

## Lymanskyi industrial park

Project description	
Project initiator	Executive Committee of Lyman City Council
The essence of the project	Creation of the Lymanskyi industrial park for achieving economic development and increasing of the competitiveness of Lyman territorial community by activating investment activities and attracting investment, creating new jobs, developing modern production infrastructure, introducing modern production technologies, applying the world experience of industrial production organizations
Project goal	<p>The main purpose of creating the Lymanskyi Industrial Park is:</p> <ul style="list-style-type: none"> <li>- activation of investment activity and attraction of investments;</li> <li>- creating new jobs;</li> <li>- development of modern production infrastructure;</li> <li>- introduction of modern production technologies;</li> <li>- application of world experience in organizing industrial production.</li> </ul>
Compliance with strategic documents and assignment of priorities	<p>The project goals correspond to:</p> <p>Strategic goal 1 "renewed competitive economy", operational goal 1.1. "Qualified personnel, productive employment and decent work", task 1.1.3. "Development of small and medium-sized businesses as a driver of structural transformation" of the Donetsk Region Development Strategy until 2027;</p> <p>Strategic goal a "sustainable economic development of the community" operational goal A. 1. "Diversification of the local economy structure" task A. 1. 2. Development of an industrial park, a modern logistics center, and a wholesale agricultural market;</p> <p>operational goals A. 2. Entrepreneurship development in united territorial community Task A. 2.1. Creating favorable conditions for the development of the business environment. Development strategies of the Lyman United territorial community until 2025</p>
Study of the problem that will be solved as part of the project implementation	<p>The creation of an industrial park allows solving a number of local tasks:</p> <ol style="list-style-type: none"> <li>1. Improving the investment attractiveness of the territory.</li> <li>2. Creation of an industrial cluster aimed at activating foreign economic activity.</li> <li>3. Saturation of the market with new competitive domestically produced goods.</li> <li>4. Increase the export potential of local enterprises.</li> <li>5. Promotion of small and medium-sized businesses specializing in providing related services to industrial park participants.</li> <li>6. Creation of new production facilities based on innovative technologies with a high level of competitiveness.</li> <li>7. Reducing unemployment rate by creating new jobs:</li> <li>8. Improving the professional level of the local population, retraining and obtaining new professions for young people and people over the age of 45.</li> <li>9. Development of social, transport and municipal infrastructure of territorial community.</li> <li>10. Improving the well-being and standard of living of the territorial community population.</li> </ol>
The estimated cost of the project amounts to	<ol style="list-style-type: none"> <li>1) 11889,1676 thousand UAH.- development of engineering and transport infrastructure to the industrial site of the industrial park.</li> <li>2) 90 million dollars USA-filling the industrial park</li> </ol>
Project Implementation Arrangement	Participation in state programs to receive funds for the development of an industrial park, attract grant funds and private investments

Key financial figures of the project implementation	<p>Calculations of the efficiency of investments in the Lymanskyi Industrial Park were carried out on the basis of current average market prices of the market of the Lyman region and adjacent territories, and the forecast of their changes. The settlement period is 10 years of the operational period with a discount rate of 15 %. The calculation includes gradual loading of industrial park facilities during the first year of the operational period.</p> <p>To reduce the risks of lack of financing, investment efficiency was calculated for two investment options:</p> <ul style="list-style-type: none"> <li>• Attracting a private investor as the owner of a share of the parent company property</li> <li>• Attraction of an EBRD loan under guarantees of local governments on Standard Terms of the European Bank - 5% per annum for 10 years and 1 year of deferred payment of the amount of the loan</li> </ul> <p>All options for raising funds show a high level of efficiency of the Lymanskyi Industrial Park project. The payback period is 4.5-4.6 years, depending on the chosen investment source. It can be assumed that combining sources in the event of a lack of funding will also show a high level of efficiency.</p>
Project implementation term	36 months.
Indicative funding sources to finance the project	Private investment, any funds not prohibited by current legislation
Project Implementation Arrangement	<ul style="list-style-type: none"> <li>• A roadmap for creating an industrial park has been developed;</li> <li>• Lymanskyi industrial park is included in the Register of industrial parks of Ukraine for a period of 40 years (extract No. 25 of the Ministry of Economic Development dated 30.06.2017);</li> <li>• a land plot with a total area of 27,522 hectares was formed, with the assigned Cadastral number 1413300000:07:000:2411 and intended use: for the placement and operation of main, auxiliary and ancillary buildings and facilities of processing, machine-building and other industries;</li> <li>• based on the results of the competition, a parent company was selected;</li> <li>• design and estimate documentation and a positive expert report on projects were prepared and received:</li> </ul> <p>- "Construction of a water supply network to the industrial site of the Lymanskyi Industrial Park".</p> <p>- "Construction of power grids to the industrial site of the Lymanskyi Industrial Park".</p> <p>- "Construction of a medium-pressure gas pipeline to the industrial site of the Lymanskyi Industrial Park".</p> <p>At the expense of the community's budget funds in 2020, 3 variants of design and estimate documentation was adjusted for the development of engineering and transport infrastructure to the industrial site of the Lymanskyi Industrial Park and 3 positive expert reports on working projects were received.</p>
Interested parties and expected result of the project implementation	<p>Project target groups:</p> <ul style="list-style-type: none"> <li>- residents of Lyman territorial community, IDP (more than 64.7 thousand people. ),-creating new jobs;</li> <li>- potential participants of the industrial park</li> <li>- local self-government body (interested in increasing revenues to the territorial community budget);</li> </ul> <p>Implementation of the Lymanskyi Industrial Park project is expected to result in:</p> <ul style="list-style-type: none"> <li>- creating new jobs;</li> <li>- increase in budget revenues;</li> <li>- creating attractive conditions for domestic and foreign investors;</li> <li>- application of efficient technologies for the production of goods and provision of services;</li> </ul>

	<ul style="list-style-type: none"> <li>- improving the degree of culture and sustainability of manufacture;</li> <li>- improving the social standards of living of residents of the city and region.</li> </ul>
<b>Characteristics of an object (existing or newly created)</b>	
Location of the object	Donetsk region, Lyman city Oborony street The plot is located within the city limits.
Description of existing objects or those that are proposed to be created as part of the project implementation	The land plot is undeveloped. During the project, a modern industrial complex with developed engineering and transport infrastructure, logistics and storage facilities, and administrative premises will be set up, which will be used by Park participants to create and develop industrial production.
Form of property	Communal
Related infrastructure	<p><b>Availability and distance to public infrastructure:</b></p> <ul style="list-style-type: none"> <li>- the gas supply network is represented by an underground steel gas pipeline with a diameter of 325 mm, with an average gas pressure of 2.4 atm.;</li> <li>- water supply can be carried out from an existing D100mm water pipeline with a maximum pressure of 3.8 atm, which is located at a distance of approximately 1.1 km from the land plot;</li> <li>- water disposal can be carried out in the constructed but never used SPS (unfinished construction), which is located at a distance of approximately 0.1 km from the land plot;</li> <li>- power supply can be carried out by 110 kW power lines, 6 kW power lines located at a distance of 100 meters from the industrial park;</li> </ul> <p>2 transformer substations are available.</p> <p><b>Access to transport infrastructure:</b></p> <ul style="list-style-type: none"> <li>the international motorway is 18 km away;</li> <li>availability of a railway access road;</li> <li>the nearest train station is 5.4 km away;</li> <li>the nearest airport - 201 km;</li> <li>the nearest river port - 223 km;</li> <li>the nearest Regional Center - 36 km.</li> </ul>
Land area, hectare	27.5220 ha
Land plot status	The land plot is communal property Intended use of the land plot: for placement and operation of main, auxiliary and ancillary buildings and facilities of enterprises of processing, machine-building and other industries
Levelling of land	A district territory planning scheme has been developed for Lyman territorial community, which is currently being approved.

**Contact data:**

Oleksandr Zhuravlyov – Mayor  
46 Nezalezhnosti Str., Lyman city, Donetsk region, Ukraine, 84406  
Phone: +38 (06261) 4-16-82  
E-mail: [rada@krliman.gov.ua](mailto:rada@krliman.gov.ua); [investliman@ukr.net](mailto:investliman@ukr.net)

Michael Lazarev – director of LLC “Logos-Service”  
Phone: +38 (050) 713-27-16, +38 (099) 380-75-56, E-mail: [logosserviss@gmail.com](mailto:logosserviss@gmail.com)