

INVESTMENT PASSPORT OF MONASTYRYSKA DISTRICT, TERNOPIL REGION



2015

WELCOME WORD

The investment passport of Monastyryska district is composed by the Department of Economic Development of Monastyryska District State Administration. It contains the qualitative, actual and exhaustive information on competitive advantages, investment opportunities of the district, and is also aimed at disclosure and realization of its investment potential.

We hope that the edition will not only be a source of the information for business, but also allow to raise investment attractiveness of the district, become an effective tool for adjustment of business contacts with potential investors, promote the implementation of positive decisions on investment on the territory of Monastyryska district.

*Monastyryska District
State Administration*

COMPETITIVE ADVANTAGES OF THE DISTRICT

- **Favourable geographical position:** Ternopil-Ivano-Frankivsk motorway of the state value passes through the territory of Monastyriska district. It is situated in close proximity to the transit centres of the Western Ukraine and to the border crossing points with the countries of Europe.

- **Favourable climatic conditions** for the implementation of investment projects in agriculture. Availability of practically unoccupied niches in fishery, cattle breeding, poultry farming, etc.

- **Significant natural and resource potential:** Monastyriska district possesses rich enough natural and resource potential, which under certain circumstances may turn into good starting conditions for the further development of the district.

- **Unique tourist potential:** unique memorials of architecture and natural reserve fund. Lemko culture festival “Dzvony Lemkivshchyny” annually takes place in Monastyriska.

- **Scientific and educational potential:** availability of vocational schools.

- **Labour resource potential:** 15 thousand of economically active working age population.

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SECTION I. DESCRIPTION OF THE DISTRICT

1.1 NATURAL, GEOGRAPHICAL AND CLIMATIC CONDITIONS



Monastyrsky district is located in the south-west part of the Ternopil region. The district borders with Buchach and Pidgaytsi districts of the Ternopil region and in the southwest – with the Ivano-Frankovsk region.

The length of the district from the north to the south is 34 km, and from the east to the west – 20 km.

Monastyryska is the administrative and cultural center of the district, which is 87 km to Ternopil and 50 km to Ivano-Frankivsk.

Connection with the regional centre is carried out by the motorways of nationwide value: Ternopil—Buchach, Kamenets-Podilskyi—Ivano-Frankivsk. The nearest railway station is Buchach in 18 km.

The area of the district makes up 558 km² that makes 4% of territory of the Ternopil region.

Administrative and territorial units (number):

- Towns – 1;
- Townships – 1;
- Villages – 46;
- Hamlets – 16.

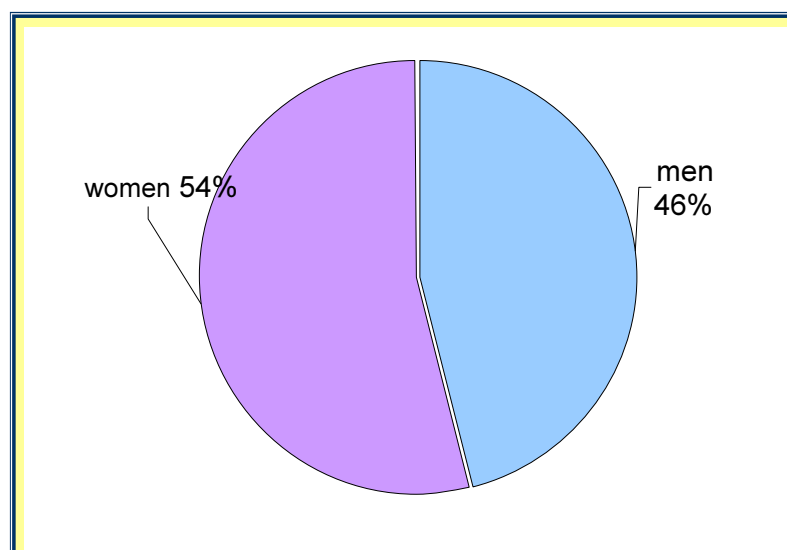
Climate of the area is moderate and continental with soft winter and warm damp summer. Average temperature of January – -5°C, July – +18°C. The period with temperature above +10°C makes 156-165 days.

1.2. A DEMOGRAPHY AND HUMAN RESOURCES

The population makes 28.6 thousand people.

Urban population – 9.4 thousand people, rural population – 19.2 thousand people.

SEX STRUCTURE



6.0 thousand people (21%) lives in Monastyryska.

Population density per 1 km² – 51.8 people.

Birth rate (per 1000 people) – 9.0 people.

The average quantity of permanent staff employees is 2,478 persons, including:

- in industry – 132 persons;
- in agriculture – 146 persons;
- others – 2,200 persons.

Quantity of pensioners – 9.1 thousand people.

Level of the registered unemployment in the district – 4.0%.

1.3. RAW MATERIALS AND RESOURCE POTENTIAL

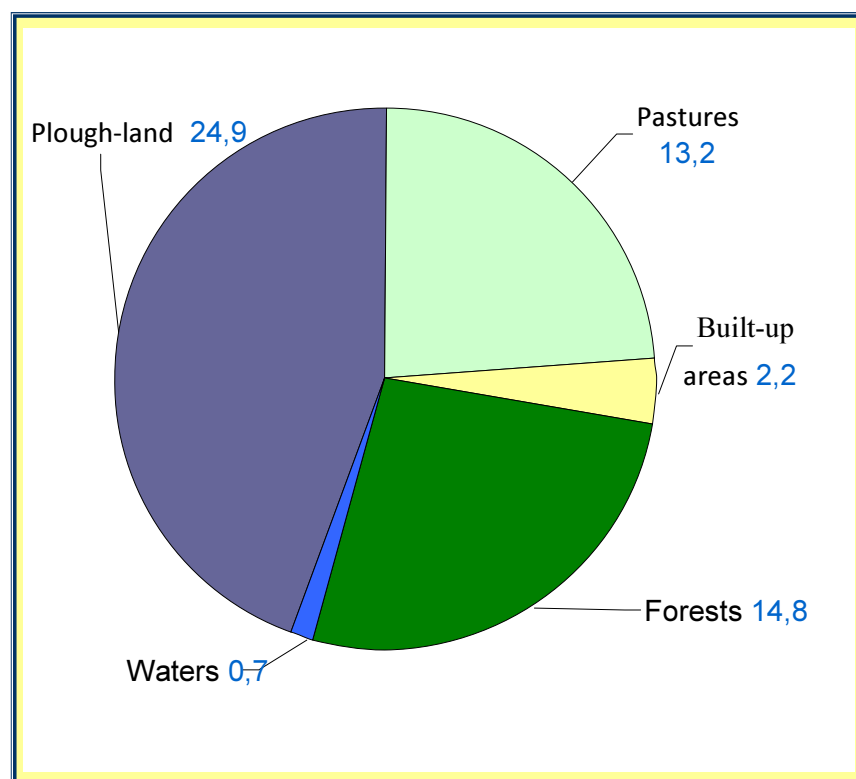
Forest resources

The woods occupy 14.7 thousand hectares of the territory of the district, including the state fund – 11.3 thousand hectares.

Land resources

The area of the territory of the district constitutes 55.8 thousand hectares, or 4% of the area of Ternopil region. Farmlands, according to the State Land Committee in Ukraine, occupy 36.5 thousand hectares. The proportion of ploughed land of the territory of the district is 44.6%, which indicates on high agricultural development of the territory (65.4%).

Structure of agricultural lands, thousand hectares



Minerals

21 deposits and careers are situated in the district, including 8 under open works. Among the minerals of the district, the leading place belongs to natural construction materials and raw materials for their production. They are the deposits of sedimentary origin: dolomite, marls, sands. Dolomites are widespread in our district between the villages of Korzhova and Zavadvivka, hence the name –Zavadvivka deposit of dolomites. The beginning of its development is 1969. Public joint-stock company Korzhiv Specialized Mining Crushing Complex is developing it. The main natural material is dolomite 93-99%, the main compounds: CaCO_3 , MgCO_3 . Geological reserves of the deposit are 6.5 million m^3 . The depth of a field is 65 meters. The field on depth of 43 meters is developed. Under open-cast minings (pit) are 45 hectares.

1.4. BASIC INDICATORS OF ECONOMIC AND SOCIAL DEVELOPMENT

Name of index	Unit of measurement	2013	2014
The volume of the realized industrial output	thousand UAH	22908.2	28070.9
Volume of livestock production:			
– milk	thousand tons	19.0	17.2
– meat	thousand tons	2.3	2.1
– eggs	million of pieces	11.0	11.0
Volume of crop production:			
– grain crops	thousand tons	73.4	68.4
– sugar beets	thousand tons	2.7	8.4
– potato	thousand tons	39.8	42.7
Volume of direct foreign investments	thousand USD	458.1	458.0
Volume of capital investments	million UAH	9.2	3.8
Volume of the performed construction works	thousand UAH	32.0	-
Volume of export	thousand USD	110.6	135.2
Volume of import	thousand USD	601.3	220.0
Volume of retail turnover	million UAH	38.5	54.9
Volume of the service sales	million UAH	6.1	0.9
Size of an average monthly salary	UAH	2150.0	2080.0
Number of the administrative services provided by the centre	units	106	438

1.5. ECONOMIC POTENTIAL

Industry

3 basic industrial enterprises operate in the district, as of 01.01.2015:

No	Enterprises	Production	Manufactures in 2014 (in the actual prices, thousand UAH)
1	Prodahroallians LLC, Branch of Monastyriska Dairy Plant	Selyanske butter, fat rennet cheeses	3388.1
2	Zavodoupravlinnya budmaterialiv PJSC	Tile	893.3
3	Korzhiv Specialized Mining Crushing Complex PJSC	Dolomite	23762.6
Total in the district			28044.0

Agro-industrial complex

Volume of agricultural production in physical terms by all categories of farms in 2014:

- grain crops	tons	68,355
- sugar beet	tons	8,371
- potatoes	tons	42,714
- vegetables (of open soil)	tons	5,644

- milk	tons	17,247
- meat	tons	2,192
- eggs	millions pcs	11.0

List of agricultural enterprises of Monastyriska district:

No	Enterprises	Names of leaders	Type of activity
1	Oskar Private Agricultural Enterprise	Kasyanenko Olena	plant growing
2	Lyadske LLC	Bihun Volodymyr	plant growing
3	Kolos Private Agricultural Enterprise	Shmyrko Vasyl	plant growing
4	Lyubava-Ahro LLC	Netrebyak Ihor	plant growing, pigs growing
5	Dnister LLC	Kush Oleksandra	plant growing
6	Provesin Private Agricultural Enterprise, Prykarpattya RAJZ	Myskiv Stepan – chief executive, Tyavuk Oleksandr – regional director	plant growing, cattle breeding
7	Pidlisne Yamnytsya LLC	Pidhaynyy Ihor	plant growing
8	Prolisok LLC	Kryvyy Petro	plant growing
9	Lemkivska Mriya LLC	Naumenko Andriy – general director, Karninskyy Vitaliy – chief executive	plant growing
10	Lendkom UA LLC	Skrypnyk Stepan	plant growing
11	Buchachahrokhlibprom LLC	Gadz Petro – general director, Karachka Ivan – chief executive	plant growing
12	Ovis-Ahro LLC, Khlibodar LLC	Ohanesyan Vrezhik – founder, Horbatyuk Ganna – chief executive	plant growing
13	Orion-A Private Agricultural Enterprise	Kladochnyy Vitaliy – chief executive	plant growing
14	Monastyryske State Enterprise	Slobodyan Volodymyr	plant growing
15	Horozhanka Private Enterprise	Surmachevskyy Ivan – founder	plant growing

List of infrastructure objects for support of small business in Monastyriska district:

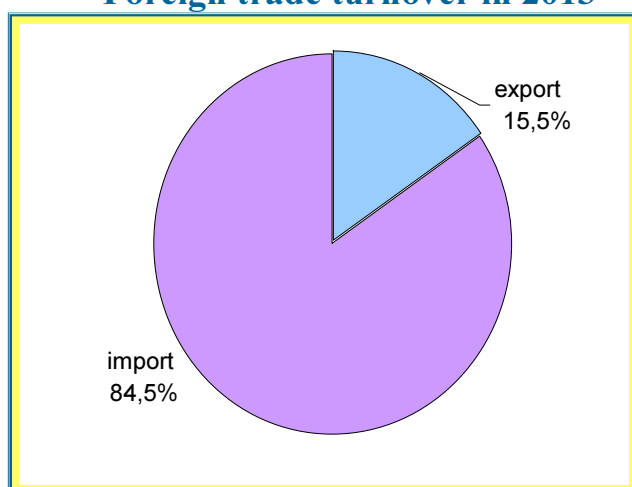
Name	Address
Monastyriska branch of the Ternopil regional Department “of “RajffajzenBank Aval”	13, Shevchenko Str., Monastyriska
Monastyriska branch № 6354/050 of the Buchach office of “Oschadbank” JSC	12, Shevchenko Str., Monastyriska
Monastyriska branch of the Ternopil office of “PrivatBank”	20, Shevchenko Str., Monastyriska
Unika Insurance Company	7, Hrushevskoho Str., Monastyriska
Oranta Insurance Company	8, Sichovykh Striltsiv Str., Monastyriska
TAS Insurance Company	2, Shkilna Str., Monastyriska

Providna Insurance Company	35, Shevchenko Str., Monastyryska
Pro100 Strahuvannya Insurance Company	2, Halytska Str., Monastyryska
Samopomich Credit Union	1a, Hrushevskoho Str., Monastyryska

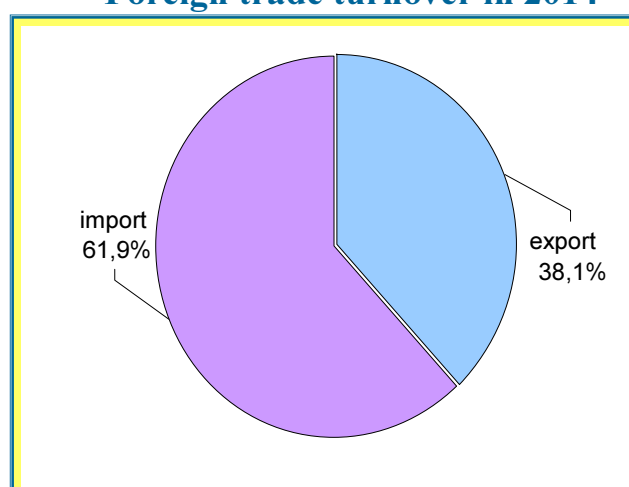
Foreign trade turnover

Name of index	Unit of measurement	2013	2014
Foreign trade turnover	thousand USD	711.9	355.2
including:	-	-	-
– export	thousand USD	110.6	135.2
– import	thousand USD	601.3	220.0

Foreign trade turnover in 2013



Foreign trade turnover in 2014



The volume of direct foreign investments are 458 thousand USD.

Volumes of foreign investments are concentrated on the enterprises of agriculture. Cyprus and Germany are main countries-investors.

1.6. TRANSPORT INFRASTRUCTURE

Transport network of district includes 225 km of operating length of hard-surface highways, an amount of road bridges – 44 units.

The rout network of district consists of 17 routes, including 15 suburban and 2 district interurban routes (12 busses are working). Regular bus connection covers 46 settlements.

In 2014, 615 thousand passengers were transported by legal and private persons, except a taxi. 3 thousand tons of loads were carried by bright transport.

1.7. EDUCATION

Educational establishments, including:	Number	Children studied
comprehensive schools	36	2,559
secondary	7	1,520
compulsory	17	888
primary secondary	12	151
lyceums boarding schools	1	21
children and youth sports schools	1	218
vocational schools	1	243
preschool institutions	7	576
extracurriculum educational institutions	2	1,290

1.8. SOCIO-CULTURAL SPHERE

Medical establishments

All medical establishments	46;
including:	
- hospitals	2;
beds in them	140;
- ambulatories of family doctor	6;
- polyclinics	2;
- health posts	36;
- number of medical workers	528;
out of with the higher education	86

Tourism

Monastyriska district is located in southwest part of the Ternopil region. Borders: on the east – with Buchach, on the north – with Pidhaytsi districts of our region, on the southwest – with the Ivano-Frankivsk region.

The length of the district from north to south is 34 km., from east to west – 20 km.

There are in the district: V. Hnatyuk Velesniv Ethnographic and Memorial Museum, Lemko Culture Museum in Monastyriska, Koropets Local History Museum, Olena Kysilevska Museum in Monastyriska, Yulian Pankevych Museum in Ustya-Zelene village.

The district became the centre of an annual “Dzvony Lemkivshchyny” All-Ukrainian festival of Lemko Culture.

In Bychova tract near the highway to Ivano-Frankivsk, there is an open-air museum with a modern scene in the Vetryane pole. Annually, on the first Saturday and Sunday of August, thousands of guests and participants gather there, a lot of guests from Poland, Serbia, Canada and many other countries participate in it. Together with the concert competitions, exhibitions of painting and carving work are held.

The main waterways of the district are the rivers: Zolota Lypa, Koropets, Horozhanka. These rivers are left tributaries of the Dniester river.

Water routes of the Dniester river begin in the mouth of the river Zolota Lypa, which flows near the district centre.

Physical culture and sports

2 sports schools work in the district: in Monastyryska and in Koropets township. There are 26 sports clubs, 13 gyms, 1 stadium for 1500 places, 20 football fields in the villages of the district.

1.8. SUCCESS STORIES

Since 2008, the district implemented the EU/UNDP “Community Based Approach to Local Development Project”

Projects that are successfully implemented in Monastyryska district

No	Object	Total project costs ths.UAH
1.	Participation in the joint EU/UNDP “Community Based Approach to Local Development Project” in 2008-2011	1555.13
2.	Construction of hotel complex in Monastyryska	5800.0
3.	Construction of a shoppingcenter in Monastyryska	2300.0

SECTION II. OFFERS FOR INVESTORS

2.1. PRIORITY SECTORS FOR INVESTMENT

The analysis of social and economic development of the Monastyriska district allows to draw a conclusion on expediency of an investment and development of the following branches of economy:




- **Agro-industrial complex:** an intensification of agricultural production, increasing the volumes of processing of agricultural production, modernization of the capital equipment of the operating enterprises for the purpose of output of new competitive types of production);
- **Production of construction materials from local raw materials;**
- **Development of tourist objects, recreational and roadside infrastructure;**
- **Light industry.**

2.2. STRATEGIC INVESTMENT PROJECTS

No	Name of the project	Initiator	Estimated cost (th. USD)	Payback period	Brief description
1.	Construction of Lemkivshchyna Tourist and Ethnographical Complex (promotion of Lemko culture)	District State Administration	1,238 (investments)	39 months	<p><u>Main objectives:</u> construction of tourist and ethnographical complex with thea hotel for 55 rooms of simultaneous reservation, restaurant, open-air cafe, parking lot and mini market for non-food products</p> <p><u>Competitive advantages:</u></p> <ul style="list-style-type: none">- 0.2 km from Ternopil – Ivano-Frankivsk motorway and 2 km from Monastyriska;- complex of wooden constructions designed as Lemko village;- annual international festival of Lemko culture;- possibility for organization of various tours (horse rides, hiking, biking and water tours);- no local competitors;- implementation under the growing demand. <p>Business-plan and samples of constituent documents were developed. Official permission for land use was received.</p>

2.	Construction and putting into operation of the brick plant (Honcharivka village)	District State Administration	5075 (investor costs)	49 months	<p><u>Main objectives:</u></p> <ul style="list-style-type: none"> – construction of production, administrative and warehouse premises with total area of 6,000 m²; – purchasing and installation of technological line based on the process of semi-dry pressing with the capacity of 20 million brick pcs per year; – organization of row and facing brick production of M150-M300 brands; – providing of annual production output of 25 million UAH / year; – creating 100 new working places. <p><u>Market estimation:</u></p> <ul style="list-style-type: none"> – brick market of Ternopil region is provided by local producers only for 20-25%; – facing brick is not produced in the region; – 10-15% annual construction works increase. <p><u>Competitive advantages:</u></p> <ul style="list-style-type: none"> – availability of clay pit (Honcharivka clay-pit) with suggested equipment expiry over 25 years and total area of 80 hectares; – proximity to networks (to 0.5 km); – capital profitability on the level of 55%; – growing and unsaturated customers market for ceramic bricks; – opportunity to become a monopoly at the local market of ceramic facing brick producers; – applying of new up-to-date technology that ensure products low cost. <p>Business-plan and samples of constituent documents were developed. Official permission for land use was received.</p>
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2.3. FREE LAND PLOTS AND REAL ESTATE OBJECTS

Area	Location	Brief description	
10 ha	Monastyryska	<p>The land plot is located in the south-western part of the city.</p> <p>Distance to Ternopil –Ivano-Frankivsk motorway – 0.5 km.</p> <p>Designed for use in industry and tourism and recreational industry.</p> <p>Distance to the nearest railway station – 20 km (Buchach), to Ternopil – 83 km, to Ivano-Frankivsk – 50 km</p>	
3.5 ha	Komarivka village	<p>The land plot is located 0.1 km from Ternopil-Ivano-Frankivsk motorway.</p> <p>Possible purpose of the land plot – industrial, commercial.</p> <p>Distance to the district centre – 10 km, to the nearest railway station – 27 km (Buchach), to Ternopil – 93 km, to Ivano-Frankivsk – 40 km</p>	
1.5 ha	Koropets village	<p>The land plot is located 10 km from Ternopil-Ivano-Frankivsk motorway.</p> <p>Possible purpose of the land plot – industrial, commercial.</p> <p>Distance to the district centre – 31 km, to the nearest railway station – 26 km (Buchach), to</p>	

		Ternopil – 92 km, to Ivano-Frankivsk – 46 km	
2.9 ha	Honcharivka village	<p>The land plot is located 0.5 km from Ternopil-Ivano-Frankivsk motorway. Possible purpose of the land plot – industrial, commercial.</p> <p>Distance to the district centre – 8 km, to the nearest railway station – 24 km (Buchach), to Ternopil – 90 km, to Ivano-Frankivsk – 48 km</p>	
1.7 ha	Monastyryska	<p>The land plot is located in eastern part of Monastyryska 50 m to Ternopil-Ivano-Frankivsk motorway. Possible purpose of the land plot – industrial, commercial.</p> <p>Distance to the nearest railway station – 17 km (Buchach), to Ternopil – 83 km, to Ivano-Frankivsk – 50 km</p>	

Free manufacturing premises, which can be offered to potential investors for implementation of investment projects and the organization of business activity: former Krynytska Ahropromtekhnik JSC (Monastyryska district, Krynytsia village) and the former Monastyryska Smerichka LLC.

Area	Location	Brief description	
4,200 m ²	Krynytsya, Monastyryska district	<p>Free industrial premises of Krynytsya Ahropromtehnika JSC.</p> <p>Purpose – for repair and service of agricultural equipment and vehicles.</p> <p>Availability of all engineering networks.</p> <p>Conditions offered for investments – leasehold, joint venture, price – negotiable.</p> <p>Form of ownership – private. Land ownership – private.</p>	
2,875 m ²	1, Konovaltsya Str., Monastyryska	<p>Free industrial premises of former Monastyryska Smerichka LLC.</p> <p>Initial use – production of garments.</p> <p>Availability of all engineering networks.</p> <p>Conditions offered for investments – leasehold, price – negotiable.</p> <p>Form of ownership – private. Land ownership – private.</p>	

The database of industrial premises situated on the territory of Monastyryska district, which are not used and are offered for rent or sale is created:

N o	The name of establishment, organization which offers free premises	The name of the premise, offered for rent or sale	Place of premise location	Approximate area, m²	Rent/sale
1.	Monastyryska District Consumer Society (42, Sichovykh Striltsiv Str., Monastyryska)	Shop for household goods	Lazarivka	134.2	rent / sale
		Shop for industrial goods	Lazarivka	101.7	rent / sale
		Shop-market	Ustya-Zelene	82.9	rent
		Shop for industrial goods	Hranitne	39.4	rent
		Shop for industrial goods, 1 st floor	Yarhoriv	59.1	rent
		Shop	Mizhhirya	25.5	rent / sale
		Shop	Nyzkolyzy	87.9	rent
		Shop-market, 1 st floor	Hrygoriv	94.0	rent
		Shop for industrial goods II floor	Zavadiivka	67.6	rent
		Shop for industrial goods	Korzhova	67.2	rent
		Shop	Nova-Huta	53.8	rent
		Shop, 1 st floor	Olesha	92.7	rent
		Shop	Zatyshne hamlet	21.0	rent / sale
		Shop	Pole hamlet	36.7	rent
		Shop for industrial goods	Velesniv	102.0	rent / sale
		Shop for industrial goods	Velesniv	52.4	rent / sale
2.	Public joint-stock company "Hardware Materials Management Plant" (44, Sichovykh Striltsiv Str., Monastyryska)	Repair shop	44, Sichovykh Striltsiv Str., Monastyryska	200.0	rent
		Administrative premises, ground floor (under offices)	--/--	30.0	rent
		Manufacture workshop	--/--	200.0	rent
		Manufacture workshop	--/--	200.0	rent
		Manufacture workshop	--/--	100.0	rent
		Dining room(ground floor)	--/--	200.0	rent
3.	Ahropromtekhnik LLC (1 Hrushevskoho Str., Monastyryska)	Industrial premises	Halytska Str., Monastyryska	3600.0	rent
		Industrial premises	Hrushevskoho Str., Monastyryska	1300.0	rent

Unused cattle-breeding premises in Monastyryska district, as of 01.01.2015:

No	Name of settlement	Provision of the project		Status of project (proposition)	Desirable conditions of investments attraction
		Availability of premises	Quantity of head-places, cattle		
1.	Kovalivka	2-four-row	2,000	Reconstruction and modernization of the existing premises	Attraction of own funds from investors
		1-four-row	600	Reconstruction and modernization of the existing premises	Attraction of own funds from investors
		1-four-row	400	Reconstruction and modernization of the existing premises	Attraction of own funds from investors
2.	Zadariv	3-four-row	600	Reconstruction and modernization of the existing premises	Attraction of own funds from investors
3.	Horyglyady	2-four-row	400	Reconstruction and modernization of the existing premises	Attraction of own funds from investors

SECTION III. CONTACT INFORMATION

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