaces 90% and automates 60% of the 30-year-old failing infrastructure and snowmaking system. Without this project, the facility cannot make snow to support the winter operations that contribute to the region's winter economy. The water line can also be used for fire suppression.

MDC is re-positioning itself as a destination recreation property with access to the Red Head Mountain Bike Park and Mesabi Trail. Changes to the layout are necessary to provide access to these new assets. Capital bonding is requested to build out a plan that incorporates existing with new space in the current campus footprint in order to make it safer, easier to navigate, and more efficient to operate year around.

Outdoor recreation and cultural opportunities support northeastern Minnesota's tourism economy, contribute to Minnesotans' health and quality of life and support business attraction and retention. In 2019, Giants Ridge had a \$55.4 million economic impact on local communities, up \$12 million from a 2016 analysis. Economic growth is a

result of capital investment and the results align with the agency's mission to diversify IRRR's service area, an economically disadvantaged area of the state.

Self-Assessment of Agency Facilities and Assets

Recent capital investments have focused on replacing failing infrastructure, facilities and equipment. For each location, master plans, facility assessments, studies and reports are evaluated when determining capital projects and levels of investment. Priority projects must meet objectives in the areas of safety, asset preservation, efficiency or operational performance.

Agency Process for Determining Capital Requests

The agency implements capital improvement strategies that advance the missions of Giants Ridge and Minnesota Discovery Center to keep them competitive while improving revenues and managing expenses. Facility managers develop capital requests using studies, master plans, stakeholder input and facility conditions. Requests address aging infrastructure, deferred maintenance, building and system life cycles, access, safety and efficiency. They are reviewed by senior leaders and the Commissioner approves final projects and reviews them with the Iron Range Resources and Rehabilitation advisory board.

Major Capital Projects Authorized in 2020 and 2021

The agency did not receive capital appropriations in the 2020 or 2021 legislative sessions.

(\$ in thousands)

Water Line Replacement

AT A GLANCE

| | |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2022 Request Amount: | \$10,191 |
| Priority Ranking: | 1 |
| Project Summary: | \$10.191 million in state funds is requested to upgrade, construct, and support a new infrastructure system for the snow making process at Giants Ridge. The project provides efficiencies and upgraded technologies for piping systems and snow gun enhancements. |

Project Description

- Upgrade infrastructure for snow making capabilities
- Replace failing underground infrastructure
- Provide automation technology for operations
- Increase pipe capacity for efficient operations
- Enhance safety on the hill during snow making operations
- Provide increased fire suppression

Project Rationale

The project will provide adequate stability and capacity for the snow making lines and system for the next 30 years. Other impacts of the project include:

- Increased revenue based on having beginner runs open early and for Christmas break
- Having 75 percent of the winter operations open for Christmas break has a large impact on early season revenue. Having this system in place will make that goal more attainable on a year to year basis
- Ability to make more snow during marginal early season conditions. Important as weather has been trending warmer for the month of November and early December over the last 10 years making it harder to open
- Ability to use existing fleet of snow guns on other runs
- Reduced labor costs due to the automation of the snow guns
- Potential to save \$30,000 to \$40,000 a year on labor and energy savings
- Ability to maximize the pump station to capacity reducing overall energy consumption and costs

Project Timeline

This project will occur over multiple years to accommodate business operations-seasonal impacts.

Funding Approval: 2022

Construction Start: 2023

Final Construction: 2024

Other Considerations

The current pipeline for the hill resides on the main runs. The piping was installed 30 years ago. A total failure of a water line(s) is likely in the next few years due to the age and current conditions of the pipes. This would have an effect on the economic impact for the region for businesses that depend upon skier traffic for revenue for their local small businesses. Giants Ridge has a \$55 million impact to local and surrounding communities.

Impact on Agency Operating Budgets

This project will increase the capacity of the water lines for the snowmaking system for winter ski operations; and, with more snow product earlier in season, increase visitors and revenue.

Description of Previous Appropriations

N/A

Project Contact Person

Linda Johnson
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Governor's Recommendation

The Governor recommends \$10.191 million in general obligation bonds for this request.

Iron Range Resources and Rehabilitation

Project Detail

(\$ in thousands)

Water Line Replacement

PROJECT FUNDING SOURCES

| Funding Source | Prior Years | FY 2022 | FY 2024 | FY 2026 |
|--------------------------------|-------------|------------------|-------------|-------------|
| State Funds Requested | | | | |
| General Obligation Bonds | \$ 0 | \$ 10,191 | \$ 0 | \$ 0 |
| Funds Already Committed | | | | |
| | | | | |
| Pending Contributions | | | | |
| | | | | |
| TOTAL | \$ 0 | \$ 10,191 | \$ 0 | \$ 0 |

TOTAL PROJECT COSTS

| Cost Category | Prior Years | FY 2022 | FY 2024 | FY 2026 |
|-------------------------|-------------|------------------|-------------|-------------|
| Property Acquisition | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Predesign Fees | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Design Fees | \$ 0 | \$ 148 | \$ 0 | \$ 0 |
| Project Management | \$ 0 | \$ 16 | \$ 0 | \$ 0 |
| Construction | \$ 0 | \$ 8,623 | \$ 0 | \$ 0 |
| Relocation Expenses | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| One Percent for Art | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Occupancy Costs | \$ 0 | \$ 117 | \$ 0 | \$ 0 |
| Inflationary Adjustment | \$ 0 | \$ 1,287 | \$ 0 | \$ 0 |
| TOTAL | \$ 0 | \$ 10,191 | \$ 0 | \$ 0 |

IMPACT ON STATE OPERATING COSTS

| Cost Category | FY 2022 | FY 2024 | FY 2026 |
|-------------------------------|---------|---------|---------|
| IT Costs | \$ 0 | \$ 0 | \$ 0 |
| Operating Budget Impact (\$) | \$ 0 | \$ 0 | \$ 0 |
| Operating Budget Impact (FTE) | 0.0 | 0.0 | 0.0 |

SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS

| | Amount | Percent of Total |
|----------------|-----------|------------------|
| General Fund | \$ 10,191 | 100 % |
| User Financing | \$ 0 | 0 % |

STATUTORY REQUIREMENTS

The following requirements will apply to projects after adoption of the bonding bill.

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Is this project exempt from legislative review under M.S. 16B.335 subd. 1a? | Yes |
| Predesign Review (M.S. 16B.335 subd. 3): | |
| Does this request include funding for predesign? | No |
| Has the predesign been submitted to the Department of Administration? | N/A |
| Has the predesign been approved by the Department of Administration? | N/A |
| Will the project design meet the Sustainable Building Guidelines under M.S. 16B.325? | N/A |
| Will the project designs meet applicable requirements and guidelines for energy conservation and alternative energy sources (M.S. 16B.335 subd. 4 and 16B.32)? | N/A |
| Have Information Technology Review Preconditions been met (M.S. 16B.335 subd. 5 & 6)? | N/A |
| Will the project comply with the targeted group purchasing requirement (M.S. 16C.16 subd. 13)? | Yes |
| Will the project meet public ownership requirements (M.S. 16A.695)? | Yes |
| Will a use agreement be required (M.S. 16A.695 subd. 2)? | No |
| Will program funding be reviewed and ensured (M.S. 16A.695 subd. 5)? | Yes |
| Will the matching funds requirements be met (M.S. 16A.86 subd. 4)? | N/A |
| Will the project be fully encumbered prior to the Cancellation Deadline (M.S. 16A.642): December 31, 2026? | Yes |
| M.S. 16A.502 and M.S. 16B.31 (2): Full Funding Required | Yes |
| M.S. 473.4485: Guideway Project | |
| Is this a Guideway Project? | No |
| Is the required information included in this request? | N/A |

Minnesota Discovery Center

AT A GLANCE

| | |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2022 Request Amount: | \$7,102 |
| Priority Ranking: | 2 |
| Project Summary: | \$7.102 million in state funds is requested to design, construct, reconfigure, repurpose, furnish, and equip new and existing buildings at the Minnesota Discovery Center (MDC) and Redhead Mountain Bike Park Trailhead in Chisholm. The MDC, a 501(c)(3) nonprofit, is the largest museum and cultural complex north of the Twin Cities and Redhead Mountain Bike Park is Minnesota’s newest public recreation area. |

Project Description

The MDC is seeking \$7.1 million in state funds as a part of a 2 phase \$18 million update and expansion project. The \$7.1 million will be used to design, construct, reconfigure, repurpose, furnish, and equip 12,000 sq. ft. of new space to create a new multi-accessible ADA compliant year-round main entrance, ADA compliant public restrooms, a gift shop, and a multi-purpose and accessible event/creative/education space. Additionally, the MDC would remodel, reconfigure, and repurpose 14,900 sq. ft. of existing archival space to tie into a new year-round main entrance.

This investment in MDC and Redhead Mountain Bike Park will help in leveraging a \$20 million dollar investment of a private development adjacent to the facility.

The \$7.1 million project breakdown is as follows:

Construct, reconfigure, repurpose, design, furnish, and equip 12,000 sf. of new facilities to create a new year-round ADA compliant main entrance and multiuse event/creative/educational spaces and remodel, reconfigure, repurpose, furnish, and equip 14,900 sf. of existing facilities to tie into the new main entrance and update aging/failing infrastructure including:

- 2,300 sf. of new facilities that will serve as the new year-round ADA compliant main entrance for the MDC and Redhead Mountain Bike Park Trailhead. The new main entrance will house new ADA compliant public restrooms and create a centralized year-round location for our gift shop. The new main entrance and facilities will connect into our existing infrastructure and would serve as the main entrance for entire campus.
- 1,000 sf. of new archival space that recaptures space lost to a new main entrance and eliminates a failing sod roof currently above our archival storage space that is leaking water into our archives, which are state owned historical assets.
- 14,900 sf. of existing facilities will be reconfigured, repurposed, remodeled, furnished, and equip to tie into our new main entrance and existing facilities and will facilitate circulation from the new entrance to the campus as a whole. Additionally, this reconfiguration is needed to coordinate with a planned phase 2 archival storage facility construction project.
- 8,700 sf. of new facilities that will serve as a multi-use event space, public creative lab, and

education classroom that ties into our new main entrance, archival space, and remodeled parts of the campus. This facility would be utilized by thousands of northland students, teachers, artists, content creators that we host each year in addition to being utilized by thousands of visitors and businesses we accommodate on an annual basis.

Project Rationale

By constructing a new main entrance, the MDC can create an experience that serves all demographics of our 50,000+ annual visitors including those with disabilities. The project will also maximize the use of space within our current campus footprint making it safer, more accommodating, easier to navigate, and more efficient to operate. Additionally, by repurposing, reconfiguring, and remodeling 14,900 sf. of existing space we can create a safer and more accommodating environment that transitions into our new main entrance and facilities as a part of this project. Additional project benefits and rationale include:

- State investment will help MDC and Redhead Mountain Bike Park leverage \$20 million in private development with a hotel being built adjacent to our facility.
- Replaces old roof that leaks into our state archives and records collections facility.
- Eliminates having to operate two seasonal entrances and move our gift shop twice a year.
- Provides a centralized place of arrival onto our property for guests.
- Maximizes campus space and streamlines efficiencies in our campus operations and facility costs.
- Creates ADA compliant entrance, public restrooms, and updates community spaces making them safe and more accommodating for our 50,000 plus annual guests.
- Provides safer environment for our guests and staff.
- Provides much needed updates and renovations to our campus, which was constructed in the 1970's and 1980's, making it safer and more efficient.
- The Minnesota Discovery Center is a 501c3 nonprofit and the State of Minnesota's largest museum and cultural complex north of the Twin Cities.
- Provides protection and preservation to thousands of state historical archival collections, documents, and assets.
- The Minnesota Discovery Center serves as one of the only state repositories for historical records and documents.
- Provides thousands of additional tourists coming to the Redhead Mountain Bike Park access to free public amenities and accommodations as required for being the trailhead facility.
- Positions the MDC to better accommodate educational programming, workshops, events, school field trips, individuals with disabilities, concerts, and the Minnesota High School Mountain Bike League Races starting in October of 2021.

Project Timeline

Architectural / Engineering Design: 2022

Construction: 2022 - 2024

Other Considerations

The Minnesota Discovery Center is one of Chisholm's largest employers and generates more than \$2.5 million to the local and regional economy via our annual operating budget and payroll. The project is located in an economically distressed part of our state. The project attracts more tourists to our region, creates more jobs, and helps diversify employment opportunities for the regional workforce. Additionally, the MDC 's attractions draw in more than 50,000 guests each year and that number is anticipated to increase by an additional 30,000 guests a year due to the Redhead Mountain Bike Park. This project will help better accommodate the additional influx of tourists to our region and maximize opportunities for additional spending. The project will also promote healthier and more sustainable communities on the Iron Range and throughout the state.

- The Minnesota Discovery Center has up to \$400,000 to contribute toward the project to cover the cost of design fees above and beyond the \$7.1 million.
- This funding request is part of a 2 phase \$18 million project.
- By obtaining \$7.1 million in state funds, we can leverage additional public and private investment of up to \$20 million for additional development.
- In 2020 alone, the Minnesota Discovery Center's Research Center served more than 2,400 individuals from 48 states and 17 countries. Additionally, we served requests from military APO's and Washington, D.C.

Impact on Agency Operating Budgets

Completing this project will reduce staffing costs by eliminating the need to transition between two seasonal entrances and having to move our entire gift shop between those two entrances. Furthermore, this project will provide for energy efficient buildings that reduce expenses related to operations. The project also provides the opportunity to significantly increase revenue by creating spaces that we can rent out, host events and workshops, and accommodate more educational programming with the schools within our service area.

Description of Previous Appropriations

NA

Project Contact Person

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Governor's Recommendation

The Governor does not recommend capital funding for this request.

Iron Range Resources and Rehabilitation

Project Detail

(\$ in thousands)

Minnesota Discovery Center

PROJECT FUNDING SOURCES

| Funding Source | Prior Years | FY 2022 | FY 2024 | FY 2026 |
|--------------------------------|---------------|-----------------|-------------|-------------|
| State Funds Requested | | | | |
| General Obligation Bonds | \$ 0 | \$ 7,102 | \$ 0 | \$ 0 |
| Funds Already Committed | | | | |
| Other State Funds | \$ 168 | \$ 0 | \$ 0 | \$ 0 |
| Pending Contributions | | | | |
| | | | | |
| TOTAL | \$ 168 | \$ 7,102 | \$ 0 | \$ 0 |

TOTAL PROJECT COSTS

| Cost Category | Prior Years | FY 2022 | FY 2024 | FY 2026 |
|-------------------------|---------------|-----------------|-------------|-------------|
| Property Acquisition | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Predesign Fees | \$ 168 | \$ 50 | \$ 0 | \$ 0 |
| Design Fees | \$ 0 | \$ 100 | \$ 0 | \$ 0 |
| Project Management | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Construction | \$ 0 | \$ 5,971 | \$ 0 | \$ 0 |
| Relocation Expenses | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| One Percent for Art | \$ 0 | \$ 54 | \$ 0 | \$ 0 |
| Occupancy Costs | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Inflationary Adjustment | \$ 0 | \$ 927 | \$ 0 | \$ 0 |
| TOTAL | \$ 168 | \$ 7,102 | \$ 0 | \$ 0 |

IMPACT ON STATE OPERATING COSTS

| Cost Category | FY 2022 | FY 2024 | FY 2026 |
|-------------------------------|---------|---------|---------|
| IT Costs | \$ 0 | \$ 0 | \$ 0 |
| Operating Budget Impact (\$) | \$ 0 | \$ 0 | \$ 0 |
| Operating Budget Impact (FTE) | 0.0 | 0.0 | 0.0 |

SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS

| | Amount | Percent of Total |
|----------------|----------|------------------|
| General Fund | \$ 7,102 | 100 % |
| User Financing | \$ 0 | 0 % |

STATUTORY REQUIREMENTS

The following requirements will apply to projects after adoption of the bonding bill.

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Is this project exempt from legislative review under M.S. 16B.335 subd. 1a? | Yes |
| Pre-design Review (M.S. 16B.335 subd. 3): | |
| Does this request include funding for pre-design? | No |
| Has the pre-design been submitted to the Department of Administration? | N/A |
| Has the pre-design been approved by the Department of Administration? | N/A |
| Will the project design meet the Sustainable Building Guidelines under M.S. 16B.325? | Yes |
| Will the project designs meet applicable requirements and guidelines for energy conservation and alternative energy sources (M.S. 16B.335 subd. 4 and 16B.32)? | Yes |
| Have Information Technology Review Preconditions been met (M.S. 16B.335 subd. 5 & 6)? | No |
| Will the project comply with the targeted group purchasing requirement (M.S. 16C.16 subd. 13)? | Yes |
| Will the project meet public ownership requirements (M.S. 16A.695)? | Yes |
| Will a use agreement be required (M.S. 16A.695 subd. 2)? | No |
| Will program funding be reviewed and ensured (M.S. 16A.695 subd. 5)? | Yes |
| Will the matching funds requirements be met (M.S. 16A.86 subd. 4)? | N/A |
| Will the project be fully encumbered prior to the Cancellation Deadline (M.S. 16A.642): December 31, 2026? | Yes |
| M.S. 16A.502 and M.S. 16B.31 (2): Full Funding Required | Yes |
| M.S. 473.4485: Guideway Project | |
| Is this a Guideway Project? | No |
| Is the required information included in this request? | N/A |