

Industrial Site No. 2

Altaisky Krai, Zarinsk



Vacant **industrial land**, ha

402.4

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	22:66:180101:8
2.	Location	Zarinsk, ul. Zheleznodorozhnaya 51, at 2.4 km south-eastward from the railway terminal, plot of land No. 5
3.	Location description	Close to OJSC Altai-Koks
4.	Land use category	Populated land
5.	Site in brief	Flat to sloping to both sides topography
6.	Type of ownership (private, public, public-private)	Public
7.	Management company or similar (MC)	Zarinsk Administration
8.	MC Address (postal, electronic, website)	659100, Altaisky Krai, Zarinsk, pr. Stroiteley, 31 admzarinsk@mail.ru www.admzarinsk.ru
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Irina Yu. Bogdanova, Deputy Head of Zarinsk Administration, Chairwoman of the Committee on Municipal Property Management, Investment Authorized Officer of Zarinsk Tel.: (38595)42271 E-mail: admzarinsk@mail.ru

10.	Site Development Concept (web-site, if any) (yes/no)	None
11.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
12.	Industry specialization	Food production; textile and clothing; leather and leather goods production, shoemaking; wood processing and woodwork; pulp and paper; publishing and printing; chemical production; rubber and plastic products; other non-metallic mineral products; metallurgy and finished metal products; machinery and equipment; electrical, electronic and optical equipment; transportation vehicles and equipment; other manufacturing; transport and communications

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	Within the Zarinsk boundaries	
2.	Distance to the regional centre	120 km to Barnaul	
3.	Distance to Moscow	3,690 km	
4.	Distance to the nearest highway	R 367 (adjoining)	
5.	Any roads connecting the Site with the nearest highway, distance and road condition	0	
6.	Any motor roads across the Site (yes/no)	Yes	
7.	Any connections to railways (yes/no)	No	Yes
8.	Any offloading rail terminal facilities (yes/no)	Yes	
9.	Distance to the nearest international airport	200 km to international airport named after G.S. Titov (Barnaul)	
10	Distance to the nearest river port	200 km to Barnaul river port	
11	Distance to the nearest sea port	5,836.4 km to Vladivostok 4,207.6 km to St. Petersburg 4,376.8 km to Novorosiysk	

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1	Total area (ha)	402.4	
2	Vacant plots of industrial land (ha)	<u>402.4</u>	
<i>Utilities</i>			

3	<p>Availability of utilities (yes/no, comments). Distance from the Site to utilities (km), available capacity of:</p> <ul style="list-style-type: none"> - electric mains - water supply network - gas supply system; -, heat supply system - sewerage system 	<p>Connection to energy supply system possible. There is an overhead power line (10 kW) which runs over the Site and is owned by OJSC Interregional Distribution Grid Company of Siberia. Cost of connection – on individual basis.</p> <p>Connection to water supply system possible (annual reserve of potable water – 7120 cubic meters/day, annual reserve of industrial water – 24000 cubic meters/day)</p> <p>Connection to heat supply system possible (annual reserve of steam heating energy – 50 t/h, heating system – 64.5 Gcal/h)</p> <p>Connection to sewerage system possible</p>	
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Workforce

4	Transport service between the Site and the settlements	Yes	
5	Total workforce estimates within a 50-km radius of the Site (people, thousand)	1.5	
6	Approximate number of unoccupied able-bodied population (people, thousand)	1.2	

Social infrastructure in 30-minute proximity to the Site

7	Hospitals (yes/no, proximity to the nearest one)	Yes, 8 km	
8	Shops (yes/no, proximity)	Yes, 8 km	
9	Housing for the Site staff (yes/no, proximity)	No	
10	Hotels for the Site staff (yes/no, proximity)	No	

Preferences for Residents

In terms of initial cost

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on projects	Resolution by the Altaysky Krai Administration No. 291 dd. 25.06.2014 “On Competitive Selection of SMEs to Provide Public Support through Granting Targeted Subsidies to Start Own Business”	2014-2020

		Decree by the Altaysky Krai Governor No. 17 dd. 06.03.2014 “On Approving the Procedure of Granting Subsidies by the Altaysky Krai Governor in the Area of Youth Policy”	2014-2016
2	Partial subsidizing of lease payments as well as costs incurred in making the first contribution to SMEs	Resolution by the Altaysky Krai Administration No. 326 dd. 14.07.2014 “On Competitive Selection of SMEs to Provide Public Support through Partial Subsidizing of Costs under the Agreements on Financial Lease (Leasing) of Machinery and Equipment”	2014-2020
3	Guarantees on fixed-asset loans to SMEs	Resolution by the Altaysky Krai Administration No. 82 dd. 24.02.2011 “On Non-profit Organization Altaysky Guarantee Fund”	2011-indefinite term
4	Partial subsidizing of costs incurred by SME in acquiring equipment	Resolution by the Altaysky Krai Administration No. 294 dd. 30.06.2014 “On Competitive Selection of SMEs to Provide Public Support through Partial Subsidizing of Costs Incurred in Acquiring Equipment	2014-2020
5	Other preferences: microloans	Resolution by the Altaysky Krai Administration No. 91 dd. 13.03.2009 “On Altaysky Microloan Fund”	2009- indefinite term
6	Documents regulating the following forms of support are now being prepared: partial subsidizing of utilities connection costs; partial subsidizing of costs incurred in acquiring high-tech equipment.		

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Partial subsidizing of bank interest rate on investment loans	Resolution by the Altaysky Krai Administration No. 437 dd. 15.09.2007 “On Measures of State Stimulation of Investment Activities in Altaysky Krai”	2007- indefinite term
		Resolution by the Altaysky Krai Administration No. 325 dd. 14.07.2014 “On Competitive Selection of SMEs to Provide Public Support through Subsidizing of Interest Rate on Loans to SMEs”	2014-2020
2	Reimbursement of profit tax costs	Resolution by the Altaysky Krai Administration No. 437 dd. 15.09.2007 “On Measures of State Stimulation of Investment Activities in Altaysky Krai”	2007- indefinite term

3	Reimbursement of property tax costs	Resolution by the Altaisky Krai Administration No. 437 dd. 15.09.2007 “On Measures of State Stimulation of Investment Activities in Altaisky Krai”	2007- indefinite term
4	Documents regulating the support through partial subsidizing of lease payments for equipment to be acquired are now being prepared		

Tariffs

	Characteristics	Unit of measure	Current status	Periodicity of Review
Purposes of presenting vacant areas				
1	Purposes of presenting vacant areas: - sale - lease - other forms of partnership	lease, cost – 30,180,697.5		
Lease				
2	Rate of lease of industrial areas	rubles/square meters per month excluding VAT		
3	Rate of lease of office areas	rubles/square meters per month excluding VAT		
Connection to electric networks				
4	Cost of connection to electric networks	rubles/kW excluding VAT	On individual basis	
Utility services				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT		
6	Heat tariff	rubles/Gcal excluding VAT	175.14	
7	Water tariff	rubles/ cubic meters excluding VAT	4.19	