



INVESTMENT PASSPORT OF HUSYATYN DISTRICT, TERNOPIL REGION



2015

OPENING REMARKS

Taking into account the limited resources, primarily financial ones, an integral part of development strategy of Husyatyn District becomes investment policy. The district administration believes that its investment policy should focus on the consolidation and analysis of the current potential in the district and the prospects for its usage and increase, along with the structural economic transformations and creation of the community-oriented market-type economy.

The Investment Passport of Husyatyn District is to assist in achieving the above mentioned goals.

COMPETITIVE ADVANTAGES OF THE DISTRICT

- **skilled human resources;**
- **support for investment activity** by the district administration and the local authorities;
- **availability of vacant industrial facilities and land plots;**
- **soil and climate conditions favorable for agriculture;**
- **considerable deposits of Naftusya-type, low-mineralized Novozbruchanska water** with high organic content and Druskininkai-type, highly-mineralized Husyatynska water;
- **well-preserved natural landmarks** (Medobory Nature Reserve), historical (pagan settlement and temple on Bohit Mountain, settlements of Trypillya and Chernyakhiv Culture) and architectural sites (castles, palaces, churches, synagogues);
- **convenient access by road and railway;**
- **educational basis for training specialists** in agriculture, transport, processing and food industries.

CONTENTS

SECTION 1. OVERVIEW OF THE DISTRICT

- 1.1. Natural, geographical and climatic conditions
- 1.2. Demography and human resources
- 1.3. Raw materials and resource potential
- 1.4. Major indicators of economic and social development
- 1.5. Economic potential
- 1.6. Transport infrastructure
- 1.7. Education
- 1.8. Social and cultural sphere

SECTION 2. PROPOSALS FOR INVESTORS

- 2.1. Priority industries for investment
- 2.2. Strategic investment projects
- 2.3. Available land plots and real estate objects

SECTION 3. CONTACT DETAILS

SECTION 1. OVERVIEW OF THE DISTRICT

1.1. NATURAL, GEOGRAPHICAL AND CLIMATIC CONDITIONS



Husyatyn District was formed on January 20, 1940. Its administrative center is the town of Husyatyn.

The district is on the east of Ternopil Region; it borders with Pidvolochysk, Terebovlya, and Chortkiv Districts of Ternopil Region, and Volochysk, Horodok, and Chemerivtsi Districts of Khmelnytsky Region.

The area of the district is 1016.6 km².

The distance from the district center to Ternopil is 79 km by car and 94 km by train.

The district is located on the Podillya Plateau, part of the Volyno-Podillya Highlands (the absolute height of 300-400 m). The plateau surface is partitioned by the valleys of the Dniester left tributaries (the Zbruch and the Nichlava being the largest ones) and the Zbruch right tributaries (the largest ones being the Tayna and the Hnyla). Forests (hornbeam, oak, ash, maple, sycamore, beech, and linden) cover the area of 16.69 thousand hectares. In the north-east direction, the district is crossed by the Tovtry Range and the Medobory Mountains, a unique geological and botanical landmark and a national nature reserve.

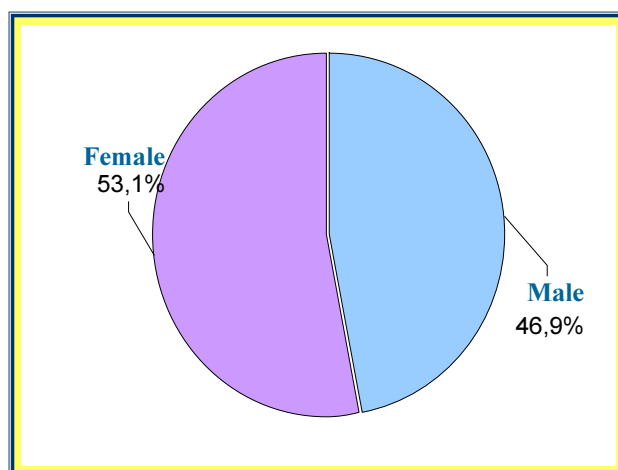
The district includes black and gray ashed soils, with deposits of clay, quartz sand, chalk, marl, gravel, and pebbles. The climate is temperate continental.

1.2. DEMOGRAPHY AND HUMAN RESOURCES

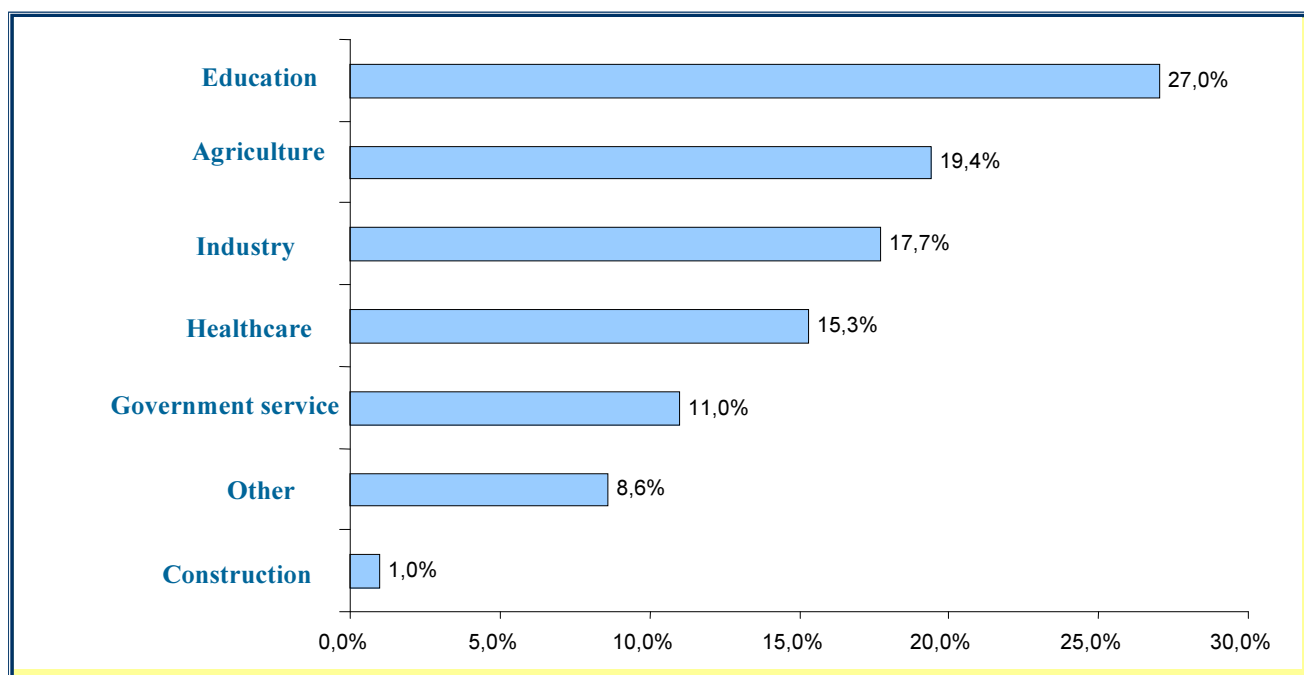
The population of the district is 61,212 people.

The urban population includes 22,938 residents, and the rural population makes up 38,274 residents.

SEX STRUCTURE



Labor structure by types of economic activity



The average monthly salary is UAH 2,400.

The district includes 65 settlements: 2 towns (Kopychyntsi and Khorostkiv), 2 urban settlements (Hrymayliv and Husyatyn), and 61 villages. The local government system includes 2 urban, 2 township and 39 village councils.

1.3. RAW MATERIALS AND RESOURCE POTENTIAL

Minerals

The district's most important minerals include natural non-metallic construction materials, such as limestone, brick and tile clay, quartz sand, chalk, gravel, and pebbles.

The district has a great potential for the development of construction materials industry. Near the village of Yabluniv, there is a sandpit with sand reserves of 1 million cubic meters. Near the village of Kalaharivka, there is a reserve of 3.5 thousand m³ of quality rubble stone. The villages of Sydoriv and Vilkhivchyk are home to vast reserves of stone for gravel production. The district can satisfy the demand for building brick due to large reserves of clay, especially in the villages of Sydoriv, Oryshkivtsi, Hadynkivtsi, St. Nyzhbirok, Sukhostav, Kotsyubyntsi, Postolivka, Fedorivka, Chabarivka, and the township of Hrymailiv. The village of Tovste has clay for making glazed tiles.

Water Resources

The district is rich in water resources, namely rivers. The main ones include the Zbruch and the Nichlava – the Dniester left tributaries, and the Hnyla and the Tayna – the Zbruch right tributaries. The district has 85 ponds, which can be used for industrial production of freshwater fish.

Mineral water springs have been found in the district. In Husyatyn, Naftusya-type hydrogen sulphide water spring is currently in operation, as well as a brine spring.

The territory of Husyatyn resort and the mineral water reserves make it possible to develop the whole network of resorts, recreation facilities and specialized healthcare institutions for Ukrainian children and adults.

Forest Resources

The total area of forests in the district makes up 16,689 hectares, including 15,198 ha of the state forest fund, which, in turn, comprises 8575.9 ha of Medobory Nature Reserve.

Medobory Nature Reserve is the center for ecological propaganda in the region.

On the eastern outskirts of Khorostkiv in Husyatyn district there is the Khorostkiv State Arboretum – a landscape landmark of national importance, which is subordinated to “Elita” Ternopil Research and Production Association with the Ukrainian Academy of Sciences. The Arboretum was founded in 1972 and covers an area of 18 hectares.

Among the ancient parks of Nadzbruchya, Hrymayliv Park is quite famous in the region and beyond. It is located in Hrymayliv and covers the area of 13 hectares. The park in landscape style was founded in the first half of the nineteenth century. It includes over twenty species of trees and shrubs. It is the town's main attraction and a good recreational place for the natives and guests. The great Ukrainian writer Ivan Franko used to come there.

1.4. THE MAJOR INDICATORS OF ECONOMIC AND SOCIAL DEVELOPMENT

Main indicators of social and economic development of the district			
Indicator	Units of measurement	2013	2014
1	2	3	4
Volume of sold industrial products	th. UAH	714067.9	921482.3
Volume of livestock production:	-	-	-
- milk	th. tons	25.9	29.2
- meat	th. tons	6.1	6.9
- eggs	mln. pieces	22.7	23.9
Volume of crop production:	-	-	-
- crops	th. tons	190.8	208.5
- sugar beet	th. tons	241.4	304.7
- potatoes	th. tons	170.8	207.3
- vegetables (of open soil)	th. tons	11.5	8.0
Volume of direct foreign investments	th. USD	4094.4	4096.0
Volume of capital investments	mln. UAH	412.3	214.6
Volume of completed construction works	mln. UAH	58.4	36.8
Volume of exports	mln. USD	30.0	21.136
Volume of imports	mln. USD	20.0	22.306
Volume of retail turnover	mln. UAH	66.7	79.3
Volume of sold services	mln. UAH	266.9	364.9
Average monthly salary	UAH	2,159	2,255

1.5. ECONOMIC POTENTIAL

The output in key areas of material production in 2014 amounted to UAH 1,639.5 million.

The largest enterprises of the region: Branch of “Ukrspyr” SE, “Khorostkiv Sugar Factory” LLC, “Masar Agro” PE, “Interfoam-Zakhid” LLC.

Investment activities in the district cover all sectors of the economy. Among them there are: creation and construction of new enterprises and reconstruction of old ones, especially in agriculture, industrial production, trade and service sectors.

Thirteen enterprises with foreign investments are engaged in foreign economic activities in the district, namely: “Ahro BV” LLC, “Ahri-Trade” Trading House LLC, “Interfoam-Zakhid” LLC, “Nash Mlyn” LLC, “Mriya Ahro” Group of Companies LLC, “Mriya Leasing” LLC, “Mriya Ahro Holding” LLC, “Tsukrovi Tradytsiyi” LLC, “Ahri Seeds” LLC, “Mriya Sugar Holding” LLC, “Medical” LLC (Cyprus), “Bud-M” LLC, “Samoluskivtsi Starch Factory” LLC.

The primary exporters of products in Husyatyn District are: “Interfoam-Zakhid” LLC and enterprises of the Mriya Group of Companies.

“Interfoam- Zakhid ” LLC exports polyurethane foam in sheets and blocks.

The product manufacture monitoring by enterprises in the district is continually provided. As of January 1, 2015, the total export of the district's enterprises in 2014 was worth USD 21.1 million, and the import made up USD 22.3 million.

1.6. TRANSPORT INFRASTRUCTURE

The public transport network includes (km):

- railway tracks	- 50.0;
- motor roads	- 395.9,
including: hard-surface roads	- 293.2;
- unpaved roads	- 102.7.
Number of bridges	- 54.

1.7. EDUCATION

Educational institutions, including:	Number of schools	Number of students
- higher educational institutions of I and II levels of accreditation	1	571
- secondary schools	48	5,957
including:		
- of I-III stages	20	4,333
- including gymnasias	2	618
- of I-II stages	20	1,483
- of I stage	8	141
- sanatorium schools	2	190
- lyceums	1	346
- sports schools	2	366
- kindergartens	44	1,807
- extracurricular educational institutions	2	2,095

1.8. SOCIAL AND CULTURAL SPHERE

Healthcare:

The total number of healthcare institutions	- 59;
including:	
- hospitals	- 2;
with hospital beds	- 270;
- ambulatories	- 21;
- medicinal ambulatories	- 36;
- number of healthcare professionals	- 927;
including those with higher education	- 188;

- number of institutions under construction - 1.

Culture:

Total number of cultural institutions - 112;

including:

- cultural houses - 28;

- clubs - 30;

- cinemas - 1;

- museums - 2;

- historical and cultural memorials - 219;

- libraries - 47;

- arts and music schools - 5;

- distinguished amateur art groups and bands with
the “Folk” title - 22;

- number of employees in the cultural sector - 357.

Sport:

- stadiums - 3;

- football fields - 30;

- gyms - 42;

- sports sections - 30.

SECTION II. PROPOSALS FOR INVESTORS

2.1. PRIORITY INDUSTRIES FOR INVESTMENT

- **crop production** (grains, oilseeds and vegetable crops, potatoes, beets, fruits and berries);
- **livestock production** (cattle, pigs and poultry);
- **processing industry** (meat and meat products, products of milling industry, starches and starch products, sugar, processing and canning of fruits and vegetables);
- **spa and resort services;**
- **tourism and recreation.**




2.2. STRATEGIC INVESTMENT PROJECTS




No	Project title	Initiator	Estimated cost	Payback period	Overview
1.	“Husyatyn” Resort development through the introduction of innovative models and use of competitive advantages of the balneological resort	District State Administration	USD 9.4 million	7 years	Spa services, bottling and sale of Novozbruchanska table mineral water, tourist activity, provision of public services, passenger transportation
2.	Construction, commissioning and organizing the provision of tourist and recreational services at Kokoshyntsi summer entertainment complex	District State Administration	USD 130.0 thousand	3 years	2 vacant premises with the total area of 522 m ² , land plot of over 0.7 hectares, location in ecologically clean area, lack of competitors
3.	Production, processing and sale of pork and pork products in the village of Lezhanivka	“Lezhanivske” PE	EUR 3 million	3 years	A set of farm buildings is available. The area of the allocated land plot is 2.5 hectares. The premises are located outside the village, with power and water supply systems. Distance to Ternopil-Husyatyn motorway is 2 km.
4.	Production, processing and sale of pork and pork products in the village of Postolivka	Agricultural Firm “Postolivska” LLC	EUR 3 million	3 years	There is a range of farm buildings which do not require significant investment. The area of the allocated land plot is 2.5 hectares. The premises are located outside the village and close to Khorostkiv-




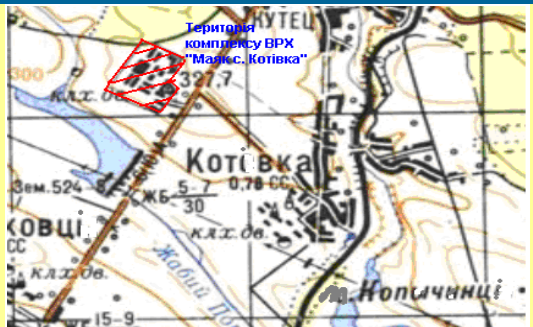
					Husyatyn motorway. Power and water supply systems are available. A modern sawmill and a mill are in operation. The brick factory is under reconstruction.
5.	Production, processing and sale of pork and pork products in the town of Khorostkiv	“Khorostkivske” Experimental Farm	EUR 4 million	5 years	A set of modern farm buildings is available. The area of the allocated land plot is 2.9 hectares. The premises are located in an environmentally safe zone, over 1 km from the town, with power and water supply systems. Podilska Experiment Station with a large research and production potential operates in Khorostkiv.
6.	Completion of construction and commissioning of the dormitory block in “Zbruch” Resort in Husyatyn	SE “Zbruch” Resort	USD 6.5 million	5 years	Construction in progress of the dormitory block for 300 people. Completion rate – 65%. The resort is located in the green area and has a developed medical-diagnostic base and infrastructure.
7.	Restoring the operation of “Medobory” resort in Husyatyn	District State Administration	USD 2.5 million	5 years	The resort is located in the green area and has 2 blocks: a 5-storey dormitory for 150 people with medical, diagnostic, entertainment and administrative premises; and a 2-storey canteen for 200 people. The blocks are connected with a walkway. The distance to the bus and train stations is 500 m

2.3. AVAILABLE LAND PLOTS AND REAL ESTATE OBJECTS

Area	Location	Overview
<i>Available real estate objects</i>		
257.7 m ²	Kopychyntsi, Husyatyn District	<p>Grocery Store Number 2. Property designation: commercial activity. Power supply system is available. The property is in private ownership, the land is in state ownership. The proposed sale price is UAH 72.1 thousand. The distance to the district center is 24 km, to the nearest railway station – 3 km, to Ternopil – 61 km. The land plot area is 400 m².</p> 
242.0 m ²	Horodnytsia, Husyatyn District	<p>Grocery Store. Property designation: commercial activity. Power supply system available. The property is in private ownership, the land is in state ownership. The proposed sale price is UAH 67.7 thousand. The distance to the district center is 15 km, to the nearest railway station – 15 km, to Ternopil – 61 km. The land plot area is 900 m².</p> 
489.0 m ²	Rashtivtsi, Husyatyn District	<p>Shopping Center. Property designation: commercial activity. Power supply system available. The property is in private ownership, the land is in state ownership. The proposed sale price is UAH 119.8 thousand. The distance to the district center is 20 km, to the nearest railway station – 17 km, to Ternopil – 56 km. The land plot area is 1200 m².</p> 

584.8 m ²	Mali Birky, Husiatyn District	Shopping center. Property designation: commercial activity. Power supply system available. The property is in private ownership, the land is in state ownership. The proposed sale price is UAH 166.4 thousand. The distance to the district center is 23 km, to the nearest railway station – 20 km, to Ternopil – 54 km. The land plot area is 2000 m ² .	
328.4 m ²	Maydan, Husiatyn District	Shopping center. Property designation: commercial activity. Power supply system available. The property is in private ownership, the land is in state ownership. The proposed sale price is UAH 74.1 thousand. The distance to the district center is 33 km, to the nearest railway station – 10 km, to Ternopil – 74 km. The land plot area is 400 m ² .	
372.8 m ²	Lychkivtsi, Husiatyn District	Cafe. Property designation: catering. Power supply system available. The property is in private ownership, the land is in state ownership. The proposed sale price is UAH 60.6 thousand. The distance to the district center is 11 km, to the nearest railway station – 11 km, to Ternopil – 65 km. The land plot area is 1300 m ² .	

286.3 m ²	Hrymayliv, Husiatyn District	<p>Pickling shop.</p> <p>Property designation: industrial activity. All engineering networks are available, except of gas supply system. The property is in private ownership, the land is in state ownership. The proposed sale price is UAH 28.3 thousand. The distance to the district center is 33 km, to the nearest railway station – 12 km, to Ternopil – 43 km. The land plot area is 8300 m².</p>	
1299.3 m ²	Hrymayliv, Husiatyn District	<p>Bakery.</p> <p>Property designation: industrial activity. Power supply available. The property is in private ownership, the land is in state ownership. The proposed sale price is UAH 354.8 thousand. The distance to the district center is 33 km, to the nearest railway station – 12 km, to Ternopil – 43 km. The land plot area is 7100 m².</p>	
3414.1 m ²	Husiatyn	<p>Husiatyn “KamAZtsentrzapchast” LLC.</p> <p>Property designation: commercial activity. All engineering networks are available. The property is in private ownership, the land ownership is subject to the Land Deed. The property is offered for lease or sale; the price is to be negotiated. The distance to the district center is 0 km, to the nearest railway station – 0.2 km, to Ternopil – 76 km. The land plot area is 20800 m².</p>	

<i>Land plots</i>			
21.0 ha	Krasne, Husiatyn District	Land plot is on reserve land and borders on Medobory Nature Reserve, close to the mineral water spring. Land plot designation: commercial activity (development of tourism). The distance to Lviv-Ternopil motorway is 50 km, to the nearest railway station – 25 km, to Ternopil – 57 km.	
25.0 ha	Kalaharivka, Husiatyn District	Land plot is on reserve land, close to Sataniv Resport and Medobory Nature Reserve. Land plot designation: commercial activity (development of tourism). The distance to Lviv-Ternopil motorway is 20 km, to the nearest railway station – 17 km, to Ternopil – 65 km.	
4.0 ha	Khorostkiv, Husiatyn District	Construction in progress of potato processing factory. Land plot designation: commercial activity. The distance to the motorway is 20 km, to the nearest railway station – 4 km, to Ternopil – 56 km.	
20.0 ha	Kotivka, Husiatyn District	The territory of “Mayak” cattle breeding complex. Land plot designation: commercial activity. The distance to Lviv-Ternopil motorway is 60 km, to the nearest railway station – 10 km, to Ternopil – 64 km.	

10.0 ha	Chabarivka, Husiatyn District	Former farm yards. Land plot designation: development of livestock production. The distance to Lviv-Ternopil motorway is 75 km, to the nearest railway station – 3 km, to Ternopil – 78 km.	
15.0 ha	Vasylkivtsi, Husiatyn District	Former farm yards. Land plot designation: development of livestock production. The distance to Lviv-Ternopil motorway is 65 km, to the nearest railway station – 3 km, to Ternopil – 75 km.	
6.0 ha	Sukhodil, Husiatyn District	“Sukhodil Greenhouse Complex” LLC. Land plot designation: recreational activities, production of mineral water. The distance to a motorway is 2 km, to the nearest railway station – 6 km, to Ternopil – 82 km.	

SECTION III. CONTACT DETAILS

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