

Former Factory of Magnezit Integrated Plant
Industrial Site No. 2
 Chelyabinskaya Oblast, Satka



Vacant industrial **land**, ha: **2.28**
 Vacant **industrial property**, sq. m: **10,535.65**
 Vacant **office property**, sq. m: **465.8**

SITE BRIEF:

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General Information; Location; Contacts

Site characteristics	Description
Name	Industrial Site of the Former Factory; Crushing and Processing Factory No. 1
Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Industrial site
Type of ownership (private, public, public-private)	Private
Location and web-site (e-mail)	456900 Chelyabinskaya Oblast, Satka, JSC Magnezit Integrated Plant satp2005@mail.ru
Management company or similar (MC)	JSC Magnezit Integrated Plant
MC Address (postal, electronic, web-site)	456900 Chelyabinskaya Oblast, Satka, ul. Solnechnaya 34 tel.: +7(35161) 9-47-06 www.magnezit.ru
MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Sergey A. Kraev, Head, Corporate Governance and Property Unit +7(35161) 9-49-42, 8 904 818 6687

Site Development Concept (web-site, if any) (yes/no)	No
Industry specialization	Refractories

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	Within the Satka limits (populated land)	—
2.	Distance to the regional centre	190 km	—
3.	Distance to Moscow	1600 km	—
4.	Distance to the nearest highway	M-5 Ural – 10 km	—
5.	Any road connecting the Site with the nearest highway, distance and road condition	Yes, 10 km	—
6.	Any motor roads across the Site (yes/no)	Yes	—
7.	Any connections to railways (yes/no)	Yes	—
8.	Any offloading rail terminal facilities (yes/no)	Yes	—
9.	Distance to the nearest international airport	212 km to Balandino Airport (Chelyabinsk)	—
10.	Distance to the nearest river port	—	—
11.	Distance to the nearest sea port	—	—

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	2.28	—
2.	Vacant plots of industrial land within the Site limits (ha)	<u>2.28</u>	—
<i>Industrial property</i>			
3.	Existing production and storage premises (sq. m)	10535,65	—
4.	Vacant industrial property (sq. m)	<u>10535.65</u>	—
5.	Maximum height of vacant premises (to the girder, m)	N/A	—
<i>Office property</i>			
6.	Total area of the office property (sq. m)	465,8	—
7.	Vacant area of the office property (sq. m)	<u>465.8</u>	—
<i>Utilities</i>			
8.	Electric mains (yes/no); available load (MW)	Yes, 6.6	—
9.	Heat supply system (yes/no); contracted capacity (Gcal/h)	No	—
10.	Water supply network (yes/no); maximum switched load (cu. m/h)	Yes (wear and tear of the drinking water supply system – 100%); pipe diameter – 300 mm	—
11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h)	Yes, N/A	—

12.	Gas supply system (yes/no); contracted capacity (cu. m p.a.)	Yes, pressure – 2.6 kgf/m ²)	—
13.	Other utility networks (yes/no) (if yes, specify)	No	—
Workforce			
14.	Nearest settlements, distance	Yes	—
15.	Transport service between the Site and the settlements	12.8	—
16.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	4.5	—
Social infrastructure in 30-minute proximity to the Site			
17.	Canteens or cafes at the Site (yes/no)	Yes, 1.5 km	—
18.	Hospitals (yes/no, proximity to the nearest one)	Yes, 1.5 km	—
19.	Shops (yes/no, proximity)	Yes, 1.5 km	—
20.	Housing for the Site staff (yes/no, proximity)	Yes, 1.5 km	—

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on SME projects	Draft Resolution by the Chelyabinskaya Oblast Administration “On the Procedure of Providing in 2013-2015 Subsidies (Grants) to Small Innovative Companies of Chelyabinskaya Oblast”	2013-2015
2	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
3	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
4	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
	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	
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In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
5	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 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. 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>Preferences for agricultural producers</p> <hr/> <p>Resolution by the Chelyabinskaya Oblast 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 Cheliabinskaya 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 the Procedure of Granting Subsidies on Obtaining of Elite Seeds and Seeds of High Performance”</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</p>	<p>Since 2005</p> <p>Since 2011</p> <p>Since 2013</p> <p>2015-2017</p> <p>2013-2015</p> <p>Since 2008</p> <p>Since 2011</p> <p>Since 2013</p> <p>2013-2015</p>

		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” 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”	
6	Export subsidies (partial subsidizing of expenses incurred in arranging exhibitions, interest rate subsidies on loans)	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”; Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure of Providing Subsidies to SMEs in 2015”	2015-2017
7	Profit tax relief	Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast” Law of Chelyabinskaya Oblast No. 154-ZO dd. 23.06.2011 “On Reduction of Corporate Tax Rate for Specific Categories of Taxpayers”; Resolution by the Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011 “On Procedure of Making the List of Priority Investment Projects of Chelyabinskaya Oblast” 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”	Since 2003 Since 2011 Since 2013
8	Property tax relief	Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”; Law of Chelyabinskaya Oblast No. 189-ZO dd. 27.11.2003 “On Corporate Property Tax” Law of Chelyabinskaya Oblast No. 155-ZO dd. 23.06.2011 “On Amendments to the Law of Chelyabinskaya Oblast “On Corporate property Tax”; Resolution by the Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011 “On Procedure of Making the List of Priority Investment Projects of Chelyabinskaya Oblast” 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”	Since 2003 Since 2011 Since 2013
9	Other reliefs and preferences (specify) Subsidies to entrepreneurs on entrepreneurship projects:	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”; Resolution by the Chelyabinskaya Oblast	2015-2017

	<ul style="list-style-type: none"> - Female and family businesses – to reimburse capital expenditures; - Handicrafts; - Domestic, inbound tourism. <p>Subsidies to entrepreneurs to reimburse fees under surety contracts.</p> <p>Providing investors with the benefits of exploitation of the land publicly owned by Chelyabinskaya Oblast</p> <p>Providing investors with guarantees by Chelyabinskaya Oblast</p>	<p>Administration No. 368-P dd. 20.07.2015 “ On Procedure of Providing Subsidies to SMEs in 2015”</p> <p>Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”</p> <p>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”</p> <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. 297-ZO dd. 28.08.2008 “On Issuing State Guarantees of Chelyabinskaya Oblast”</p> <p>Law of Chelyabinskaya Oblast No. 237-ZO dd. 15.12.2011 “On Regional Budget for 2012 and the 2013-2014 Budget Plan” (Annexes 8 and 9)</p> <p>Law of Chelyabinskaya Oblast No. 428-ZO dd. 20.12.2012 “On Regional Budget for 2013 and the 2014-2015 Budget Plan” (Annexes 8 and 9)</p> <p>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”; 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”</p> <p>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”</p> <p>Law of Chelyabinskaya Oblast No. 71-ZO dd. 18.12.2014 “On Regional Budget for 2015 and the 2016-2017 Planning Period” (Annexes 8 and 9)</p>	<p></p> <p>Since 2003</p> <p>Since 2006</p> <p>Since 2003</p> <p>Since 2008</p> <p>2012-2014</p> <p>2013-2015</p> <p>Since 2010</p> <p>Since 2011</p> <p>2015-2017</p>
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* 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

Photos

Emergency store



Medium crushing facility with a bin

