

Industrial Site "BAZ-2" allocated for construction of "Bogoslovsky Industrial Park" (brownfield)

Sverdlovskaya oblast, Krasnotyrjinsk



CrushMash Group of Companies is currently disassembling and disposing of unfinished metal and reinforced concrete structures under the agreement with UC RUSAL. All existing structures are to be removed from the site under the terms of the agreement.

Disassembling completion date is May 2014.

UC RUSAL is been currently advised to refuse complete disassembling of calcination facility and preserve it, should the outcomes of engineering survey be positive, such that it could be used for public needs in future (hotel, office area, conference hall etc.).

Vacant industrial **land**, ha:

56,0

SITE BRIEF:

[General Information; Location; Contacts](#)

[Transport accessibility](#)

[Infrastructure](#)

[Preferences](#)

[Photo](#)

General Information; Location; Contacts

| | Site characteristics | Description |
|----|-----------------------------|--|
| 1. | Cadastral number | 66:50:0000000:2166 – for the park residents (the area of the Site is about 86 ha) 65:50:0502001:140 – for external infrastructure objects (area of the site is more than 10 ha) |
| 2. | Location | 624440, Frunze ul., 92, Krasnotyrjinsk, Sverdlovskaya Oblast. |
| 3. | Location description | The Site is situated in industrial zone within the boundaries of Krasnotyrjinsk, 3 km north of a residential settlement and 1,5 km north-east of "BAZ-SUAL" industrial site. |
| 4. | Type of lands | Industrial, power, transport, connection, radio, television, informatics, space activity, safety, security and other purpose lands. |

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| 5. | Condition of lands in brief | <p>A Site with a total area of about 100 ha has natural differences in height of up to 10 meters.</p> <p>From 1972 to 1977 this Site saw a construction of a new clay-processing plant – BAZ-2. In 1977 the construction was frozen and today the object is merely a complex of undone buildings and structures.</p> <p>CrushMash Group of Companies is currently disassembling and disposing of unfinished metal and reinforced concrete structures under the agreement with UC RUSAL. All existing structures are to be removed from the site under the terms of the agreement.</p> <p>Disassembling completion date is May 2014.</p> |
| 6. | Type of ownership (private, public, public-private) | <ul style="list-style-type: none"> - 86 ha – owned by OAO "Bogoslovsky" Industrial Park Managing Company (Certificate of State Registration of Title No.66 AZh 377489 dd 23.05.2014) - Asset contribution of UC RUSAL into the charter capital of the Managing company. - 10 ha – state property (State-Owned Enterprise "Sverdlovskaya Oblast Capital Development Management") – for the period of design and construction of off-site infrastructural complex of the industrial park. |
| 7. | Management company or similar (MC) | <p>OAO "Bogoslovsky" Industrial Park Managing Company has been established to manage the park. Registration date: 27.01.2014</p> |
| 8. | MC Address (postal, electronic, web-site) | <p>624440, Russia, Sverdlovskaya Oblast, Krasnotyrjinsk, Metallurgov ul., 57; phone number 6-99-79</p> <p>http://binpark.ru/ru</p> |
| 9. | MC contact responsible for relations with potential residents (full name, title, phone number and e-mail) | <p>-Lipukhin Evgeny Antonovich – OAO "Bogoslovsky" Industrial Park Managing Company, Director General. Address: 624440, Sverdlovskaya Oblast, Krasnotyrjinsk, Metallurgov ul., 57; mobile phone: 89630405201, e-mail: tehdire@bk.ru</p> <p>-Plotnikov Andrei Vladimirovich – OAO "Bogoslovsky" Industrial Park Managing Company, Deputy of Director General. Address: 624440, Sverdlovskaya Oblast, Krasnotyrjinsk, Metallurgov ul., 57; mobile phone: 8963040520; e-mail: plotnikov1973@yandex.ru</p> <p>- Anderzhanov Andrei Mikhailovich, ZAO Energy Projects, Deputy Director General for Investments and Corporate Finance. Address: 117465, Moscow, ul. Generala Tjuleneva 29/1; tel (work): 8(499)2466727, cel: 89161159014 e-mail: Anderzhanov@energyprojects.ru</p> |
| 10. | Site Development Concept (web-site, if any) (yes/no) | <p>The concept is developed, but hasn't been published yet.</p> |
| 11. | Site business lines (major projects, SME projects, mixed-type projects) | <p>Mixed-type projects, including those aimed at implementation of SME projects.</p> |
| 12. | Industry specialization | <p>Priority industry branches would be the following:</p> <ul style="list-style-type: none"> - Recycle of technogenic wastes, incl. BAZ-SUAL - Manufacture of automobile and aviation components - Manufacture of building materials and constructions - Machinery and metal working - Recycle of technogenic wastes and secondary resources with extraction of rare and rare-earth elements - Manufacture of cutting-edge nanopowders based on rare and rare-earth elements. Ceramics manufacture - Manufacture of modern composite materials, incl. those based on the use of nanotechnologies |

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| | | <ul style="list-style-type: none"> - Manufacture of renewable energy sources - Creation of knowledge-intensive production enterprises |
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Transport accessibility

| | Characteristics | Current status | Projections |
|-----|--|---|--------------------|
| 1. | Distance to the nearest town (km) | Krasnotyrjinsk, 3 Karpinsk, 12 Volchansk, 34 Serov, 42 | — |
| 2. | Distance to the regional center (km) | Ekaterinburg, 400 | — |
| 3. | Distance to Moscow (km) | 1992 | — |
| 4. | Distance to the nearest highway | Ural-Siberia transport corridor, 5 | — |
| 5. | Any road connecting the Site with the nearest highway: distance and road condition | 0 | — |
| 6. | Any motor roads across the Site (yes/no) | Yes, but they require capital repair and solid cover. | — |
| 7. | Any connections to railways (yes/no) | Yes, require capital repair | 2015 |
| 8. | Any offloading rail terminal facilities (yes/no) | No | 2015 |
| 9. | Distance to the nearest international airport (km) | Koltsovo Airport, 420 | — |
| 10. | Distance to the nearest river port (550) | Perm and Levshino river port, 550 | — |
| 11. | Distance to the nearest sea port | n/a | — |

Infrastructure

| | Characteristics | Current status | Projections |
|-----------------------------|---|-----------------------|--|
| <i>Plots of land</i> | | | |
| 1. | Total area of the Site (ha) | 86,0+10,0=96,0 | — |
| 2. | Vacant plots of industrial land within the Site limits (ha) | 56,0 | After disassembling when the site is formed (middle of 2014) up to 86 |

Industrial property

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| 3. | <p>Available engineering utilities (yes/no/comments)/ Distance to the Site from the engineering utilities (km), power available for consumption:</p> <ul style="list-style-type: none"> - Power supply - Heat supply - Gas supply - Water supply - Sewing . <p>(Please give detailed comments on technological potential of engineering facilities development. Please mention if there is a need for additional construction or reconstruction of infrastructure objects).</p> | <p>Distance from the infrastructure to the Site:</p> <ul style="list-style-type: none"> - Gas: to Krasnotyrjinsk gas-distributing station – 0,8 km., to gas-distributing station of Bogoslovsky CHP – 0,6 km. Total available capacity – up to 20 thousand cubic meters per hour. - Heat supply: Bogoslovsky CHP – 2,5 km/ No available power; - Power supply: substation PS- | <p>By the middle of 2015 the projections are as follows:</p> <p>Gas: connect the territory of the site to a gas-pipe providing 8.6 thousand cubic meters per hour to satisfy the needs of an own CHP and the requirements of the residents. Approval of limits and technical capabilities have been received.</p> <p>Heat: construction of an own boiler station with a capacity of up to 39 MW with an expansion option:</p> <p>Power: construction of step-down substation 10/0,04 per</p> |
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| | | <p>Glinozem – 0,1 km. Available power – 50 MW.</p> <ul style="list-style-type: none"> - Water supply: city water pipeline – 3,5 km, n/a capacity - Sewage – cleaning station Sukhoi Log – 2,8 km. Available capacity – up to 700 cubic meters per hour. <p>Railway station Klimki – 1,5 km</p> | <p>emitted available capacity of 50 MW</p> <p>Water: construction of a potable (450 cubic m. per hour) and an industrial water pipeline of up to 500 cubic m. per hour.</p> <p>Sewing: construction of an industrial storm sewer (with a capacity of up to 520 cubic meters per hour) and a residential-grade (up to 130 cubic meters per hour). Capital repair of motor road is required. Railroad conduit needs to be re-layed.</p> |
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Workforce

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| 4. | Transport service between the Site and the settlements (km) | Bus: Krasnotyrjinsk, 3; Karpinsk, 12; Serov, 42 | Bus: Krasnotyrjinsk, 3; Karpinsk, 9; Serov, 42; Volchansk, 34 |
| 5. | Total workforce estimates within a 50-km radius of the Site (people, thousand) | 210 | 210 |
| 6. | Approximate number of unoccupied able-bodied population (people, thousand) | 2,5 | 1,5 |

Social infrastructure in 30-minute proximity to the Site

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| 7. | Hospitals (yes/no, proximity to the nearest one) | Yes, 5 km | Construction of a local medical station is planned |
| 8. | Shops (yes/no, proximity) | Yes, 3 km away in Krasnotyrjinsk. | |
| 9. | Housing for the Site staff (yes/no, proximity) | Yes, 3 km away in Krasnotyrjinsk. | |
| 10. | Hotels for the Site staff (yes/no, proximity), km | no | Feasibility study stage |

Preferences to Residents

In terms of initial costs

| | Preferences | Statutory document and approving authority | Statutory document validity |
|----|---|--|--|
| 1. | Subsidies on technological connection to electricity network | Yes, as part of: State program of Sverdlovskaya oblast "Development of Social and Economic Policy on the Territory of Sverdlovskaya Oblast till 2020", approved by Resolution of the Government of Sverdlovskaya Oblast № 1333-PP dd. 29.10.2013; Program of complex development of Krasnotyrjinsk urban district for 2014-2017, approved by instruction of the Government of Sverdlovskaya Oblast № 387-RP dd. 02.04.2014 | 2014-2020 2014-2017 |
| 2. | Grants for SME projects | | |
| 3. | Lease payment subsidies to acquire fixed assets | | |
| 4. | Guaranties on SME Loans for acquisition of fixed assets | | |
| 5. | Reliefs for residents on establishing a residential company (n/a) | | |
| 6. | Subsidies on staff development (n/a) | | |

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| 7. | Other forms of preferences (outline and describe) | | |
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In terms of operating costs

| | Preferences | Statutory document and approving authority | Statutory document validity |
|----|--|---|------------------------------------|
| 1. | Field subsidies – support of manufacturers from certain industries (subsidies for residents to pay rent) | analysis stage | - |
| 2. | Subsidies for export support – (funding of a part of expenses on interests on loans) | analysis stage | - |
| 3. | Subsidizing interest rates on loans to Site residents. | analysis stage | - |
| 4. | Profit tax reliefs | analysis stage | - |
| 5. | Property tax reliefs | analysis stage | - |
| 6. | Other taxation preferences (tax) | analysis stage | - |
| 7. | Other taxation preferences (tax) | analysis stage | - |
| 8. | Other reliefs and preferences (name and describe) | analysis stage | - |

PHOTOS



