

## Plot of Land No. 8

Chelyabinskaya Oblast, Bakal



Vacant **industrial land**, ha

**23.72**

### **SITE BRIEF:**

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### **General Information; Location; Contacts**

	<b>Site characteristics</b>	<b>Description</b>
1.	Cadastral number	A cadastral number will be assigned after the site has been demarcated, approved in terms of its location and registered with Cadastral Registration Authorities.
2.	Location	Chelyabinskaya Oblast, Satka District, Bakal
3.	Location description	In the west of Bakal (along ul. Kholodny Klyuch up to a penitentiary)
4.	Land use category	Vacant plot of land. Populated land
5.	Site in brief	Land suitable for use
6.	Type of ownership (private, public, public-private)	Municipal
7.	Management company or similar (MC)	Bakalskoe Urban Settlement Administration
8.	MC Address (postal, electronic, web-site)	456900, Chelyabinskaya Oblast, Satka District, Bakal, ul. Lenina, 13 tel./fax: 8 (35161) 6-72-42 e-mail: finbak@mail.ru
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Elvira A. Prokudina, Head, Land and Property Regulations Division, Bakalskoe Urban Settlement Administration tel.: 8 (35161) 6-72-43 e-mail: finbak@mail.ru
10.	Site Development Concept (web-site, if any) (yes/no)	No
11.	Site business lines (major projects,	Mixed-type projects

	SME projects, mixed-type projects)	
12.	Industry specialization	Manufacturing

### **Transport accessibility**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
1.	Distance to the nearest town	0.2 km to Bakal	
2.	Distance to the regional centre	215 km to Chelyabinsk	
3.	Distance to Moscow	1,173 km	
4.	Distance to the nearest highway	M-5 Ural – 15 km	
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Local motor road, 15 km	
6.	Any motor roads across the Site (yes/no)	One-lane asphalt road, 0.5 km	
7.	Any connections to railways (yes/no)	Private railway running from Bakal Terminal Station (owned by LLC Bakal Mining Administration and running across the site)	
8.	Any offloading rail terminal facilities (yes/no)	No	
9.	Distance to the nearest international airport	282 km to Balandino airport, Chelyabinsk	
10.	Distance to the nearest river port	220 km to Ufa river port	
11.	Distance to the nearest sea port	2,350 km to Novorossiysk commercial sea port	

### **Infrastructure**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
<b><i>Area of the Site</i></b>			
1.	Total area (ha)	23.72 ha	
2.	Vacant plots of industrial land (ha)	23.72 ha	
<b><i>Utilities</i></b>			
3.	Availability of utilities (yes/no, comments). Distance from the Site to utilities (km), available load of: - electric mains  - heat supply system - gas supply system;  - water supply network, - sewerage system	Yes  Sideritovaya high-voltage substation (110/6 kV) located in 100 m distance to the south of the site N/A High-pressure main gas pipeline (2.5 atm; 100 mm) Water pipeline (159 mm) Sewer (200 mm)	
<b><i>Workforce</i></b>			
4.	Transport service between the Site and the settlements	Yes	
5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	6.6	
6.	Approximate number of unoccupied able-bodied population (people, thousand)	2.4	
<b><i>Social infrastructure in 30-minute proximity to the Site</i></b>			
7.	Hospitals (yes/no, proximity to the nearest one)	Yes, 3.5 km	
8.	Shops (yes/no, proximity)	Yes, 0.4 km	

9.	Housing for the Site staff (yes/no, proximity)	Yes, 0.2 km	
10.	Hotels for the Site staff (yes/no, proximity)	Yes, 2 km	

### **Preferences to Residents**

#### *In terms of initial costs*

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
1	Subsidies to SMEs on reimbursement of costs incurred in acquiring equipment to start and/or develop and/or modernize production of goods/works/services	Resolution by the Satka Municipal District Administration No. 399 dd. 26.06.2015 “On Approval of Municipal Program on SME Support and Development in Satka Municipal District of Chelyabinskaya Oblast for 2015-2017”	2015-2017
2	Grants to start-up entrepreneurs	Resolution by the Satka Municipal District Administration No. 399 dd. 26.06.2015 “On Approval of Municipal Program on SME Support and Development in Satka Municipal District of Chelyabinskaya Oblast for 2015-2017”	2015-2017
3	Subsidies on SME projects	Draft Resolution by the Chelyabinskaya Oblast Administration “On Procedure of Providing in 2013-2015 Subsidies (Grants) to Small Innovative Companies of Chelyabinskaya Oblast”	2013-2015
4	Subsidies on lease payments to acquire fixed assets	Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017”; Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure of Providing Subsidies to SMEs in 2015”	2015-2017 2015
5	Guarantees on fixed-asset loans to SMEs (surety bonds provided by the regional Guarantee Fund to SMEs and related to bank guarantees issued by commercial banks)	Resolution by the Chelyabinskaya Oblast Administration No. 56-P dd. 16.03.2009 “On Establishment of SME Crediting Fund in Chelyabinskaya Oblast”  Decree by the Ministry of Economic Development of Chelyabinskaya Oblast No. 32 dd. 07.03.2012 “On Approval of the Revised Articles of Association of Chelyabinskaya Oblast SME Crediting Fund”	Since 2009  Since 2012
6	Other preferences (specify) Subsidies to entrepreneurs on entrepreneurship projects: - Female and family businesses – to reimburse capital expenditures; - Handicrafts; - Domestic, inbound tourism. Subsidies to entrepreneurs to reimburse fees under surety contracts	Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017”; Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure of Providing Subsidies to SMEs in 2015”	2015-2017  2015
7	Allocating sites with the supporting infrastructure to investors	Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in	Since 2003

		Chelyabinskaya Oblast”	
<i>In terms of operating costs</i>			
	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
8	Sectoral subsidies – support for producers from specific sectors of economy (subsidies to residents to effect rental payments)	<p>Law of Chelyabinskaya Oblast No. 433-ZO dd. 24.11.2005 “On Amendments to the Law of Chelyabinskaya Oblast “On Promoting Innovative Activities in Chelyabinskaya Oblast”</p> <p>Law of Chelyabinskaya Oblast No. 154-ZO dd. 23.06.2011 “On Reduction of Corporate Tax Rate for Specific Categories of Taxpayers”</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 69-P dd. 06.03.2013 “On Accreditation of Innovative Technological Parks Operating in Chelyabinskaya Oblast”</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On Sate Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017”;</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure of Providing Subsidies to SMEs in 2015”</p> <hr/> <p><b>Preferences for agricultural producers</b></p> <p>Administration No. 65-P dd. 26.02.2013 “On Procedure of Granting in 2013-2015 Subsidies to Partially Reimburse Interest Payments under the Loans from Russian Credit Institutions and Agricultural Credit Consumer Cooperatives, and on Considering Some Resolutions by the Chelyabinskaya Oblast Administration as Invalid”</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 119-P dd. 30.04.2008 “On Procedure of Granting Subsidies to Support Crop Husbandry”</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 126-P dd. 29.04.2011 “On Procedure of Granting Subsidies on State Support for Livestock Breeding”</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 74-P dd. 20.03.2013 “On Amendments to Resolution by the Chelyabinskaya Oblast Administration No. 75-P dd. 16.03.2011 “On Procedure of Granting Subsidies on Obtaining of Elite Seeds and Seeds of High Performance”</p>	<p>Since 2005</p> <p>Since 2011</p> <p>Since 2013</p> <p>2015-2017</p> <p>2015</p> <p>2013-2015</p> <p>Since 2008</p> <p>Since 2011</p> <p>Since 2013</p>

		<p>Resolution by the Chelyabinskaya Oblast Administration No. 729-P dd. 28.12.2012 “On Procedure of Granting in 2013-2015 Subsidies on the Creation and Development of Peasant/Farmer Enterprises”</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 727-P dd. 28.12.2012 “On Procedure of Granting in 2013-2015 Subsidies to Agricultural Consumer Cooperatives to Partially Reimburse Expenses Related to Milk Sale and Milk Collection and Delivery for Further Processing and Sale”</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 728-P dd. 28.12.2012 “On Procedure of Granting Subsidies in 2013-2015 to Partially Reimburse Peasant/Farmer Enterprises’ Expenses, Including Individual Entrepreneurs, Related to Registration of Property Rights to the Land Plots Used by Them and Pertaining to Agricultural Lands”</p>	2013-2015
9	Export subsidies (partial subsidizing of expenses incurred in arranging exhibitions, interest rate subsidies on loans)	<p>Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On Sate Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017”;</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure of Providing Subsidies to SMEs in 2015”</p>	2015-2017  2015
10	Profit tax relief	<p>Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”</p> <p>Law of Chelyabinskaya Oblast No. 154-ZO dd. 23.06.2011 “On Reduction of Corporate Tax Rate for Specific Categories of Taxpayers”;</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011 “On the Procedure of Making the List of Priority Investment Projects of Chelyabinskaya Oblast”</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 124-P dd. 25.03.2013 “On Amendments to Resolution by the Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011”</p>	Since 2003  Since 2011  Since 2013
11	Other reliefs and preferences (specify) Subsidies to entrepreneurs on entrepreneurship projects: - Female and family businesses – to reimburse capital expenditures;	<p>Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On Sate Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017”;</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On</p>	2015-2017  2015

	<ul style="list-style-type: none"> <li>- Handicrafts;</li> <li>- Domestic, inbound tourism.</li> </ul> <p>Subsidies to entrepreneurs to reimburse fees under surety contracts.</p>	Procedure of Providing Subsidies to SMEs in 2015”	
12	Providing investors with the benefits of exploitation of the land publicly owned by Cheliabinskaya Oblast	Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”	Since 2003
		Resolution by the Chelyabinskaya Oblast Administration No. 211-P dd. 11.10.2006 “On Defining the Indices of Utilization Type and Social Significance for the Land Plots Publicly Owned by Chelyabinskaya Oblast”	Since 2006
13	Providing investors with guarantees by Cheliabinskaya Oblast	Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”	Since 2003
		Law of Chelyabinskaya Oblast No. 297-ZO dd. 28.08.2008 “On Issuing State Guarantees of Chelyabinskaya Oblast”	Since 2008
		Law of Cheliabinskaya Oblast No. 71-ZO dd. 18.12.2014 “On Regional Budget for 2015 and the 2016-2017 Planning Period” (Annexes 8 and 9)	2015-2017
		Resolution by the Chelyabinskaya Oblast Administration No. 212-P dd. 27.10.2010 “On the List of Documents Required for Extending a Regional State Guarantee”;	Since 2010
		Resolution by the Chelyabinskaya Oblast Administration No. 289-P dd. 10.12.2010 “On the List of Documents Required for Extending a Regional State Bond Issue Guarantee”	
		Resolution by the Chelyabinskaya Oblast Administration No. 177-P dd. 15.06.2011 “On Tender Procedures to Select Investment Projects of Investors Eligible for State Guarantees of Chelyabinskaya Oblast, and on Amendments to Resolution by the Chelyabinskaya Oblast Administration No. 212-P dd. 27.10.2010”	Since 2011

\* SME financial support is subject to:

- State registration and **priority business lines in Chelyabinskaya Oblast**;
- Absence of overdue debts related to budgetary funds provided on a repayable basis and tax payments to the budgets of all levels and to public extra-budgetary funds;

- Permanent jobs as at the date of subsidy application, job preservation in the current fiscal year and/or creation of new permanent jobs;
- Increased/preserved tax deductions to the budgets of all levels in the current fiscal year;
- Average monthly pay of SME employees no lower than subsistence level defined for able-bodied population of Chelyabinskaya Oblast.

Subsidies cannot exceed the projected annual tax deductions to the budgets of all levels and to public extra-budgetary funds.

SME support priorities include:

- 1) Manufacturing industries (except for excise goods);
- 2) Handicrafts;
- 3) Innovative activities;
- 4) Agriculture, fishery, fish farming;
- 5) Healthcare (medical treatment institutions, medical practice, veterinary medicine, other healthcare activities), education and social services;
- 6) Domestic, inbound tourism