

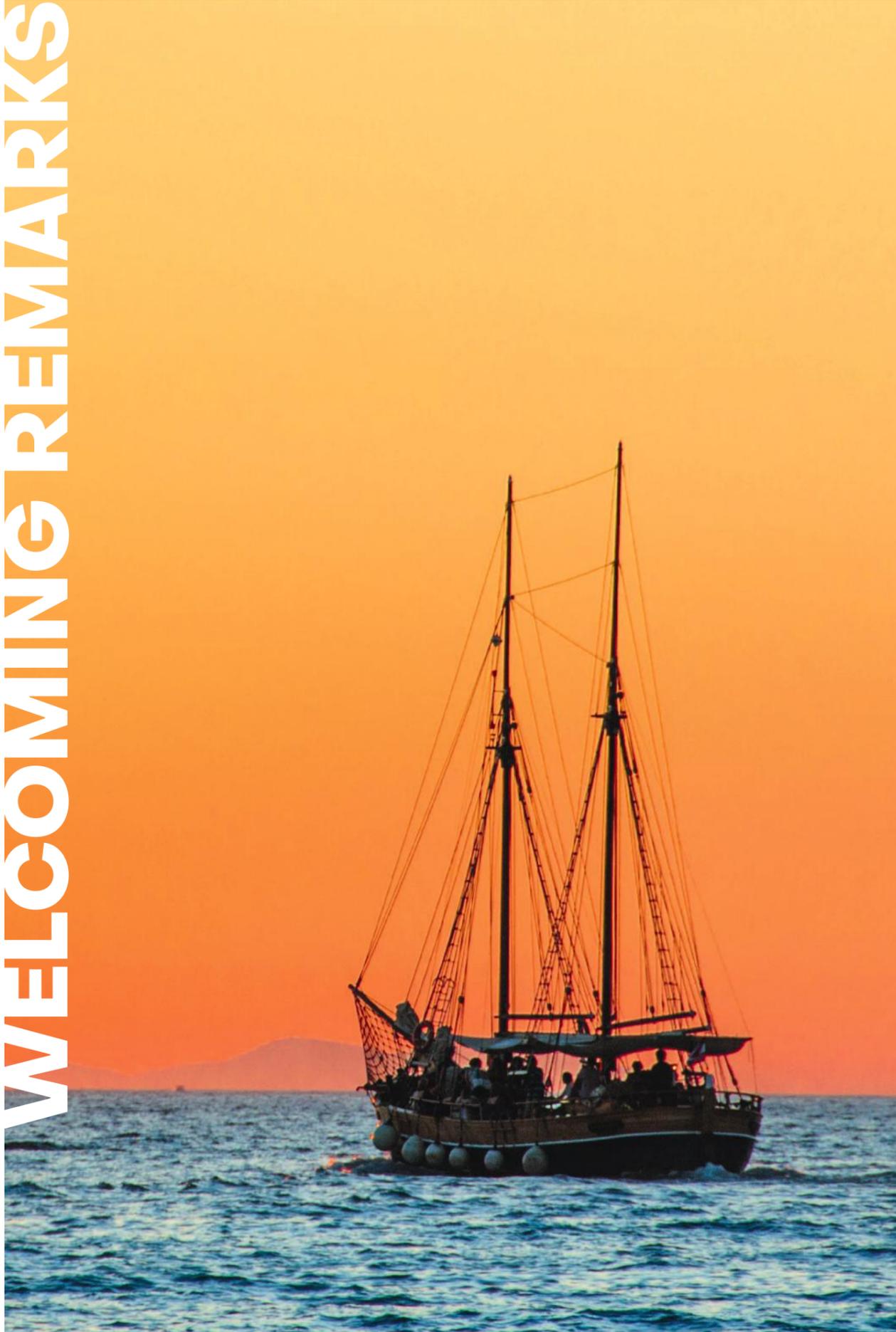
INVESTMENT
POTENTIAL

BILHOROD- DNISTROVSKYI

2019



This document has been developed in order to be submitted to prospective national and foreign investors intending to invest into the economic and social sectors of **Bilhorod-Dnistrovskyi**



Investment Potential

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Bilhorod-Dnistrovsky is one of the oldest cities of the world that has suffered awesome changes during the whole period of existence, from the peoples living within its territory and to the city's name. However, the one thing remains unchanged – whatever the name, when translated it always means “The white city”. From the times of the ancient world, the city presents itself as a trade center.

The city of Bilhorod-Dnistrovsky has a rich economical potential. It is a perfect city for successful and reliable investments due to its geographical location as it is located on the right bank of the Dniester estuary, 20km far from the Black Sea and 80km far from the city of Odesa. The city has a good access to railway and water transport, and the closest airport is located at the distance of 70km .

Driving for changes for the better and economic growth, we have developed this document, due to which every prospective investor can be acquainted with the city's investment potential and to get all required information.

**We are open
for cooperation
and new ideas!**

The city of Bilhorod-Dnistrovsky

is located on the right bank of Dniester estuary. The city has a centuries-old history, during which it has changed its name for many times, remaining the most importance mechanical and trade center, crossed by key trade routes joining the Western and Eastern Europe, Oriental countries with the northern lands.

In the 6th century B.C., the citizens of Miletus founded the city called Ofiussa (the city of snakes) on the island washed by two channels of Tyras (Dniester). Shortly after, the city of Tyras, a Scythian colony, occurred on the high right bank of the river. Thereafter, differences between the colonies disappeared, the colonies intermixed and a new colony of scypho-hellenes, or mix-hellenes occurred. At present, the remains of the old Greek city of Tyras are located in the territory of Bilhorod-Dnistrovsky, on the cape that is partially occupied by the Akkerman Medieval Fortress.

In the middle of the 1st century A.D., the city became a part of Lower Moesia, the Roman province. As a part of the Roman Empire, the city continued to have important autonomous rights, to strike its own coins, to conduct serious trade operations with other Roman cities and local tribal people.

In the middle of the 3rd century A.D., the major part of Tyras was destroyed due to the attack of a German tribe of Goths and the city's territory significantly decreased, but it remain alive. In the middle of the 4th century, the city of Tyras survived the invasion of Huns. In the age of the Kievan Rus, the Slavonic people called the city at the lower reach of the Dniester river, founded at the location of the ancient city of Tyras, as Bilhorod, and the Byzantian people called it Levkopol (also the white city). The city of Bilhorod played the role of a border outpost and was a part of the Kingdom of Galicia-Volhynia. In 1242, the city of Bilhorod was retroceded to Hungary and given a name of Faher-Var. The advantageous geographic location made it the most important strategic and trade center, the possession of which enabled to gain control over the routes alongside the Dniester river up to the Black Sea. In the middle of the 13th century, the city of Bilhorod suffered the Mongol-Tartar invasion and became a part of the Khan Nogai possessions. The city was passed through by the Silk Road that joined different lands, located to the north from the city, with the Middle East. One of the first "trips" through the Bolhorod Road bears the date of 1370.

At the end of the 14th century, the city of Bilhorod became a part of the Moldavian principality and became its main port. During this time, an important fortress was being built and the construction was mainly completed in the 15th century, and the city was given a name of Chetatia-Albe. About 20K people lived there.

In 1420, the Turkish navy tried unsuccessfully to capture the city. In 1484 the troops of Sultan Baiazet and the Crimean Khan Menhli-Hireia captured the city after a 16-days siege. From that time the city was given a name of Akkerman and it became a part of the Ottoman Empire as the most important strategic center.

In 1517, the troops of Ukrainian Cossacks, who fought against the Turks and tried to use a base on the shores of the Dniester River for their further movements, approached the city of Akkerman. In 1541, 1574,

1575-1576 and 1589, the Cossacks continually went on marches on the city of Akkerman, and in summer 1595 they captured the fortress under the leadership of Hetman H. Sloboda. Thereafter, in 1659, 1664 and 1674 the Cossacks attacked the city of Akkerman under the leadership of Hetman Ivan Sirko. In 1684, 1686, 1691 and 1693, successful Cossack marches on Akkerman were headed by colonel Semen Paliy.

After the Russo-Turkish War in 1806-1812 and subject to the Bucharest peace treaty, the city of Akkerman became a part of the Russian Empire. In the city there is still a building, where the Akkerman convention was signed between Russia and Turkey and where the mutual diplomatic liabilities of Turkey and Russia with regard to the compliance of the terms and conditions of the Bucharest peace treaty were described.

Besides, the remain of the ancient city of Tyras and the middle-age fortress, the city that was renamed Bilhorod-Dnistrovskyi has many other different historical monuments: Scythian Grave», middle-age Armenian church of the Dormition of the Mother of God (14th century), Modern Greek church of John the Baptist (13-16th centuries), a spring of Saint John Suchavskyi – a patron of the Bessarabia. The city of Bilhorod-Dnistrovskyi has a rich history and is one of the largest ancient cities of not only Ukraine, but the world in the whole.



GEOGRAPHIC LOCATION



The city of Bilhorod-Dnistrovsky is a regional administrative center, located on the right bank of the Dniester estuary, 18km far from the Black Sea and 81km far from the city of Odesa. The main feature of the city's economic and geographical location is its border location and possibility of direct access to the Black Sea through the Dniester estuary. The city council of Bilhorod-Dnistrovsky controls the territory of the city itself as well as urban villages of Zatoka and Serhiyvka, located on the coast of the Black Sea. The city has external road, railway and water transport connections.



Water transport

The Bilhorod-Dnistrovsky Sea Commercial Port is located at the restricted harbor of the Dniester estuary, 14km far from the sea. The port perform operations on a full year basis and can accommodate vessels with a carrying capacity of up to 5000 tones for river-sea navigation. The port berthing capacity is 3m tones of cargo per year, and the simultaneous handling rate is 5-6 vessels. The port's equipment and technical means enable to process any kinds of cargo, except for chemical cargo and bulk dangerous cargo.



Railway Services

A railway station of the city of Bilhorod-Dnistrovskiy belongs to the infrastructure of the Odessa railways. The trains "Ismael - Kyiv" and "Berezyno - Kyiv" and the direct train "Chernivtsi - Bilhorod-Dnistrovskiy" make trips through the city. From September 23, 2016 a night high-speed train "Dunai" makes trips on the route from Kyiv to Ismael (via Vinnitsa, Zhmerynka, and Podilsk) and joins the capital of Ukraine with the city. Suburban electric trains make trips from the mail railway station of the city to the station Odesa-Holovna 5 times per day. They stop at the platform Tyras, at one of the residential communities.



Highways Services

There are 8 automobile enterprises in the city of Bilhorod-Dnistrovskiy (5 of them specialize in passenger transportation) and they also provide international services. 58 buses ensure the municipal transportation of passenger, and 176 buses perform commutation and inter-city services.



Air Services

The nearest airport is the Odesa International Airport, located at the distance of 70km. The Odesa International Airport serve aircrafts of code 4D and lower and belongs to the group of the largest airports of Ukraine and has air routes to many Ukrainian cities and countries of the Western Europe, Asia and Africa.

Direct flights are performed to Antalya, Baku, Barcelona, Batumi, Warsaw, Vienna, Dubai, Yerevan, Krakow, Kutaisi, Minsk, Prague, Riga, Rimini, Rome, Thessaloniki, Sofia, Istanbul, Tel Aviv, Tivat, Kharkiv, and Sharm el-Sheikh. Besides, there is a direct flight to Kyiv, from where flights to many countries are operated.

GENERAL INFORMATION ON BILHOROD-DNISTROVSKY



Investment Potential

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ADMINISTRATIVE AND TERRITORIAL STRUCTURE

A city of regional significance of Odesa Oblast,
an administrative center of Bilhorod-Dnistrovsky district



ADMINISTRATIVE ORGANIZATION

The city of Bilhorod-Dnistrovsky consists of its own territory
and urban villages of Zatoka and Serhiyvka, located on the
coast of the Black Sea



DATE OF ESTABLISHMENT

At the end of the 6th century B.C.



TOURIST POTENTIAL

The city of Bilhorod-Dnistrovsky is one of the most ancient
cities of Ukraine and has a significant tourist potential.
There are 36 architectural monument and 18 heritage sites,
3 archeologic sites and one monumental art object



AREA

1910,3ha, including the area of building – 1481,9 ha



POPULATION DENSITY

26 people per 1 square km



LOCATION

on the right bank of the Dniester estuary, 18km far from the Black Sea and 81km far from the city of Odesa



POPULATION

56,2K people, including Bilhorod-Dnistrovsky - 49,1K people, Zatoka - 1,8K people and Serhiyvka - 5,3K people



ECONOMIC STRUCTURE

The level of diversification of the municipal economy by the types of economic is sufficient. The city's economic potential is characterized by a diversified industry, developed transportation network, and port facilities. Besides, the city has a network of markets, financial institutions, education establishments, health care establishments and cultural establishments.

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Investment Potential

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COMMUNAL INFRASTRUCTURE

The city has a required infrastructure to satisfy the citizens' need and to ensure the operation of enterprises of different natures of business, and the housing and communal sector ensure the provision of public utility services to different groups of consumers



INTERNATIONAL COOPERATION

The city's external activities are characterized by the agreement on partnership with 8 foreign municipalities: the cities of Poland, Romania, Turkey, and Armenia. The city's council signed a Memorandum of Partnership with the United Nations Development Programme as well as cooperates with the following international organizations:

- German Development Cooperation Agency (GIZ)
- Eastern Europe Fund.



PARTICIPATION IN EUROPEAN INITIATIVES

- European initiative "Agreement of the Mayors – the East" – from 2017
- EU project "The Mayors for Economic Growth" (M4EG) – from November 2017



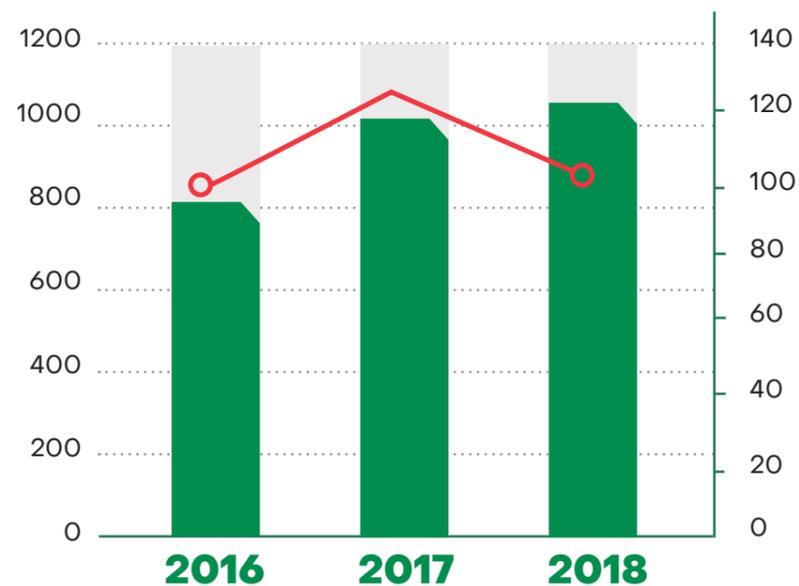
The economic complex of Bilhorod-Dnistrovsky is sufficiently diversified by the natures of business. The city's economic potential is characterized by a diversified industry and port infrastructure. Besides, the city has a network of markets, financial institutions, education establishments, health care establishments and cultural establishments. The advantageous geographic location creates opportunities for further development, integration of the city into the global economy and is attractive for development of the tourist and logistics branches. Besides, the investment potential is supported by the availability of the required infrastructure for business development.

THE CITY OF BILHOROD-DNISTROVSKY IS ONE OF THE INDUSTRIALLY DEVELOPED CITIES OF ODESSA REGION,

and its annual sold production of industry is about USD 1 billion. The city develops traditional food industry branches, production of rubber articles and plastics articles, other non-metallic mineral products, consumer goods manufacturing and mechanic engineering.

KEY FIGURES OF BILHOROD-DNISTROVSKY'S SOCIAL AND ECONOMIC DEVELOPMENT AND ITS FINANCIAL STANDING

INDICATORS	2015	2016	2017	2018	GROWTH RATES FOR THE PAST PERIOD, %
Available population, thousand people (as at the end of the reporting period)	57,5	57,5	57,0	56,2	98,6
Average number of registered personnel, thousand people	13,1	12,6	12,2	11,8	96,7
Average monthly salary, UAH	3 160,0	3 742,0	5 397,0	6 324,0	117,2
Salaries payable, UAH millions (as at the end of the reporting period)	0,0	0,0	0,0	0,0	-
Sales volume in retail prices, UAH millions	815,8	805,5	1 014,3	1 056,6	104,2
Investments in fixed capital, UAH millions	115,8	115,6	182,8	186,4	102,0
Direct foreign investments (as at the end of the reporting period), USD millions	н/д	3,5	3,4	2,9	84,8
Volume of foreign trade, USD millions	31,1	28,2	32,5	39,9	122,6
Commissioned accommodation, thousand square meters	8,3	2,1	1,9	7,2	378,9
Budget revenues, UAH millions	268 569,2	337 982,8	441 230,0	497 681,3	112,8
Budget expenses and lending, UAH millions	276 161,4	332 597,7	449 600,8	506 793,9	112,7



○—○ Growth rates of sold production of industry compared to the previous period, %, right scale

■ Sold production of industry, UAH

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1,8%

A share of enterprises of Bilhorod-Dnistrovsky in the total volume of products sold of Odesa region

**UAH
18 662,8**

sold production of industry per 1 citizen

**UAH
1 056,6 m**

industrial products sold by the industrial enterprises according to the 2018 results

TOURIST POTENTIAL AND PROMOTION OF THE CITY OF BILHOROD-DNISTROVSKY



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The development of tourism is a top priority direction of economic growth of the city of Bilhorod-Dnistrovsky. The city has a special geographic location, favorable natural and climatic conditions, rich history, numerous architectural monuments and culture and health conditions that enable to develop a highly-profitable tourist and recreation branch in the city and its health-resort area (the urban villages of Zatoka and Serhiyvka).

The main site attractive for tourists is the Akkerman Fortress fortification installation (14-18th centuries) and the Fortress Tyras - Bilhorod archeological site (multi-level fortress of the 4-6th centuries B.C.) – the national historical and cultural sites. As a rule, the purpose of visits to Bilhorod-Dnistrovsky is a tour to the fortress and John Suchavskyi's underground church. The key category of visitors are tourists, who take a rest in the urban villages of Zatoka and Serhiyvka – 60%, school children of the region – 15%, and individual tours – 35%.

In August 2019, an application for registration of the national archeological sites “The Fortress Tyras - Bilhorod” and “The Akkerman Fortress” as a single site “Tyras – Bilhorod” on the route from the Black Sea and the Baltic Sea in the UNESCO Preliminary List was filed.

ARCHITECTURAL MONUMENTS

35

architectural monuments

18

heritage sites

3

archeologic monuments

1

monumental art site

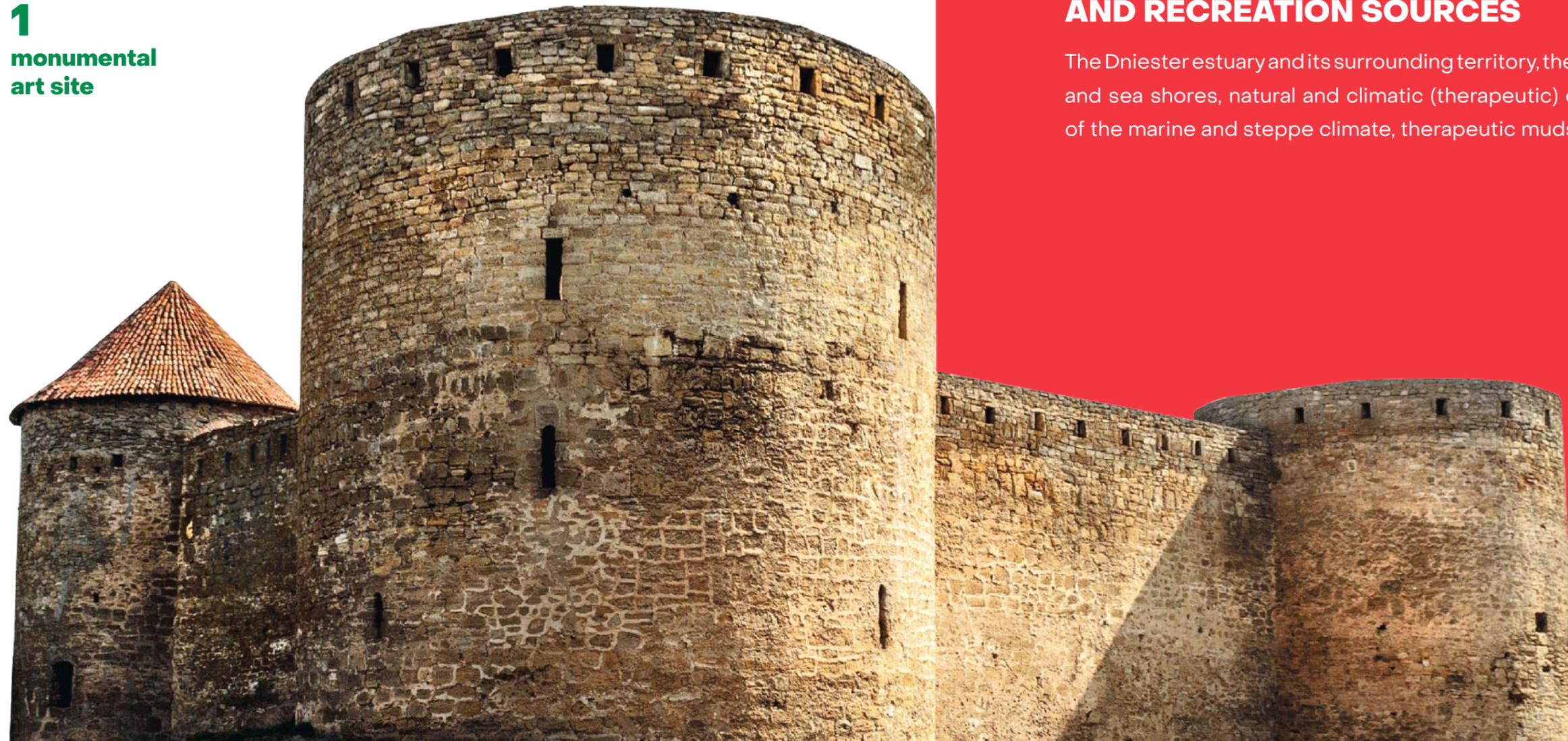
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HERITAGE SITES

Bilhorod-Dnistrovsky is an ancient city of Ukraine and the oldest cities of Europe. It was founded in the 6th century B.C. Different tribes and peoples inhabited the city during that time, and each of them called it differently: Tyras, Ofiusa, Alba-Yuliya, Bilhorod, Meher-Var, Ak-Libo, Mon-Kastro, Chytate-Alba, and Akkerman. A couple dozen of names translated as the White City and the White Fortress survived to this day

NATURAL AND RECREATION SOURCES

The Dniester estuary and its surrounding territory, the Black Sea and sea shores, natural and climatic (therapeutic) conditions of the marine and steppe climate, therapeutic muds





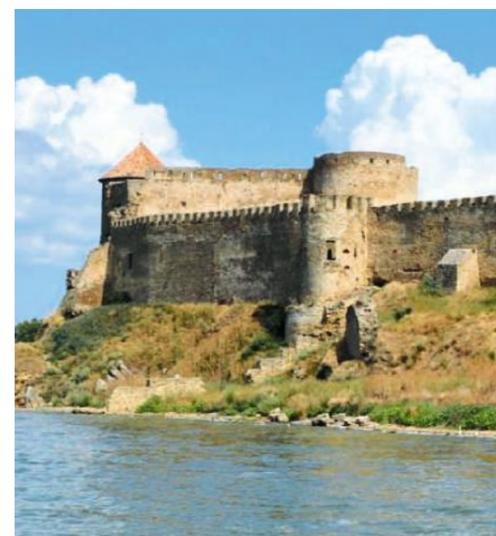
THE MOST ATTRACTIVE HISTORICAL AND CULTURAL SITES OF THE CITY

Investment Potential

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Akkerman Mediaeval Fortress (Fortetsya, Public Utility Company)

is located on the rugged shore of the Dniester estuary in the place of Tyras – an ancient Greek city of the 5–4th centuries B.C. There are 34 towers in the fortress's walls, 12 of which are empty, and the rest are bastions and demibastions. It is a closed polygon, the perimeter of walls of which is 2.5 km, and the total area is 9 ha. A thickness of the walls is from 1.5 m to 5 m, and the height of the walls and towers is from 5m to 15 m. On the north, the fortress's walls run almost ever closer to the Dniester estuary and three other sides of the fortress are surrounded by a moat, the depth of which is 13–14 m.



Ancient city Tyras

In the 6th century B.C., colonists from Miletus, a Greek Asianic city, founded the city of Tyras on the right bank of the Tyras river. The remains of the ancient city lie under the Akkerman fortress, a fortress square and neighborhood streets, where the acropolis is located on high grounds and in a protected location. A port of the city is flooded by the waters of the Dniester estuary.



Church of Dormition of the Theotokos

is a cultural building of the Armenian diaspora residing in the city of Bilhorod-Dnistrovsky from the 14th the century. The Armenian Church of Dormition of the Theotokos is located on a site surrounded by a stone wall. The building of the church has a basilican style, built of local sandstone in a T-shaped form. The Armenian Church is partially below the surface and low enough. The ancient marble plates that survive to this day and are dated the 15th century are very attractive. There is a Sarmatian vault of the 3rd century, found at the sand pit at the city's edge, in the church. The assumed date of construction of the church is the 14-15th century.



Scythian Grave

– a stone tomb – an ancient vault. The burial ground was discovered in 1895. It represents itself a double-chamber structure on the rock and consists of large (3 m length, 0.6-0.7 m thick) limestone plates.



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Investment Potential

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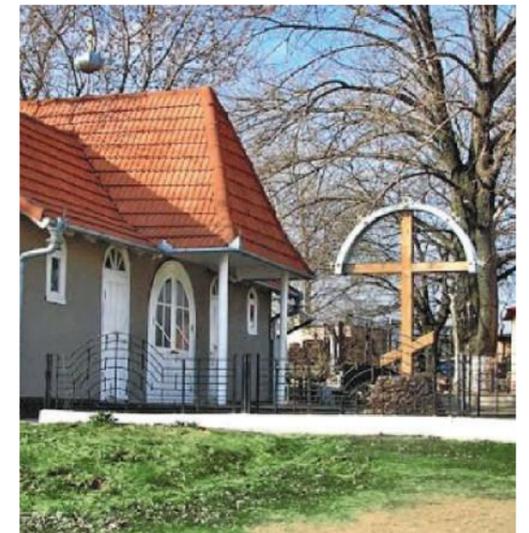
Sarmatic vault

– the 3rd century A.D. – a construction made of six well-processed calcareous sandstone plates on one and the same surface level, set on the edge and covered with two plates in the form of a saddleback roof, dromos (a passage leading to a burial chamber) and a small burial chamber. There are no analogues of this construction in the North-Eastern Black Sea region and therefore its historical-cultural and scientific value is remarkable



Church of John Suchavskyi

– it is a legendary place that has a 700 years history that began at the time of the Golden Horde and its terrible laws. The church was built at the beginning of the 14th the century in the place of a gruesome murder committed by the order of servants of the Turkish governor. Orthodox John Suchavskyi refused to get the Mohammedan religion and was killed because of defiance. The spring, located nearby, became healing and is considered miracle-working.



Holy Church of John the Baptist

was built by the Greeks in the 13th century. There is information that in the 3rd century a chapel was located at this place. The church was dedicated in honor of John the Baptist. In the 15th century, the Greek church was a residence of the Byzantine exarch at the Moldavian Principality. Saint John Suchavskyi was buried in the Church of John the Baptist. Thereafter, his remains were transferred to the city of Suceava, Roimania. At the times of Tourkish conquerors, the church was destroyed and it was renewed only in the 16th century. In the 19th century a small bell tower that still exists was built.



Holy Ascension Cathedral

– the main orthodox sanctuary and the biggest cathedral of the city of Bilhorod-Dnistrovsky. The cathedral, located in the place of an ancient Turkish cemetery, was being constructed from 1815 to 1820 at the expense of contributions made by the local citizens. First, the cathedral looked like a ship, but in 1830 three porticos with 4 columns each were added to the cathedral and it began to look itself like a cross that was typical for the Russian classicism. The relics of Saint John Suchavskyi are kept in the cathedral. A 40m high bell tower adjoined the cathedral, but it got ruined in 2004 (its reconstruction is in progress). On the occasion of the 2000 anniversary of the Nativity of Christ, a chapel was built in the territory of the cathedral.

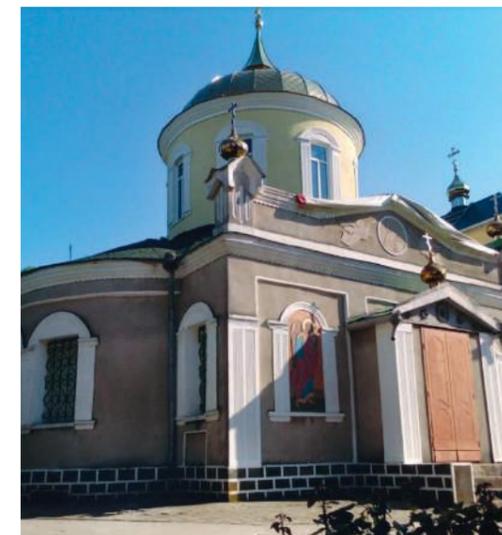


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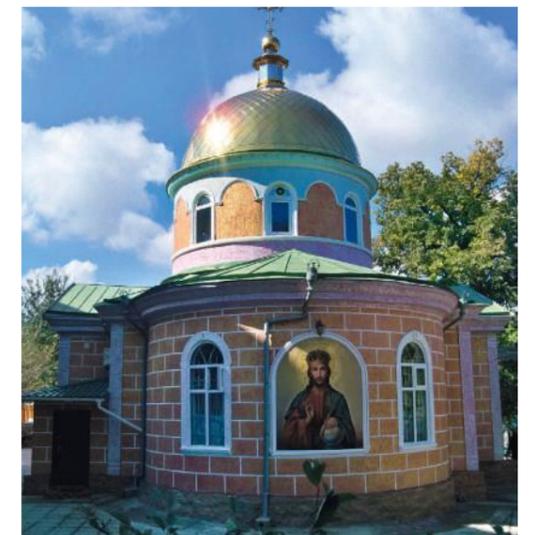
Saint Nicolas Church,

built in 1867. The construction of the church was financed by a citizen of the city – Herasym Ovchynnykov. The exterior of the church has not been changed since its construction and the details of its decoration remain unchanged. The interior of the church is ordinary, there is painting on the façade, and a distinctive feature of the church is the ease of decoration in the traditional local style.



St. George Church,

built in the first half of the 19th century, has a great meaning for the Bulgarian community of the region. The architect of the church was Mr. Zaushkevich, who chose an interesting ensemble of modern forms and peculiarities of a fortress construction to the church's style. The church represents the power of Bulgarian traditions, expressed in the monumental church with a big dome and specific semicircular walls with a painted picture. The peculiarity of the church is its historical cemetery, where the tombs of famous Prince Volkonskyi as well as famous citizens of the city with sculptures 1.5m high are located.



Old Section of Bilhorod-Dnistrovsky Pedagogical College,

built in 1900 as a building of the boys high school. It is a local monument of architecture. There is a big garden square, where the locals like to have a rest, before the building



House of honorary magistrate A. Yaroshevych,

built in 1980 in the downtown of Bilhorod-Dnistrovsky, and it is a local monument of urban construction and architecture



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Investment Potential

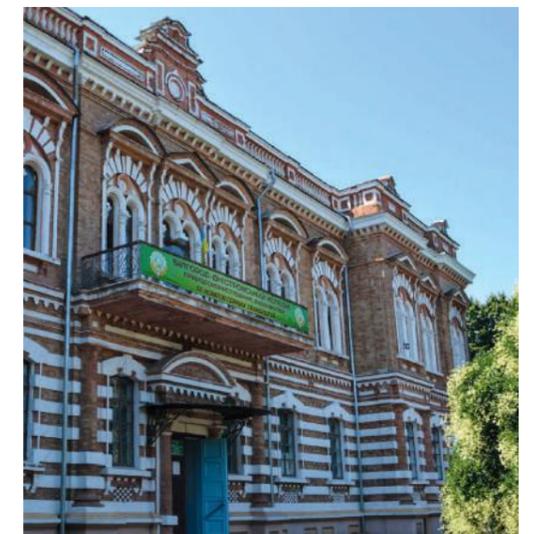
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Museum of Local Lore, History and Economy

is located in the empire building, belonged to merchant M.K. Femida and was built in the 19th century. There was a time when the museum was called the Akkerman one and was established in 1940. The reason for its establishment was archeological excavations carried out in this district in the 1990s and they gave many valuable exhibit items for this museum.



Bilhorod-Dnistrovsky Technical School of Crop Agriculture





The memorial of Glory to Veterans of the 1941-1945 War

Established in honor of the soldiers, who felt in battles during the liberation of the city of Bilhorod-Dnistrovsky in 1944



Monument to Peacekeeping Soldiers

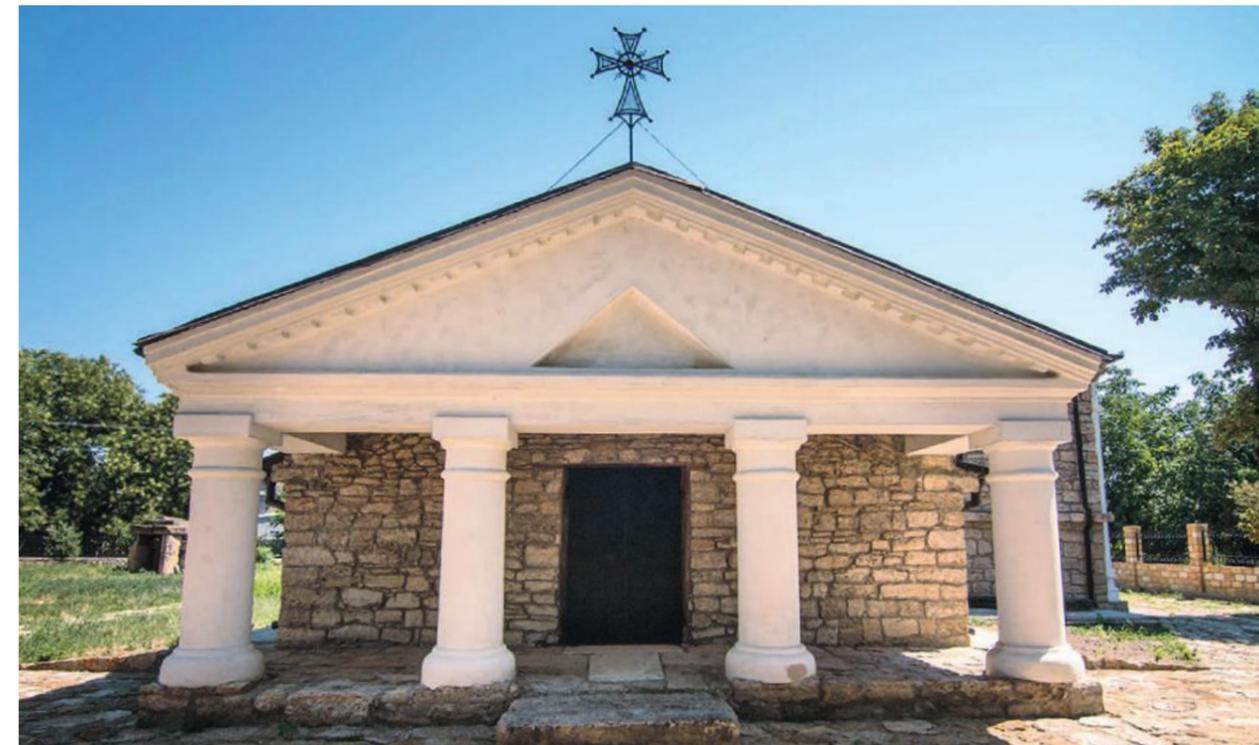


Monument to Vasyl Ryabov – a hero of the Japanese War in 1904-1905

The monument was erected in May 1912. It was raised for the money raised at the initiative of the Black-Hundred Union of the Archangel Michael that was headed by Volodymyr Puryshkevych, the head of the Akkerman District Territorial Council, in those days

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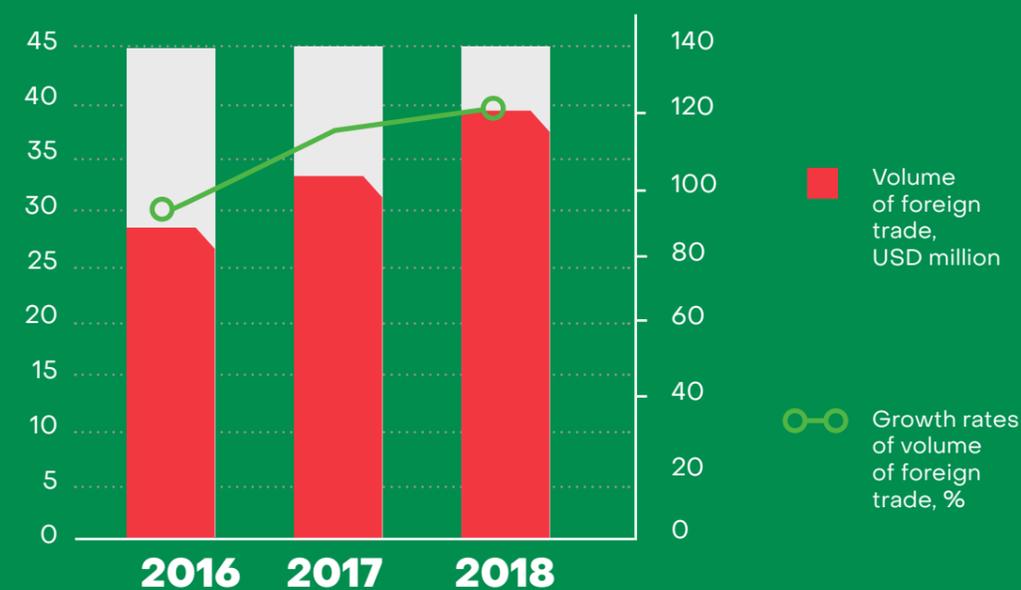
The tourist network is represented by a transportation network, hotels, catering facilities, shopping facilities, tourist shops (souvenirs), entertainment and recreation facilities, public events, touristic routes, etc. In order to create economic, social, legal, organization and cultural conditions for the modern tourist industry, as well as to create and develop its material base, the Comprehensive program of development of tourism in the city of Bilhorod-Dnistrovsky until 2020 has been developed.

In order to promote the city and to develop and to implement common projects with the municipal authorities, a cooperation with the Consulate general of the Republic of Poland in Odesa was established as well as close relations with the twin cities (8 foreign cities) are maintained.

Further development of the tourism industry and related industries depends on promotion of the city, including by holding the thematic events. A calendar of tourist and cultural events for 2020 is given in **Annex 5**.

EXTERNAL ECONOMIC ACTIVITIES OF THE CITY'S ENTERPRISES AND DEVELOPMENT OF INTERNATIONAL COOPERATION

The city's economy is significantly involved in external economic processes, and the volumes of export-import operations, performed by the city's enterprises, have annually increased during 2016–2018.



The dependency of the city's enterprises on foreign capital is low. In turn, the municipal authorities successfully cooperate with international partners.

The city perform active international activities and develops friendly relations with foreign partners. At present, the following agreements and contracts have been made between the city of Bilhorod-Dnistrovsky and foreign cities:



A cooperation agreement

between the city of Bilhorod-Dnistrovsky and Balcova district, Izmir, the Republic of Turkey (of 07.02.2019, Balcova region, Izmir)

An agreement of friendship,

cooperation and twin-city relations between the city of Bilhorod-Dnistrovsky and the city of Starograd Gdanski (04.08.2004, Starograd Gdanski)

An agreement of friendship,

cooperation and twin-city relations between the city of Bilhorod-Dnistrovsky and Eminonu, Istanbul, the Republic of Turkey (of 19.09.2004, Bilhorod-Dnistrovsky)

A cooperation agreement

between the city of Bilhorod-Dnistrovsky and the city of Sanok, Poland (of 03.08.2014, Sanok)

A cooperation agreement

between the city of Bilhorod-Dnistrovsky and the city of Targu Ocna, Romania (of 12.09.2014, Bilhorod-Dnistrovsky)

A memorandum on cooperation

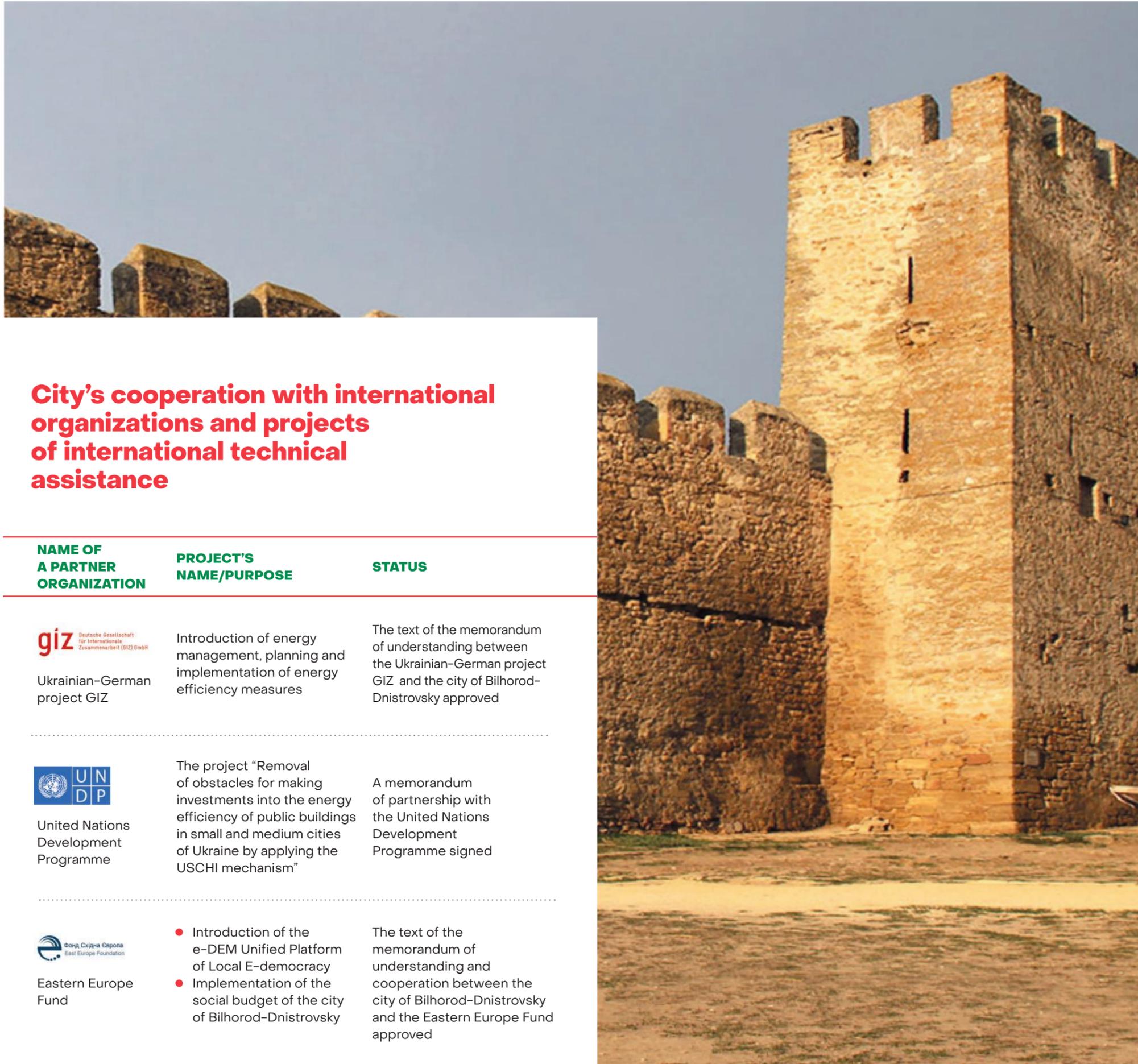
between the city of Bilhorod-Dnistrovsky and the city of Echmiadzin, the Armenian Republic (of 28.03.2019, Echmiadzin)

A cooperation agreement

between the city of Bilhorod-Dnistrovsky and the city of Fethiye, the Republic of Turkey (of 26.04.2019, Fethiye)

A cooperation agreement

between the city of Bilhorod-Dnistrovsky and the city of Targu Neamt, Romania (of 06.09.2014, Targu Neamt).



City's cooperation with international organizations and projects of international technical assistance

NAME OF A PARTNER ORGANIZATION

PROJECT'S NAME/PURPOSE

STATUS



Ukrainian-German project GIZ

Introduction of energy management, planning and implementation of energy efficiency measures

The text of the memorandum of understanding between the Ukrainian-German project GIZ and the city of Bilhorod-Dnistrovsky approved



United Nations Development Programme

The project "Removal of obstacles for making investments into the energy efficiency of public buildings in small and medium cities of Ukraine by applying the USCHI mechanism"

A memorandum of partnership with the United Nations Development Programme signed



Eastern Europe Fund

- Introduction of the e-DEM Unified Platform of Local E-democracy
- Implementation of the social budget of the city of Bilhorod-Dnistrovsky

The text of the memorandum of understanding and cooperation between the city of Bilhorod-Dnistrovsky and the Eastern Europe Fund approved

The city of Bilhorod-Dnistrovsky is a signatory of 2 European initiatives:

“The mayors for Economic Growth”

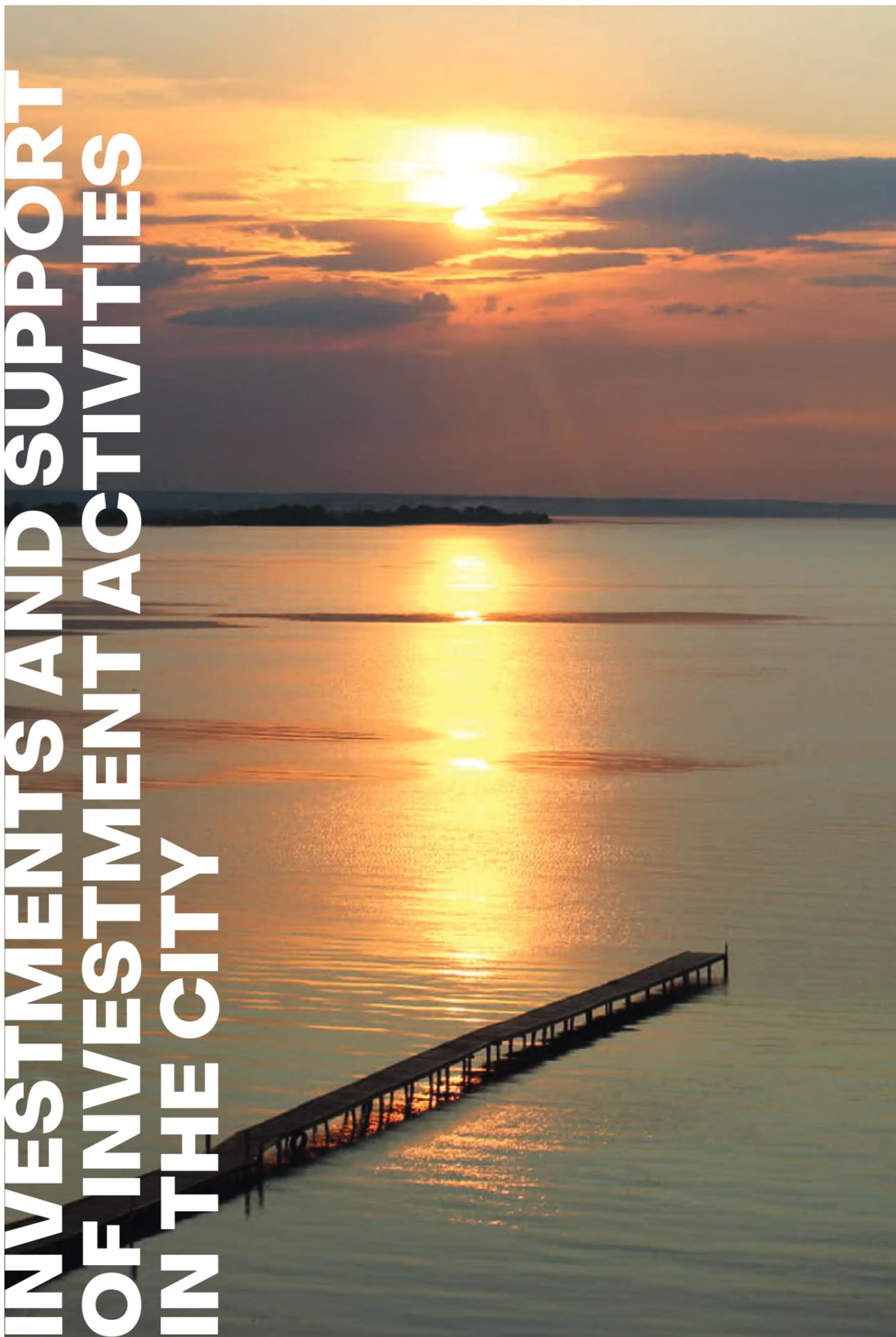
In November 2017, the city of Bilhorod-Dnistrovsky joined the Initiative “The mayors for economic growth” and performs actions aimed at the economic growth according to the Plan of local economic growth.

“Agreement of the Mayors – the East”

In 2017 the city joined the European Initiative “Agreement of the Mayors – the East”, aimed at the development of the regional policy based on the principles of sustainable energy, security of energy supply and support of the global movement for combating climate change.

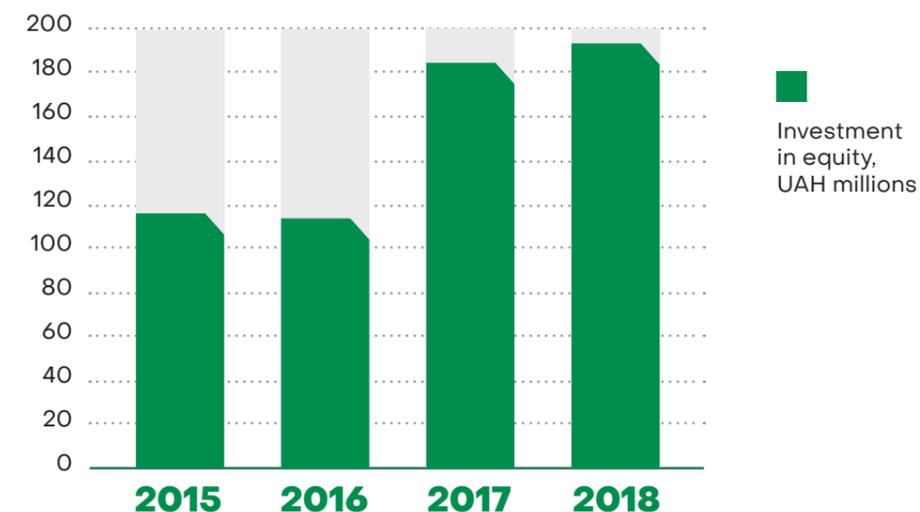
The experience of cooperation with international partners in the direction of implementation of the projects of international technical assistance in the field of communal services, energy efficiency and development of local governance that are important for the city is evidence of the fact that the city meets the requirements to the participation in these projects.

INVESTMENTS AND SUPPORT OF INVESTMENT ACTIVITIES IN THE CITY



Investment Potential 45

The trends in capital investments in development of the economic complex of Bilhorod-Dnistrovsky are almost positive, but, however, the amounts of capital investments of the city's enterprises per capita are still below the national average.



The attraction of investments and development of inter-regional and international cooperation are the key targets, the achievement of which will favor the economic growth of the city. The city's investment policy is aimed at the improvement of investment image and climate of the city, promotion of the city in Ukraine and abroad, creation of conditions for raising the financial aid, including the international one, as well as for favoring the city to enter into the international markets. Information on available investment projects, offered by the city, is given in **Annex 1**. Information on land plots, the land leaseholds of which are subject to sale at land auctions, is given in **Annex 2**; the list of untapped communal property objects (premises) of the territorial community of the city of Bilhorod-Dnistrovsky that can be transferred for use is given in **Annex 3**; the list of communal objects of the territorial community of the city of Bilhorod-Dnistrovsky that can be privatized at small scale privatization auctions via the ProZorro. Sales system is given in **Annex 4**.

A significant role in development of the city belongs to small-scale business. Annually, more than 1000 new jobs are created due to the city's small-scale business. The municipal authorities have determined the protection of economic interests of small-scale and medium-scale businesses as one of the strategic targets of the city's development.

The creation of conditions for entrepreneurial development will favor the diversification of the city's economy and, respectively, the enhancement of opportunities for economic growth. Besides, the improvement of skills of the representatives of small-scale and medium-scale businesses and the development of entrepreneurial spirits as a key competence, especially of the youth, will reduce the risks of loss of the able-bodied citizens in the city.

The key mechanism of the implementation of the state policy of support of small and medium businesses at the city's level is the Program of development and support of small and medium businesses in the city of Bilhorod-Dnistrovsky for 2019-2020. The key principles of the programme are as follows:



Organization of the regulatory control of entrepreneurial activities



finance, lending and investment support



improvement of resource allocation and information supply



improvement of skills and knowledge of present and future entrepreneurs

The development of small and medium businesses in the city is supported by the operation of certain institutions and enterprises, established to simplify business activities, to provide information, referral, and consulting support:

- **Administration Service Centre** was established in the city of Bilhorod-Dnistrovsky.
- **The Board of Directors and the Board of Entrepreneurs** have been established in order to establish cooperation with the representatives of small and medium businesses on a continuing basis;
- **The Investment Board** of the mayor consisting of the representatives of the municipal authorities, business structures and the community has been established.

A LIST AND DESCRIPTION OF EXISTING INVESTMENT PROJECTS

Number of small business entities	<ul style="list-style-type: none"> 4 980 individual entrepreneurs as at 01.01.2018 1 807 legal entities as at 01.01.2018.
Key business areas of small-scale and medium scale businesses	The most attractive field for small scale business is a non-production sphere – wholesale and retail sale takes the leading position
Total budget revenues	UAH 9,6m from small business entities in 2017
Total area of premises, let to business entities	<ul style="list-style-type: none"> 2016 – 561,7 square meters 2017 – 806,7 square meters 2018 – 501,2 square meters

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Investment Potential

In order to provide business entities with practical and methodological assistance, trainings are held. 10 fests with the involvement of commodity producers of the city, neighboring cities and districts were held in the city during 2018 in order to increase the market share. In August 2018, at the initiative of the Delegation of the European Union to Ukraine, there was a public presentation on: “Priorities of the European Union in Ukraine, overviews of the programs, possibilities as well as information resources of the Delegation of the European Union” for local entrepreneurs – the representatives of small and medium businesses. In August 2018, the Department of Economic Development kept a community event in order to celebrate the Day of Entrepreneur, in including a competition for the Best Entrepreneur of the Year.

For the purpose of resource support of the entrepreneurs, the inventory of recourses is done: unoccupied premises and production areas of the enterprises, incompleting constructions that are to be let to or transferred into the ownership of the entrepreneurs **(Annexes 2, 3, 4)**.

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Investment Potential

Annex 1

INVESTMENT PROJECT “ESTABLISHMENT OF THE INTERNATIONAL CHILDREN’S HEALTH IMPROVEMENT CAMP BASED AT THE EXISTING CAMP “ALYE PARUSA” (SCARLET SAILS)”

PROJECT LOCATION (TERRITORY, ADDRESS)

URBAN VILLAGE OF ZATOKA, CENTRAL DISTRICT, 70 PRYMORSKA STREET, CITY OF BILHOROD-DNISTROVSKY, ODESA REGION

As during the last decade there is a trend towards the deterioration of children’s health in Ukraine due to the influence of different adverse factors of the social-economic, ecological conditions and psychoemotional state, the issues of operation of summer recreation camps are still urgent.

Short description of the investment project

Key tasks of the project:

- Improvement of the conditions of rehabilitation of children in the children’s camp;
- Creation of proper comfortable conditions for promotion of children’s health, acquisition and application of the skills of hygiene and physical culture;
- Implementation of public health, sports, educational, cultural programs and services that ensure the repair of health, professional identity, creative realization of personal potential, moral, public and patriotic education and development of children
- Achievement of the status of all-year international health improvement camp

Expect cost of investments UAH 25 000 000.0 – expected cost of the major repair and land improvement of the surroundings of the campo’s building

Prospective sources of financing External sources

Life of the project 1 year

Project status International

Profitability of the project Not determined (expert calculation needed)

Contact person (position, full name, phone, e-mail) Head of the Department of Education, Family, Youth and Sports of Bilhorod-Dnistrovsky city council Murzha-Romaschuk L.I., phone 8(04849)2-22-05; E-mail: bdosvita-mista@ukr.net

Additional information Available infrastructure – railway tracks. Railway station at the distance of 150m. Access ways with hard asphalt-concrete surfacing. Centralized water supply. Energy connectivity – (power transmission line) – permissible power 55rW. Gas infrastructure – not available. wastewater disposal – dumb well. Uncharged available land plot of 14875 m². Pending status

INVESTMENT PROJECT “CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL COMPLEX “PEREMOHA”

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Investment Potential

PROJECT LOCATION (TERRITORY, ADDRESS)

**30Б PEREMOHY STREET,
CITY OF BILHOROD-DNISTROVSKY,
ODESA REGION**

Short description of the investment project

The project provides for the transfer of a land plot on a rental basis or its sale for the construction and further maintenance of a multistory residential complex. At present, only one residential complex “Citadel” with the total number of apartments (28 one bedroom apartments and 28 studio apartments) is under construction in the city that does not meet the housing demand in the city. As at 01.08.2019, there are 920 citizens in need of improved living conditions. In view of this, there is a need in development of housing construction sector in the city and construction of modern residential multistory buildings with well-developed building surrounding grounds

Expect cost of investments

UAH 180K – expected cost of annual land rentals

Prospective sources of financing

External sources

Life of the project

1 year

Project status

Local

Profitability of the project

Depends on the content of the investment project for construction of a multistory residential complex, its number of stories, materials and technologies of construction, beautification of the building surrounding grounds

Contact person (position, full name, phone, e-mail)

Head of the Department of Communal Property of Bilhorod-Dnistrovsky city council
Skalozub O.V., (04849) 35258, oZR-uks@i.ua

Additional information

The land plot of 0.26ha has a specified intended purpose “for construction and maintenance of a multi-story residential building”, a cadastral number executed. A land management plan is under development. Uncharged land plot. The site allocated for construction is located in a residential building estate with restrained urban conditions next to the port and customs. There is a developed transport junction with sports infrastructure (sports center) and entertainment facilities located in close proximity. A copy of the city master plan attached

Investment Potential

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INVESTMENT PROJECT “ESTABLISHMENT OF A MODERN ART CENTER IN THE CITY OF BILHOROD-DNISTROVSKY”

PROJECT LOCATION (TERRITORY, ADDRESS)

**70Г PERSHOTRAVNEVA STREET,
CITY OF BILHOROD-DNISTROVSKY, ODESA REGION
NONRESIDENTIAL BUILDING (A FORMER LIBRARY BUILDING) OF 632,87M².**

Short description of the investment project

The project for establishment of a modern municipal art center is crucial for the city as, at present, there is no separate, building, equipped with all required technologies (for cultural events) with premises, where art exhibitions, cultural events (literature readings, musical evenings) can take place, intercultural delegations can be hosted, and where hub for out of school meetings for the talented and creative youth can be located. Such center can be established in the former library building subject to its reconstruction and major repair.

It is expected that investment in establishment of a local center for cultural events will have a high demand among the organizers of cultural hubs in case of renewal of an attractive external architectural ensemble of the building. Taking into account that the city of Bilhorod-Dnistrovsky is a center of the Bessarabia and special multinational cultural community, the leasing of premises in the building, located at the historical center of the city, will be a subject of commercial relations with prospective investor-owner of the building

Expect cost of investments

UAH 1 747, 260K – established starting price for the sale of the construction facility at the auction

Prospective sources of financing

External source of financing

Life of the project

Approximately, 1 year for reconstruction works and major repair of the building. Subject to the agreement on the lease of a plot of land, where the building is located at, permanent event production, the letting of premises for companies that hold such events

Project status

Local

Profitability of the project

Can not be calculated at present. It depends on the events to be held in the building and their frequency

Contact person (position, full name, phone, e-mail)

Head of the Department of Communal Property of Bilhorod-Dnistrovsky city council
Skalozub O.V., (04849) 35258, oZR-uks@i.ua

Additional information

The building is located at the downtown, at the street, where all municipal transport run, next to a cinema, school, agrarian technical high school, inter-city bus station and railway station. The building is located adjacently to the Ukrtelecom enterprise. It has all supply lines

INVESTMENT PROJECT “ESTABLISHMENT AND OPERATION OF AN INDUSTRIAL PARK”

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Investment Potential

PROJECT LOCATION (TERRITORY, ADDRESS)

**CITY OF BILHOROD-DNISTROVSKY,
ODESA REGION,
LAND PLOT OF 3,9384 HA AT 57A MAYAKOVSKOHO STREET
LAND PLOT OF 3,2796 HA AT 57B MAYAKOVSKOHO STREET**

Short description of the investment project	<p>The project provides for the transfer of the land plots on a rental basis or its sale for the construction of an industrial facility specialized in the production similar to the production of medical products owing to their location in immediate proximity to Hemoplast PJSC, a medical products plant, that creates a favorable commercial, transportation and production logistics for a prospective production facility. The investment project can be considered as a separate industrial park with no need to do business with Hemoplast PJSC. However, the assignment of the land plots for establishment and operation of an industrial park located adjacently to the medical products plant is considered as an additional benefit for a prospective investment project.</p> <p>At present, the industrial development is a top priority task for the resuscitation of the economy in the city. There are only 5 active large major budget revenue generating enterprises in the city (compared to 20 plants in 2000). The establishment of an industrial park is an efficient mechanism for the promotion of industrial development. In this respect, the most congenial and transparent environment will be ensured to establish and maintain an industrial park at the abovementioned territory of the city</p>
Expect cost of investments	<p>Annual rental price: UAH 361,781K for the land plot at 57a Mayakovskoho Street UAH 301,264K for the land plot at 57b Mayakovskoho Street</p>
Prospective sources of financing	External sources of financing
Life of the project	1 year
Project status	Local
Profitability of the project	It depends on the industry facility's type to be located at the land plot
Contact person (position, full name, phone, e-mail)	<p>Head of the Department of Communal Property of Bilhorod-Dnistrovsky city council Skalozub O.V., (04849) 35258, ozr-uks@i.ua</p>
Skalozub Oleksandr V Additional information	<p>The land plots are documented, have relevant cadastral numbers, and uncharged. There is a well-developed road interchange and supply lines. Hemoplast PJSC, a medical products plant, is located nearby. A copy of the city master plan attached</p>

Investment Potential

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Annex 2

INFORMATION ON LAND PLOTS, THE LAND LEASEHOLDS OF WHICH IS SUBJECT TO SALE AT LAND AUCTIONS

LOCATION	CADASTRAL NUMBER	AREA, HA	INTENDED PURPOSE	NO. OF A DECISION ON REGISTRATION
14 Vodoprovodnyi Lane		2,2000	For construction of warehouses and bases	№ 721-VII of 29.11.2018
110a Shabska Street		1,9555	For construction of warehouses and bases	№ 721-VII of 29.11.2018
2 Pivdenna Street		0,5325	For construction of a multi-family residential house	№ 721-VII of 29.11.2018
6 Pivdenna Street		1,3718	For construction of a multi-family residential house	№ 721-VII of 29.11.2018
306 Peremohy Street	5110300000:01:009:0009	0,2600	For construction of a multi-family residential house	№ 720-VII of 29.11.2018
57-a Mayakovskoho Street	5110300000:01:008:1158	3,9384	Section: J.11.02 For buildings and constructions	№ 706-VII of 01.11.2018
57-6 Mayakovskoho Street	5110300000:01:008:1157	3,2796	Section: J.11.02 For buildings and constructions	№ 706-VII of 01.11.2018
6-a Sonyachna Street	5110300000:01:008:0011	0,0225	Section: B.03.07 for construction and maintenance of shopping facilities	№ 706-VII of 01.11.2018

Annex 3

INFORMATION ON UNTAPPED COMMUNAL PROPERTY OBJECTS (PREMISES) OF THE TERRITORIAL COMMUNITY OF THE CITY OF BILHOROD-DNISTROVSKY THAT CAN BE TRANSFERRED FOR USE

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Investment Potential

LOCATION	OBJECT	UNIT	TERMS AND CONDITIONS
4a Anisimova Street	Nonresidential building	Figure "A"	For warehouses
4a Vermenskyi Lane	Nonresidential building	Figure "A"	For warehouses
127 r Izmayil'ska Street	Nonresidential building	Figure "A"	For warehouses
2 Lomonosova Street	Nonresidential building, basement	Figure. "6" notes. XIII. XX, XXI	For offices, shops
6 6 Mayakovskoho Street	Basement under a residential building	Figure «Б» notes. 7 – 9, basement's figure «61»	For offices, shops
55 Mayakovskoho Street	A complex of nonresidential buildings	Figures «А», «Б», «Д», «З»	For offices
84 Mykolayiv'ska Street	Nonresidential buildings	Figures «А», «Б», «В», «Г», «Д», «З», «І», «К»	For a center of social services for senior citizens
6 Myru Street	Basement under a residential building	Figure "A1"	For warehouses
4 Novosodova Street	Nonresidential premises of a shop building	Figure "a" notes. 10, 11, 15	For food stores and industrial products stores
29 Pushkina Street	Buildings and constructions	Figures «А», «Б», «В»	For medical facilities
1b Franko Street	Nonresidential building	Figure "a" notes. 10, 11, 15	For warehouses

Investment Potential
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Annex 4

INFORMATION ON COMMUNAL FACILITIES OF THE TERRITORIAL COMMUNITY OF THE CITY OF BILHOROD-DNISTROVSKY THAT CAN BE PRIVATIZED AT SMALL SCALE PRIVATIZATION AUCTIONS VIA THE PROZORRO.SALES SYSTEM

LOCATION	OBJECT	UNIT	TERMS AND CONDITIONS
12 Yevreyska Street	Nonresidential building	Figure «А»	Auction
101 Kyshyniv'ska Street	Nonresidential premises	Figure «А» notes.2-1, 2-2, Figure «Г»	Auction
23 Kutuzova Street	Nonresidential buildings	Figures «Б», «Г», «Д», «Ж»	Auction
1 a Marshala Biryuzova Street	Nonresidential building	Figure «А»	Auction
33 Mykolayiv'ska Street	Nonresidential building	Figure «А» notes 3-1 – 3-13, Figure «а»	Auction
50 Mykhayliv'ska Street	Administration building	Figure "A" notes 1 – 8, 18, 19	Auction
15 Moskov'ska Street	Nonresidential buildings	Figures «А», «Б»	Auction
70 r Pershotravneva Street	Nonresidential buildings and constructions	Figures "A", "B"	Auction
33 Pushkina Street	Basement	Figure "r" notes I – VI	Auction

Annex 5

CALENDAR OF MUNICIPAL CULTURAL AND ART EVENTS IN 2020

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Investment Potential

MONTH	EVENT	LOCATION
January	<ul style="list-style-type: none"> Folk festival “New Year’s night at Akkerman” Musical “The Beauty and the Beast” Municipal fest of Christmas carols 	Square in front of the Executive committee Culture and leisure center
February	Folk festival “Merry Maslenitsa”	Myru Park
March	Fest of amateur theater arts “Vohny Rampry” (Footlights)	Culture and leisure center
April	Anniversary of the outstanding ensemble of violinists “Viloa”	Culture and leisure center
May	Street Music Fest on the occasion of the Europe Day	Mykhayilivskiy garden square
June	Day of the city of Bilhorod-Dnistrovsky (June 7)	City’s territory
August	<ul style="list-style-type: none"> Folk festival on the occasion of the Independence Day of Ukraine “Maty Ukraino – ty u nas odnba” (Mother Ukraine – you are the only one) International fest of Polish culture “Akkerman polonaise” 	City’s territory Myru Park
October	The X fest “The voice of the youth”	Culture and leisure center
December	<ul style="list-style-type: none"> Opening of the Main New Year Tree of the city Residence of the St. Nicholas 	City’s territory



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