

INVESTMENT PASSPORT

**Kodyma town
territorial community
Odesa region,
Ukraine, 2022**



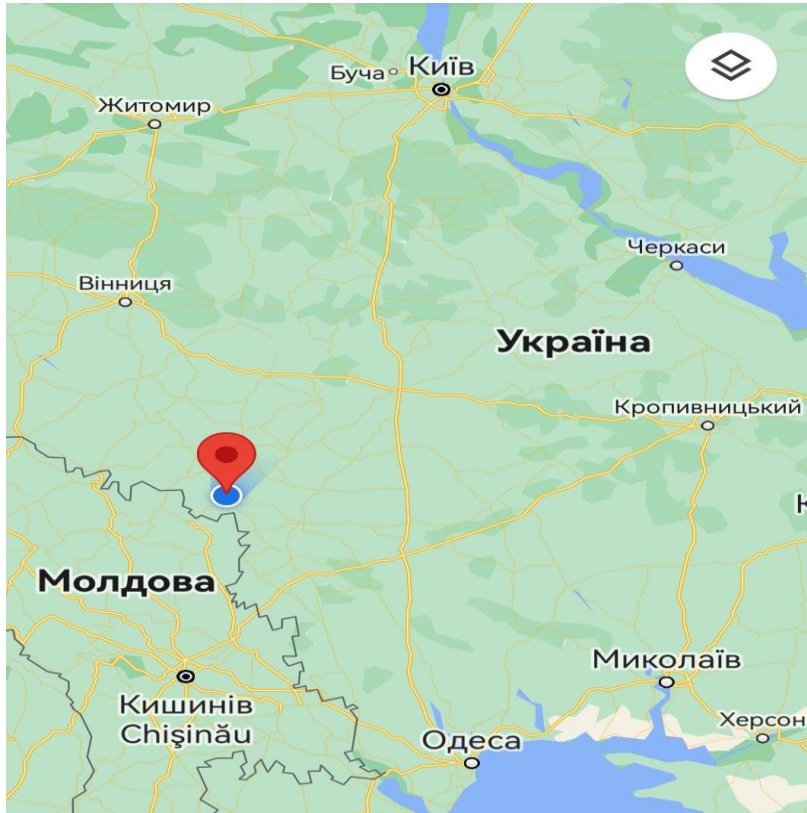


CONTENT

| | |
|--|----|
| General information | 3 |
| Factors of investment attractiveness | 5 |
| ● Investment objects | 7 |
| ● Natural resources | 16 |
| ● Geolocation..... | 20 |
| ● Infrastructure for business | 24 |
| ● Cultural heritage | 29 |
| ● Human capital and social infrastructure | 36 |
| ● Local business..... | 41 |
| ● Business support tools.. | 45 |
| ● Strategic documents | 50 |
| ● Community image | 53 |
| Investment proposals | 56 |
| Contacts | 98 |

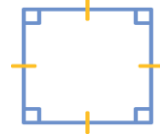


GENERAL INFORMATION



26,0

Population, thousand people on 1st November 2022 (including 1,450 IDP)



703

Community area, (km²)



21

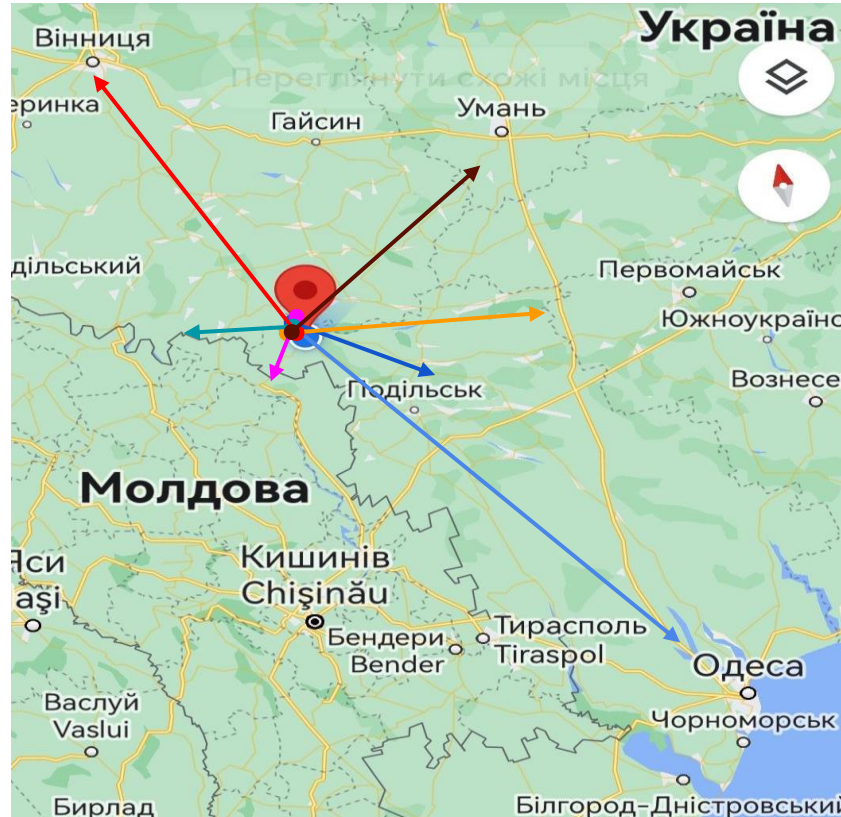
Number of settlements



Administrative center
Kodyma



GENERAL INFORMATION



Distance from Kodyma

| | |
|---|-------------------|
| Odesa | 276 km / 4 h 14 m |
| Vinnytsia | 183 km / 3 h 21 m |
| Kryve Ozero | 100 km / 1 h 35 m |
| Podilsk | 67 km / 1 h 15 m |
| Uman | 196 km / 2 h 32 m |
| Checkpoint "Tymkove - Brosten" (on the border with Moldova) | 35 km / 1 h 19 m |
| Checkpoint "Oleksiivka-Valia Turkului" (on the border with Moldova) | 30 km / 1 h |



FACTORS OF INVESTMENT ATTRACTIVENESS

These are the objects, resources and land plots in our community that can stimulate existing businesses to expand and investors to create new businesses.

Combination of factors creates favorable conditions for domestic and foreign investors.

We present a catalog of investment attractiveness factors of our community.



Kodyma town territorial community

Odesa region, Ukraine, 2022



Factors of investment attractiveness



Economical
development



Natural
resources



Geolocation



Infrastructure for
business



Cultural
heritage



Human capital
and social
infrastructure



Local business



Business support
tools



Strategic documents



Community
image



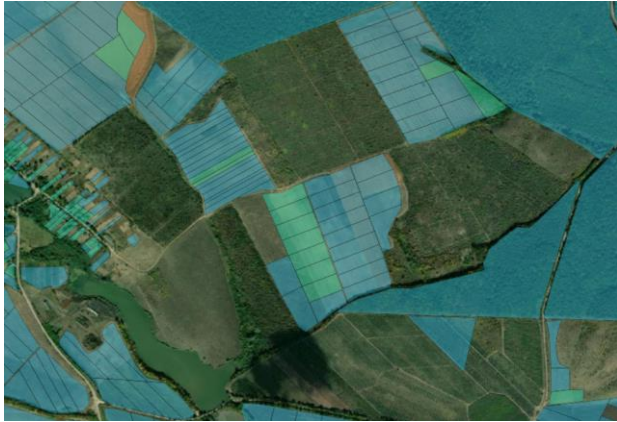
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INVESTMENT OBJECTS

INVESTMENT OBJECTS

Land Plots



- Location: within and outside the Kodyma town
- Distance: from 3 to 19 km
- Land plots area: 383,871 ha
- Ownership: communal
- Purpose: **agricultural land**
- Distance to communications: electricity and water supply up to 1 km, drainage up to 1 km/autonomous
- Distance to a territorial road: from 1 to 6 km
- For rent



- Location: within the Kodyma town
- Land plots area: 49.3 ha
- Purpose: **industrial land**
- Ownership: communal
- Distance to communications: from 50 m to 1 km
- Distance to the territorial road: up to 1 km
- Driveway is concrete
- For rent



INVESTMENT OBJECTS

Non-residential premises



- Location: **Ivashkiv village** (former bathhouse building)
- Property: communal
- Area: 250 m² (built in 1990)
- Available electricity and water supply
- Driveway is concrete
- Distance to the Kodyma town – 5 km
- Distance to the state road T-16-11 – 3 km
- For rent



- Location: **Budei village** (unfinished House of Culture)
- Property: communal
- Area: 1123,9 m² (built in 1999)
- Available electricity and water supply
- Driveway is paved
- Distance to Kodyma town – 15 km
- Distance to the state road T-16-11 – 2 km
- For rent



INVESTMENT OBJECTS

Premises with land plots



- Location: **Serby village** (distance to Kodyma town – 1,0 km)
- The territory of former mixed fodder plant
- Property: communal
- Area of premises: 1706,6 m²
- The total area of land plots: 0,64 ha
Cadastral numbers: 5122584600:01:002:0766
Cadastral numbers: 5122584600:01:002:0764
Cadastral numbers: 5122584600:01:002:0765
Cadastral numbers: 5122584600:01:002:0938
- Purpose: industrial land
- Available electricity and water supply
- Autonomous drainage system
- Driveway is concrete
- Distance to the territorial road T-16-11 – 2 km
- For rent



INVESTMENT OBJECTS

Premises with land plots



- Location: **Pysarivka village** (distance to Kodyma town – 12 km)
- The territory of former State Enterprise "Pysarivskyi distillery"
- Property: state
- Land plot area: 5,28 ha
- Available electricity and water supply
- Driveway is concrete
- Distance to territorial road T-16-11 with the – 2 km



INVESTMENT OBJECTS

1

Non-residential premises



- Location: **Kodyma town** (premises of a former department store in the city center)
- Area: 1050 m² (2 floors)
- Property: private
- Available electricity, water supply and drainage system
- Driveway is paved
- For sale/rent

- Location: **Serby village** (distance to Kodyma town – 1,0 km)(premises of a former department store)
- Area: 1200 m² (2 floors)
- Available electricity, water supply and drainage system
- Distance to territorial road T-16-11 – 6 km
- Property: private
- The building is in good condition
- For rent



INVESTMENT OBJECTS

Non-residential premises



- Location: **Hrabove village** (distance to Kodyma town – 10 km) (premises of a former kindergarten)
- Property: communal
- Area: 1300 m²
- Available water, electricity supply and drainage system
- The premises are in good condition
- Distance to the territorial road – 300 m
- For rent



- Location: **Petrivka village** (distance to Kodyma town – 16 km) (administrative buildings)
- Property: communal
- Area: 250 m² and 90 m²
- Available electricity and water supply
- Distance to the territorial road – 2 km
- Distance to railway station «Abamelykove» – 1 km
- For rent



INVESTMENT OBJECTS

The premises of former cinema «Myr»



- **Kodyma town**, Sadova st., 2
- Area: 1015 m² (2 floors, built in 1968)
- Land plot area: 0,2067 ha
- Cadastral number: 5122510100:02:004:0408
- Property: communal
- Available electricity, water supply and drainage system
- Driveway is paved
- Distance to territorial road T-16-11 – 2 km
- Distance to railway station «Kodyma» – 2km
- For sale/rent



INVESTMENT OBJECTS

Premises with a land plot



- **Kodyma town**, Promyslova st., 4 (fenced territory of the former oil depot)
- Total area: 4,5 ha
- Total area of buildings: 1235,8 m²
- Available electricity and water supply
- Driveway is paved
- Distance to territorial road T-16-11 - 100 m
- Property: private
- For sale





2



NATURAL RESOURCES



Ecological condition of the territory

- There are 54 ponds on the territory of the community with a total area of 180.9 ha (the water surface area is more than 0.5 ha).
- There are no industrial enterprises with a negative impact on the environment.
- Nature reserves of the community:
- Reserve tract "Chabanka" – 1662 ha;
- Landscape reserve of local importance "Berezivskiyi" – 1534 ha
- Source "Kanava" – 0.2 ha;
- Source "Zustrich" – 0.2 ha;
- Botanical monument of nature (local importance) "The first red oak grove", Area: 1.7 ha;
- Botanical monument of nature (local importance) "The second red oak grove", Area: 1.3 ha.

Forested area

- The area of forest plantations is 12817,2 ha or 18% of total area of the community.
- 99% of the forests are hardwood species, the vast majority of which are oak and common ash.
- Various flora and fauna create favorable conditions for the development of tourism and recreation.
- Rivers that flow through the territory community` s are: Kodyma River, Belochi River, Honorivka River, Maistrykha River, Molokish River, Mala Savranka River, Smolianka River.



NATURAL RESOURCES

Healing waters

- There is a significant number of sources and artesian wells with high-quality mineral water on the territory of the community
- In terms of mineral composition some of them are close to the famous "Borjomi"
- We offer the creation of an enterprise of mineral water production

Mineral resources

- The Kodyma community have a lot of deposits of mineral resources. In particular, there are deposits of sands and limestone for the production of construction materials. The huge reserves of mineral resources are sufficient for creating enterprises.



NATURAL RESOURCES

DEPOSITS

Loam



1. Kodymske deposit: (3 km to the south-east of the railway station «Kodyma») – 1,751 thousand m³

2. Zagnitkivske deposit: (south-eastern outskirts of Zagnitkiv village) – 980 thousand m³

Sand



1. Oleksandrivske deposit: (south-west outskirts of Oleksandrivka village) – 3,075 000 m³

2. Labushnenske deposit: (12 km to the south-east from the railway station «Kodyma»): sand for the production of silicate bricks – 8,212 thousand m³

3. Kodymske deposit: (3 km to the south-east from the station of Kodyma) – 329 thousand m³

Lime



1. Zagnitkivske deposit: Land plots No.1 and No.2: (25 km to the south-west from the railway station «Kodyma») – 21,253 thousand m³

2. Hrabivske deposit : Land plots No.1 and No.2: (south-west outskirts of Hrabove village) – 21,253 thousand m³

3. Oleksiivske deposit : reserved deposits of lime – 13,729 thousand m³

4



3



GEOLOCATION



GEOLOCATION



Forest - steppe zone

- The community is located in the extreme northwest of the Odesa region in the southern forest-steppe part of the Podilsk Highlands. The surface of the territory is an undulating steppe plain, cut by ravines and streams
- According to the geographical location, this territory is characterized by moderate continental climate
- The area attracts Ukrainian and foreign tourists who are looking for an ecological vacation



GEOLOCATION

- The community is a part of the Podilsk district of the Odesa region
- It borders with: Balta town territorial community in the east, Podilsk town territorial community in the south, Republic Moldova in the west, Vinnytsia region in the north

The border with Republic Moldova is nearby

- The nearest checkpoint: «Oleksiivka-Valia Turkului» – (30 km)
- The distance from the zone of active military operations with Russia is at least 319 km.

Far from active hostilities



GEOLOCATION

State roads

- The community is located at the intersection of two territorial roads:
 - T-16-22 «Kodyma-Slobidka-Podilsk»
 - T-16-11 checkpoint «Oleksiivka-Kodyma-Balta»

Railway station

- The town of Kodyma is located on railway line «Odesa-Kyiv». It is 242 kilometers from Odesa. There are railway routes to the south, north, east and west of the country.



4



INFRASTRUCTURE FOR BUSINESS



INFRASTRUCTURE FOR BUSINESS

Office premises

- There are three office centers in the community where you have a possibility to rent a room
- The total area is about 1 600 m²
- Premises are in good condition, have available electricity, water and heat supplies
- Rental – from 35 to 100 UAH for m²





INFRASTRUCTURE FOR BUSINESS

Warehouses

- There are seven private warehouses on the territory of the community where you have a possibility to rent premises
- The total area is 3 090 m²
- The area of commercial premises is 1440 m²
- Three of them have ramps
- Rental – from 30 to 50 UAH for m²





INFRASTRUCTURE FOR BUSINESS



Transport infrastructure

- The community is located at the intersection of two territorial roads:
 - T-16-22 Kodyma-Slobidka-Podilsk,
 - T-16-11 checkpoint "Oleksiivka-Kodyma-Balta"
- Railway lines to Odesa, Kyiv, and Uzhhorod pass through the territory of the community. Also available local electric trains
- There are extensive network of internal roads that provide access to all settlements at the territorial community
- There are eight bus routes at the territorial community
- They connect all settlements, neighboring communities and the regional center



INFRASTRUCTURE FOR BUSINESS



4

Services

- Postal services are provided by "Ukrposhta" and "Nova poshta"
- There are eight car service stations
- Four gas stations are operating
- Banking services are provided by ATMs JSC «Oschadbank» and JSC CB «Pryvatbank»
- Broadband fiber optic Internet covers 85,71% of the community territory



5



CULTURAL HERITAGE



CULTURAL HERITAGE



The museum of local history

- It is a cultural center of the community
- The estate dates back to the end of the 19th century
- The museum is in a building that is a monument of architecture and urban planning
- It has 5 286 exhibits



The wooden windmill

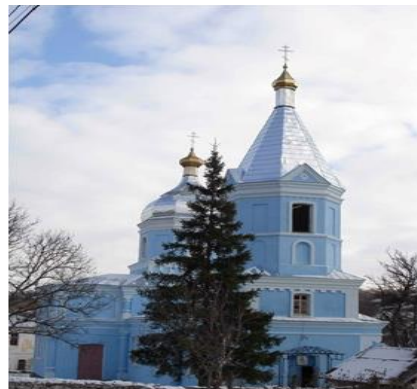
- The wooden windmill is a steppe wonder weighing ten tons and ten meters high
- The mill can easily rotate around its axis with the wind.
- It attracts tourists at any time of the year



SPRITUAL HERITAGE



- Wooden church, built in 1902
- The village of Budei



- The Church of St. Archangel Michael built at the end of the 19th century
- The village of Shershentsi

The Church of St. Paraskeva



- Wooden church built in 1883
- The village of Ivashkiv

The Pokrovska Church



- Church built in (1881-1882)
- The village of Kruti

The Pokrovska Church



CULTURAL HERITAGE



Izvor «Three crosses»

- The «Lord's well» is built in such a way that the sun's rays falling into its pool are reflected from the white sand at the bottom. So its water has always blue color



Demkiv wells

- The Demkiv wells have therapeutic water. There is a custom in Pyrizhna village. On the tenth Sunday after Easter people arrange a prayer and a dinner in honor of God's Mother. They come to the Demkiv wells to drink, wash and douse yourselves with water



CULTURAL HERITAGE



Zagnitkiv ravine

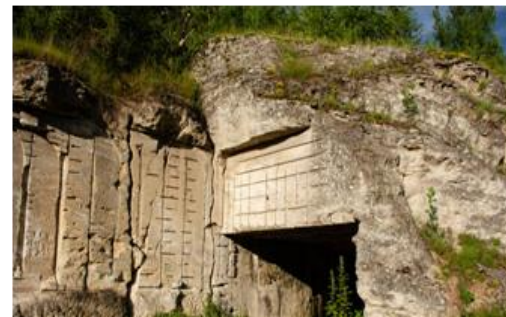
- The natural canyon «Zagnitkiv ravine» looks like the Carpathian landscape
- The Maistrykha River flows through the ravine. The hiding place of the outstanding popular rebel Ustym Karmelyuk is here
- The ancient Cossack cemetery of the XVII-XVIII centuries is one of the interest places
- An extensive system of limestone mines reaching a depth of fifty meters scatters almost under the entire village



Ustym Karmelyuk cave



Izvor "Three crosses"



Entrance to the mine



CULTURAL HERITAGE



For eco-tourism lovers we offer to go along the fascinating cultural route "Shpakiv Shliah". It includes picturesque villages of the community, historical monuments, traditional cuisine and local crafts. You can also visit the ethno-eco house "Bilochi" in the Shershentsi village

There are cycling routes within the community that can be explored by following the link:

<https://www.youtube.com/watch?v=SKPI3tMz2YY>

<https://www.youtube.com/watch?v=rIiboeuRIGQ>

<https://www.facebook.com/shpakway/>



CULTURAL HERITAGE

Representatives of Kodyma community has enriched the National List of Intangible Cultural Heritage of Ukraine with original klezmer music and the "dry masonry" construction method.





6



HUMAN POTENCIAL AND SOCIAL INFRASTRUCTURE



HUMAN POTENTIAL AND SOCIAL INFRASTRUCTURE



People of working age

- The community has 24 500 residents. 70% of residents are able to work (52% of them are women, 48% are men)
- The official unemployment rate is 6% or 1 514 people (mainly working specialties)
- The average salary level is 28% lower than in other districts

The movement of internally displaced people

- During the first 6 months of the war more than 2 000 people from the Southern and Eastern regions of Ukraine moved to the community including 60% of women and 40% of men of working age
- Main specialties: education, medicine, social service, construction
- Education level: 10% - with no education, 27% - secondary special education, 63% - higher education

HUMAN POTENCIAL AND SOCIAL INFRASTRUCTURE



Vocational education



Medical and preventive facilities

- There is a territorially separated specialized branch of the Northern Center of Vocational Education at the territorial community. Number of students: 200 (55 students graduate per year). The specialties: qualified locksmiths, mechanics, truck drivers, welders, cooks, fruit and vegetable growers

- At the territorial community operating two levels of medical institutions
- Medical assistance is provided to the population by: NCC "Kodyma hospital" with the corresponding structure of departments (44 beds) and CC "Kodyma PMSCC", which includes 3 rural medical dispensaries of family medicine, the Kodyma GPFMC and 11 paramedic items

HUMAN POTENTIAL AND SOCIAL INFRASTRUCTURE

SLOC “Brainstorm”



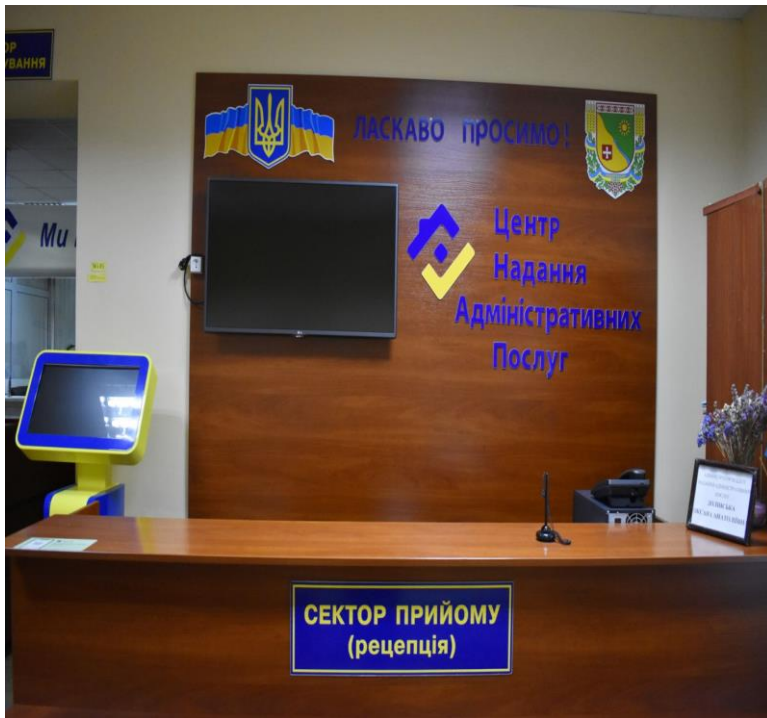
- A Self-Organizing Learning Center “**Brainstorm**” is open on basis of local library. Total area – 75 m²
- The number of available seats – 30
- Visitors can use the Internet, multimedia technologies and rent premises for a small fee
- SOLC conducts educational projects, film screenings, seminars, round tables and meetings





HUMAN POTENCIAL AND SOCIAL INFRASTRUCTURE

The Administrative Services Center



- The ASC provides 179 services:
 - Real estate registration – 8
 - Registration of legal entities – 21 (entrepreneurs and public organizations)
 - Pasting photos to the passport of a citizen of Ukraine – 1
 - Land issues – 17
 - Fire safety – 1
 - Granting permits – 6
 - The place of residence registration – 13
 - Services of a social nature – 62 etc.
- “The ASC” is connected to “Vulyk” IS. Administrators can also check applicants' documents through the “Diya” using QR for sharing documents
- Paying terminal for administrative services and a POS available



7



LOCAL BUSINESS



LOCAL BUSINESS



Agricultural business



Industry

7

- There are 1 219 business entities (individuals – 816, legal entities –403) operate in the community. Small business is represent by 56 farms
- The agricultural sector prevails in the economy of the community. Agricultural products form 70% of the gross production
- The main budget-forming enterprises are: "Agrofirma Kodyma", "Yasni Zori", "Lan", "Zerniatko-South", "Michurin +", "Mayak", "Ivashkivske"

- Community's industry consist of: mining, woodworking, food, printing and light industry enterprises
- Their products are sold on the domestic and foreign markets
- The main budget-forming industrial enterprises are "Hrabivskyi Vapnyak" LLC and "Sokovy Zavod Kodymskyi" LLC

LOCAL BUSINESS



Agricultural product storage

- There are 2 elevators at the territorial community with a total capacity of about 60 000 tons provide services for long-term storage, shipment, drying and grain packaging
- Elevators provides all primary stages of processing: disinfection, cleaning from industrial impurities and drying available

LOCAL BUSINESS

7



Positive investment dynamics

- Capital investments of enterprises in the development of production exceeded UAH 60,0 million (Increase in workspaces by 11%).
- The largest volume:
 - LLC " Sokovy Zavod Kodymskyi" (production of concentrated fruit juices)
 - LLC "Hrabivsky Vapniak" (extraction of limestone rocks)
 - "Aspect K" LLC (woodworking and furniture manufacturing)



Eco-production

- A dairy shop (eco-dairy "From Pantyusha") is engaged in milk processing and production of natural dairy eco-products



8



BUSINESS SUPPORT TOOLS

BUSINESS SUPPORT TOOLS



Reduced taxes on agricultural land

- The community providing a land plot owned by the municipality for use (lease) by an investor to implement an investment project with significant investments
 - Land plots tax rate for fishery needs is 0,3% of the normative monetary value
-
- The rent rate is 4% of the normative monetary value for land plots (commercial and agricultural production, farming, individual farming and so on)



BUSINESS SUPPORT TOOLS



Employment Center

- The Kodyma district branch of the Employment center helps business representatives in preparing business plans for receiving grants from the state
- Employment Center informs employers about list of registered professional qualified persons
- Created a Telegram channel with vacancies

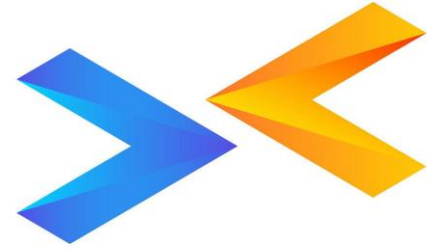


The Department of Economic Development and Investments of the City Council

- The Department of Economic Development and Investments promotes the development of business in the community
- Attracts investment resources
- Provides assistance and support to entrepreneurs



BUSINESS SUPPORT TOOLS



Associations

- Signed an agreement about cooperation with the **Ukrainian association of local governments association of the Ukrainian cities**
- Signed an agreement about cooperation with the **Ukrainian association of local governments association of the united territorial communities**

REGIONAL DEVELOPMENT AGENCY

- Territorial community cooperate with the **Regional Development Agency of the Odessa Region**
- Coordination of search and attraction of potential investors

BUSINESS SUPPORT TOOLS

Digitization of the community

- Signed an Memorandum of Mutual Understanding and Cooperation with the International Charity Organization "East Europe Foundation» regarding the implementation of a single platform of local electronic democracy "e-DEM" and the Designer of sites and chatbots of territorial communities "SVOI"



Municipal chat-bot of Kodyma town territorial community

Viber

Telegram





9



STRATEGIC DOCUMENTS



STRATEGIC DOCUMENTS

Community development strategy

- Community development strategy is elaborating
- The Plan of Socio-Economic and Cultural Development of the Kodyma Town Territorial Community for 2021-2023 determines the main strategic goals and priorities of community development:
 - economic development and investment activity;
 - communal property objects and land relations management;
 - housing and communal sphere, road and transport management and landscaping;
 - education, development of physical culture and sports, youth and family policy.

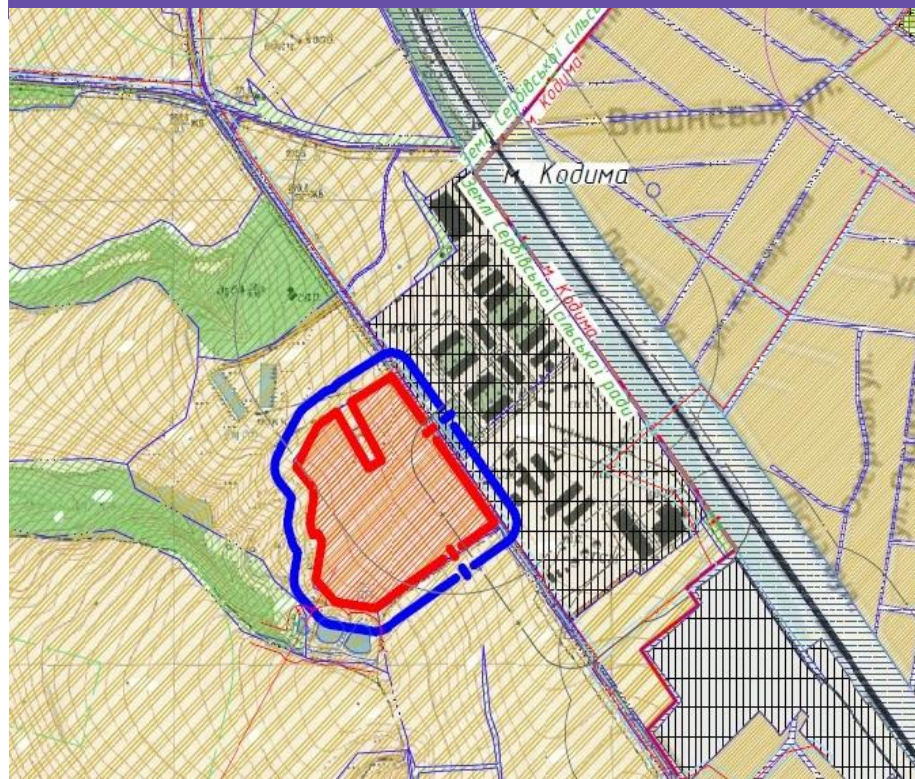


STRATEGIC DOCUMENTS



- The general plan of the territory, the territory zoning plan and the historical and architectural plan of Kodyma are under development
- During 2019-2021 general plans of the territory and territory zoning plans were prepared and approved for Fedorivka, Labushne and Oleksandrivka villages
- There are 18 from 21 settlements in community have general plans of the territory
- The Comprehensive spatial plan of the community's territory is under development

General plan of the territory



Kodyma town territorial community

Odesa region, Ukraine, 2022



10



COMMUNITY IMAGE

COMMUNITY IMAGE



10

Grant history

- Our community cooperates with the EU/UNDP Community-Oriented Local Development Project and GIS (Germany)
- The community is a recipient of the USAID international technical assistance project "HOVERLA". On 1st November 2022, amount of technical assistance is about UAH 700 000

Video

- The community has created its tourist image through the implementation of the cultural and tourist grant project "Shpakiv Shlyakh" with the support of the USAID Program «Competitive Economy of Ukraine», the final stage of which was the video "Shpakiv Shliakh. Chumak Trails of Kodyma Region"



- **The video can be viewed at the following link:**
<https://www.youtube.com/watch?v=M9i1-zury34>

COMMUNITY IMAGE



Ethno-eco-festival "Kodyma-fest"

- The great artistic event that played an important role in the image and promotion of the community far beyond its borders was the ethno-eco-festival "Kodyma-fest", which take place annually on the territory of the community. Within the festival, there are presentations of authentic Ukrainian cuisine, master classes in Easter egg painting, pottery, weaving, an exhibition and sale of folk craftsmen's works, ancient games for children and adults, Cossack entertainment, and concert programs featuring professional and amateur groups





INVESTMENT PROPOSALS



We present to you a number of investment proposals based on our key factors of investment attractiveness and some business ideas that are in line with the strategic directions of our community development

We invite you to create new and expand existing businesses of our community!

Kodyma town territorial community

Odesa region, Ukraine, 2022





Kodyma town territorial community
Odesa region, Ukraine, 2022

CREATION OF A GREENHOUSE FARM

INVESTMENT PROPOSAL





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CREATION OF A GREENHOUSE FARM



DESCRIPTION OF THE IDEA

- There are many land plots in the community for creation of a greenhouse economy
- There are no greenhouse enterprises on the territory of the community
- The distance to the nearest greenhouse enterprises is about 150-200 km
- Available railway station (passenger/cargo ramp)
- Available markets for sales, including export
- The distance to the nearest checkpoint "Oleksiiivka-ValyaTurkului" (Republic of Moldova) – 30 km
- Existing state grant programs support greenhouse farming
- Demands for food are increase each year worldwide



CREATION OF A GREENHOUSE FARM



FACTORS

LAND PLOTS

- The total area of land plots are 30,5 ha (land plot at the Kodyma town – 9,5 ha, land plot at the Pyrizhna village – 21 ha at a distance of 5 km from Kodyma)
- Ownership: communal
- Purpose: agricultural land
- Distance to water and electricity supply is up to 1 km
- Water drainage is autonomous
- There is no gas supply
- The road to most of the land plots asphalted

HUMAN CAPITAL

- Population: 24 000 (500 potential employees)
- The average salary: UAH 9 000
- The average salary at the agricultural sector – UAH 10 000
- There is a branch of the Northern Center of Vocational Education (specialties: locksmiths, machine operators, truck drivers, welders, cooks, fruit and vegetable growers)
- The community has established a system of agricultural activities

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Kodyma town territorial community
Odesa region, Ukraine, 2022

GROWING BERRIES

INVESTMENT PROPOSAL





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DESCRIPTION OF THE IDEA

- There are many land plots for growing berry crops at the community
- Favorable weather conditions
- Berry crops are fast-fruited and can yield quite large harvests
- Berries are widely used for the production of juices, wine, syrups, dried fruits, as well as in pharmacology and cosmetology
- Railway station (passenger/cargo ramp)
- Available sales markets
- The distance to the nearest checkpoint "Oleksiivka-ValyaTurkului" (Republic of Moldova) – 30 km
- Existing state grant programs support berry growing
- Demands for food are increase each year worldwide

Kodyma township territorial community Odesa region, Ukraine, 2022

GROWING BERRIES





GROWING BERRIES



FACTORS

LAND PLOTS

- Land plots in Pyrizhna village (to the Kodyma town – 5 km)
- Land plot – 35,0 ha (near the Pyrizhnianyi pond No.1)
- Lysohirka village (to the Kodyma town - 3 km)
- Land plot – 21,6 ha (immediate vicinity of the pond)
- The distance to electricity and water supply networks is up to 1 km
- Distance to territorial road T-16-22 – 2 km
- Ownership: communal
- Purpose: agricultural land
- Driveway is concrete/hard surface
- For rent

HUMAN CAPITAL

- The population is 24 000 (400 potential employees)
- The average salary is UAH 9 000
- The average salary at the agricultural sector – UAH 10 000
- There is a branch of the Northern Center of Vocational Education for the training of specialists in the field of agriculture
- The community has established a system of agricultural activities



Kodyma town territorial community
Odesa region, Ukraine, 2022

MEDICAL PLANTS CULTIVATION

INVESTMENT PROPOSAL





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DESCRIPTION OF THE IDEA

- There are many land plots for growing medicinal plants at the community
- Favorable weather conditions
- Creating a cooperative will reduce costs
- An opportunity to collect wild plants
- Plants harvested in summer and autumn, realization – throughout the year
- Increasing popularity of medicinal plants
- Available markets for sales, including export
- Railway station (passenger/cargo ramp)
- Distance to the nearest checkpoint «Oleksiivka-Valya Turkului» (Republic of Moldova) – 30 km
- Existing state grant programs support its development
- Demands for food are increase each year worldwide

MEDICAL PLANTS CULTIVATION





MEDICAL PLANTS CULTIVATION



FACTORS

LAND PLOT

- Pyrizhna village (to Kodyma town – 5 km)
- Land plots – 14,2 ha
- Distance to electricity and water supply networks – 500 m
- Distance to territorial road T-16-11 – 6 km
- Fedorivka village (to Kodyma town – 4 km)
- Land plot – 8,7 ha (outside the village)
- Distance to electricity and water supply networks – 1 km
- Distance to territorial road T-16-11 – 6 km
- Ownership: communal
- Purpose: agricultural land
- Driveway is concrete/hard surface
- For rent

HUMAN CAPITAL

- 24 000 (250 potential employees)
- The average salary – UAH 9 000
- The average salary at the agricultural sector – UAH 10 000
- The Northern Center of Vocational Education trains specialists in the field of agriculture
- The community has established a system of agricultural activities



Kodyma town territorial community
Odesa region, Ukraine, 2022

SHEEP BREEDING

INVESTMENT PROPOSAL





SHEEP BREEDING



ESSENCE

DESCRIPTION OF THE IDEA

- The community has vacant land plots for pastures
- There are no sheep farms on the territory of the community
- The local agricultural producers have a sufficient amount of grain crops for feeding animals
- There are qualified veterinarians at the territorial community
- Great demand for meat
- Available markets for sales, including export
- Railway station (passenger/cargo ramp)
- Existing state grant programs support business development
- Livestock production has a great strategic direction in terms of providing the population with food products



SHEEP BREEDING

LAND PLOT

- Semenivka village (to Kodyma town – 19 km)
- Land plot - 68 ha
- Distance to electricity and water supply networks - 1 km
- Distance to territorial road T-16-22 – 3 km
- Ownership: communal
- Purpose: agricultural land
- Driveway is concrete/hard surface
- For rent

HUMAN CAPITAL

- The population (Kruti, Semenivka, Petrivka, Oleksandrivka and Strymba villages) – 1 474 people
- Potential employees – 30 people
- The average salary in the community – UAH 9 000
- The Northern Center of Vocational Education trains specialists in the field of agriculture



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**Kodyma town territorial community
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PLANTING NEW ORCHARDS

INVESTMENT PROPOSAL





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DESCRIPTION OF THE IDEA

- There are land plots in the community for planting new gardens by uprooting old gardens
- Favorable weather conditions for growing fruit and berry crops
- Railway station (passenger/cargo ramp)
- Partners with experience in gardening
- Available markets for sales, including export
- Distance to the nearest checkpoint "Oleksiivka-Valya Turkului" (Republic of Moldova) – 30 km
- State grant programs support greenhouse farming
- Demands for food are increase each year worldwide

NEW GARDENS PLANTING





NEW GARDENS PLANTING



FACTORS

LAND PLOT

- The total area of land plot – 206 ha
- Distance to Kodyma town – 5-12 km
- Ownership: communal
- Purpose: agricultural lands
- Distance to electricity and water supply networks - 1 km
- Water drainage autonomous, no gas supply
- The roads to most of the plots are asphalted or have hard surface
- Railway station - passenger/cargo ramp.

HUMAN CAPITAL

- The population is 24 000 (400 potential employees)
- The average salary in the community – UAH 9 000
- The average salary at the agricultural sector – UAH 10 000
- The Northern Center of Vocational Education trains locksmiths, machine operators, truck drivers, welders, cooks, fruit and vegetable growers.
- The community has established a system of agricultural activities



**Kodyma town territorial community
Odesa region, Ukraine, 2022**

CONSTRUCTION OF SOLAR POWER STATIONS

INVESTMENT PROPOSAL





CONSTRUCTION OF SOLAR POWER STATIONS



ESSENCE

DESCRIPTION OF THE IDEA

- The community has suitable land plots for the construction of solar power stations
- There are approximately 250-300 clear sunny days a year
- The proposed land plots have an appropriate geographical location and distance to substations within 1 km
- The sector of the economy related to renewable energy sources is developing at a high speed all over the world
- The price of energy produced from alternative sources becomes more profitable than from nuclear, gas or coal power stations
- Due to the green tariff, owners of solar power stations can sell electricity to the state and receive compensation for it

SOLAR POWER STATIONS CONSTRUCTION



FACTORS

LAND PLOTS

- Location – the Kodyma town
- Ownership: communal
- Land plots with an approximate area of 21 ha and 7 ha
- Purpose: industrial land (energy farms)
- For rent

COMMUNICATIONS

- Distance to electricity and water supply networks – 1 km
- The distance to the state road T-16-11 checkpoint – 500 m
- Driveway is concrete
- There are no buildings or other aboveground structures
- Railway station (passenger/cargo ramp) – 1 km
- There is no gas supply



Kodyma town territorial community
Odesa region, Ukraine, 2022

CONSTRUCTION OF WAREHOUSES EQUIPPED WITH FREEZERS

INVESTMENT PROPOSAL





ESSENCE



CONSTRUCTION OF WAREHOUSES EQUIPPED WITH FREEZERS



DESCRIPTION OF THE IDEA

- There are suitable land plots for the construction of warehouses in the center of Kodyma town (opposite the railway station «Kodyma» of the Odesa railway)
- There are no warehouses equipped with freezers in the community
- Favorable geographical location, powerful agriculture and labor potential
- Production of fruit and berry processing (packaging, freezing) is in high demand
- The use of quick freezing preserves useful substances and vitamins in the composition of berries and fruits. The proposed technology ensures the production of competitive and ecologically pure products



CONSTRUCTION OF WAREHOUSES EQUIPPED WITH FREEZERS



FACTORS

LAND PLOT

- Location: the Kodyma town (opposite the railway station «Kodyma»)
- Land plot – 1,3 ha
- Purpose: production needs
- Destination: industrial land
- Ownership: communal
- For rent

COMMUNICATIONS

- Driveway is concrete
- There are no buildings or other structures
- Distance to networks: electricity supply – 50 m; water supply – 800 m drainage system – 800 m
- The distance to territorial road T-16-11 – 1 km
- Railway station (passenger/cargo ramp) – 100 m
- There is no gas supply



**Kodyma town territorial community
Odesa region, Ukraine, 2022**

MINING OF SAW LIMESTONE

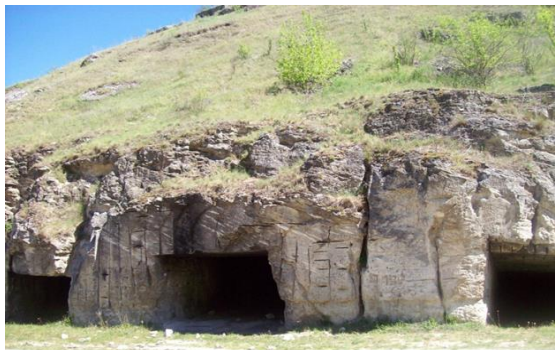
INVESTMENT PROPOSAL





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DESCRIPTION OF THE IDEA

- There are explored deposits of limestone in the community (Zagnitkivske - plots No. 1 and No. 2)
Distance: 25 km to the South-West from the Kodyma railway station
- This stone is in demand for the construction of residential, non-residential, industrial and other infrastructure facilities
- Limestone is ecologically clear. The tests are positive
- The presence of electricity, water supply and a road makes the investment project attractive for investors

MINING OF SAW LIMESTONE





MINING OF SAW LIMESTONE



FACTORS

LAND PLOT

- Location: Zagnitkiv village (distance to Kodyma town – 28 km)
- Lime reserves: 21 253 thousand m³
- Total area: more than 1 ha
- Ownership: communal
- Purpose: agricultural land
- The distance to water and electricity supply is up to 1 km
- Water drainage autonomous
- There is no gas supply
- Driveway is hard surface
- Distance to railway station (passenger/cargo ramp) – 28 km

HUMAN CAPITAL

- The population is 24 000 (300 potential employees)
- The average salary in the community – UAH 9 000
- The salary in the mining industry is about UAH 9 000



Kodyma town territorial community
Odesa region, Ukraine, 2022

PREMISES + LAND PLOT

INVESTMENT PROPOSAL





PREMISES + LAND PLOT

LAND PLOTS

- Location: Serby village (distance to Kodyma town – 1 km)
- Territory area: 0,64 ha
- Purpose: industrial land
- Ownership: communal
- Driveway is concrete
- Land cadastral numbers:
5122584600:01:002:0938;
5122584600:01:002:0766;
5122584600:01:002:0765;
5122584600:01:002:0764.
- Electricity and water supply available
- Autonomous drainage
- There is no gas supply
- Human capital: about 500 residents of the Kodyma town and 500 residents of the community

NON-RESIDENTIAL PREMISES

- Location: Serby village (distance to Kodyma town – 1 km)
- Ownership: communal
- The territory of the former compound feed plant
- Area – 1706,6 m²



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Ideas, Conditions

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PREMISES + LAND PLOT



RECOMMENDED BUSINESS IDEAS

- Biofuel production plant
- Combined feed production plant
- Agricultural products processing
- Industrial park

TERMS OF USE

- For long-term rent with the condition of further investments



Kodyma town territorial community
Odesa region, Ukraine, 2022

PREMISES OF THE FORMER CINEMA "MYR"

INVESTMENT PROPOSAL





PREMISES OF THE FORMER CINEMA "MIR"

LOCATION

- The center of town Kodyma, Sadova st., 2
- Land category: land for residential and public development
- Ownership: communal
- Area: 1015 m², 2 floors, built in 1968.
- Cadastral number: 5122510100:02:004:0408.
- Land plot: 0,2067 ha
- For sale/rent

- Human capital: about 500 residents of Kodyma town and 500 residents of the community
- Population: 24 000
- There are 2,239 children in educational institutions and 566 children are in preschool educational institutions

COMMUNICFTIONS

- Available electricity, water supply and drainage system
- Driveway is paved
- There is no gas supply
- Distance to territorial road T-16-11 - 2 km
- Distance to the Kodyma station of the Odesa railway – 2 km



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RECOMMENDED BUSINESS IDEAS

- Cultural and game complex
- Cafe - pizzeria
- Children's entertainment center
- Shopping areas

TERMS OF USE

- For sale/rent

PREMISES OF THE FORMER CINEMA "MYR"





Kodyma town territorial community
Odesa region, Ukraine, 2022

PRODUCTION PREMISES + LAND PLOT + MINERAL WATER SOURCE

INVESTMENT PROPOSAL





PRODUCTION PREMISES + LAND PLOT + MINERAL WATER SPRING



CHARACTERISTIC

LAND PLOT

- Location: Pysarivka village (territory and premises of the former DP "Pysarivskiyi spyrtzavod")
- Territory area: 5,28 ha
- Purpose: industrial land
- Property: state
- Driveway is hard surface
- Distance to Kodyma town – 12 km
- To the territorial road T-16-11 – 2 km
- Available electricity and water supply
- Presence of an electric substation and some wells on the territory
- Autonomous drainage system
- There is no gas supply
- Human capital: 800 residents of the community
- An established system of activity in agriculture

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PRODUCTION PREMISES + LAND PLOT + MINERAL WATER SPRING



CHARACTERISTIC

NON-RESIDENTIAL PREMISES

- The Pysarivka village (distance to Kodyma town – 12 km)
- Area: 2035,6 m²
- Property: state
- Enterprise base (premises, warehouses)
- The premises are in satisfactory condition
- Driveway is hard surface
- Distance to the territorial road T-16-11 – 2 km

MINERAL WATER SOURCE

- There is a source on the territory with a water balance of at least 500 m³ per day. According to the laboratory tests conducted by the Ukrainian National State Institute of Medical Rehabilitation and Resortology this water is characterized as hydrocarbonate, magnesium-calcium and meets the requirements of DSTU 888-93 "Mineral drinking water"

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PRODUCTION PREMISES + LAND PLOT + MINERAL WATER SPRING



RECOMMENDED BUSINESS IDEAS

- Bottling mineral carbonated (non-carbonated) natural table water
- Production of canned sweet corn and peas (there are sufficient amount of corn and peas is grown on the territory of the community)
- Tomato processing plant (there are farms for growing tomatoes)

TERMS OF USE

- For sale/rent



NON-RESIDENTIAL PREMISES

INVESTMENT PROPOSAL





NON-RESIDENTIAL PREMISES



CHARACTERISTIC



- Location: Hrabove village (the premises of former kindergarten, 2 floors, built in 1992)
- Ownership: communal
- Area: 1300 m²
- Available water, electricity supply and drainage system
- The premises are in good condition
- The premises have not been used since 2002
- The area of the land plot – 0,9 ha
- Driveway is paved
- Distance to the territorial road T-16-11 – 0,3 km
- To the Kodyma station of the Odesa railway – 14 km
- There is no gas supply
- Human capital: about 300 residents of the Hrabove village
- For rent



NON-RESIDENTIAL PREMISES



Ideas, Conditions

RECOMMENDED BUSINESS IDEAS

- Industrial drying of fruits and vegetables
- Processing of sunflower/walnut seed processing
- Production line for roasted seeds
- Production of pasta products

TERMS OF USE

- For rent



Kodyma town territorial community
Odesa region, Ukraine, 2022

NON-RESIDENTIAL PREMISES

INVESTMENT PROPOSAL





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NON-RESIDENTIAL PREMISES



- Location: Serby village, the center of the village (distance to Kodyma town – 5 m)
- Distance to the territorial road T-16-11 – 6 km
- Distance to the Kodyma station of the Odesa railway – 8 km
- The premises of the former department store (2 floors)
- Area of the premises: 1 200 m²
- Ownership: private
- Driveway is paved
- For rent
- The building is in good condition, the second floor needs cosmetic repairs
- Available electricity, water supply and drainage system
- There is no gas supply
- Human capital: about 300 residents of the village



NON-RESIDENTIAL PREMISES



Ideas, Conditions

RECOMMENDED BUSINESS IDEAS

- Light industry:
 - Sewing production (manufacturing of specialized clothing, military camouflage, and others)
 - Leather production
 - Textile production and others

TERMS OF USE

- For rent/sale



Kodyma town territorial community Odesa region,
Ukraine, 2022

WE INVITE YOU TO COOPERATE!

One of the priority directions of our community's development is the active implementation of investment policies and attracting potential investors. We have a unique geographical location, significant agricultural and labor potential, various cultural and historical heritage. These factors form the investment potential of the community.

It is very important for me and our team to appreciate and respect the investors who will come to our community and create new jobs. I will do my best to help them in their activities. You will find many friends and reliable business partners. Welcome to our community

Serhiy Lupashko

The head of the Kodyma town territorial community





Kodyma town territorial community Odesa region, Ukraine,
2022

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