



INVESTMENT PASSPORT OF THE MORDOVSKY DISTRICT OF THE TAMBOV REGION



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MESSAGE TO INVESTORS



Dear ladies and gentlemen!

I am glad to welcome you on behalf of the Administration of Mordovsky district on the pages of the project “Investment passport of Mordovsky

District” information transparency of which is one of the important factors of the investment attractiveness of the district.

The main resource of district an attractive for investors is the fertile land, so traditionally the basis of economic development is a diversified agriculture, food and processing industry. The favorable climate, natural resource wealth, the availability of the rail network, roads, including roads of federal significance, contribute to the development of these industries. We are interested in attracting direct investments, which are oriented on the development of industrial enterprises, the creation of clusters and production chains. The active investment policy of the district administration creates favorable conditions for long-term investment.

*With best regards and wishes
of mutually beneficial cooperation
Sergei Mann, head of Mordovsky district*





GENERAL INFORMATION ABOUT THE MUNICIPAL DISTRICT



GEOGRAPHICAL LOCATION

Mordovsky district has a favorable geographical position. Located on the Oka-Don plain, it occupies the south-western economic zone of the region and is situated south-west of the regional center within 1.5 - 2 hours of its transport accessibility.

Territory – 1455 км²

The administrative center of the district is Mordovo. Settlement has transport connections to the regional center - Tambov city (distance - 100 km).

Distance to major cities of the Russian Federation: St. Petersburg - 1150 km, Moscow - 600 km, Volgograd - 650 km, 470 km of Saratov, Ryazan - 440 km, Voronezh - 140 km, Lipetsk 140 km.

Mordovsky district - municipality, consisting of urban and rural settlements, united by a common territory.

The district consists of 7 municipal units: 2 possovets and 5 selsovets. The district has 2 urban-type settlements - pgt Mordovo and pgt Novopokrovka and 78 rural settlements.





CLIMATIC CONDITIONS

Mordovsky district is located in a temperate climate zone, and is part of the continental climatic region of the East European Plain.

The climate is temperate continental. The temperature of the warmest month July averages $+ 20.6^{\circ} \text{C}$, the coldest - January - 10.6°C . The average annual rainfall is 457 mm, with the largest number of them in July, the lowest - in March. – в марте.

Good climatic conditions determined the specialization of the economic base of the district. Agriculture is the leading sector of the region's economy.





RESOURCE POTENTIAL

The district is located in the forest steppe zone with a temperate continental climate, characterized by steppes and separate forest areas.

The main treasure of the region, its main natural potential - a fertile black soil. According to soil zoning, Mordovsky district is part of the Mid-Russian province of moderate chernozems. In the area are the most common typical powerful black soil, leached chernozem, meadow chernozem and floodplain soils with the presence of other types of soils почв.

Land Fund of the district includes 145.5 thousand hectares, its structure is dominated by agricultural land (133,4 thousand hectares or 91,68%).

The earth's forests are 244 hectares.

Mineral resources of the district are presented by construction materials: clay and loam, suitable for the production of red bricks and sand.

Water resources of the district represented by surface and underground springs.

The district occur only small rivers, the largest of which – the Bityug river and its tributaries Chemlyk, Ploskusha, Small Ertil.

Surface waters are represented by ponds and lakes. Most ponds are concentrated near populated areas.





ENVIRONMENTAL SITUATION

Territory of the in Mordovsky district generally is characterized by relatively favorable state of the environment with a moderate level of human impact on the environment of agriculture, industry and transport.





POPULATION AND SOCIAL SPHERE

POPULATION SIZE AND STRUCTURE OF THE LABOR RESOURCES

The resident population of the district is estimated as at 2022-1 is 14,6 people, including men – 6,9 people, women – 7,7 people. Population density (per 1 sq. km) – 10,02 people. The district center is home to 5,5 people, or 36% of the district population.

The labor force on 2022/1 year is 9,5 thousand people or 64,5 % of the population of the district. The structure of employment prevailing in the economy, indicates the specifics of the development of the district. The number of workers employed in agriculture in 2022/1 amounted to 43,7% of the number employed in material production and 34,5% of the employed population in the economy.



Sectoral structure of employment

Indicators	Total number	%
Employed in the economy	7874	100.0
Employed in the material production sectors in total:	6230	79,2
industry	300	3,8
construction	169	2,2
agriculture	3911	49,7
communication	250	3,2
trade, public catering, procurement, logistics and sales	1396	17,7
transport	41	0,5
in other industries	163	2.1
Employed in non-production sectors in total:	1644	20,8
education	465	5,9
culture and arts	83	1,1
health care, physical culture and social care	427	5,4
housing and communal services, and non-productive types of public services	176	2.2
finance, crediting, insurance, pension provision	177	2,2
management	147	1,9
other	169	2.1

Labour market and employment of district population

Indicators	2018	2019	2020	2021	2022/1
Population size of working age (thousand pers.)	8,4	7,9	7,9	7.8	7,5
Number of employed per unit of occupied territory (pers. / Sq. Km)	5.6	5.6	5.6	5.4	5.4



The social characteristics of the population

In 2022/1 maintained positive growth dynamics of key indicators characterizing the level of living of the population: total nominal money income of population average monthly wages, pensions.

For the working population is the main source of income is wages. In 2022/1 , according to preliminary data the average monthly nominal wage per employee was in the amount of 34775,5 rubles and increased compared to the previous year by 10,2 %.

Social characteristics will not be complete without taking into account indicators of cultural institutions availability for population. The organization and implementation of cultural, reasonable, useful, creative recreation of the population is provided by 3 cultural institutions and 40 branches:

- Municipal budgetary institution of culture "Culture and recreation center" of Mordovsky district, 15 rural houses of culture, 3 rural Club, 1 recreation House and District Local History Museum;*
- Municipal budgetary institution of culture "Mordovskaya central district library", 1 Children's Library, 19 rural libraries;*
- Municipal institution of supplementary education "Mordovskaya children's art school"*

Actual availability in 2022 -1 for clubs and club type institutions amounted of 125% from normative need, for libraries -100%.



HEALTH CARE

The district healthcare institutions are represented by hospital complex, multi-unioned hospital with a maternity home and clinic. In addition to the hospital structure includes the 4 branches (medical, pediatric medical areas, areas of general practitioners, nursing care beds) and 20 medical stations. Staff consists of 385 people, including 41 doctors (1 doctor - the highest category and 22 doctor - the first category). The hospital has the latest modern diagnostic equipment: digital X-ray system and fluorography system, ultrasound and endoscopic equipment, laboratory, functional diagnostic equipment, etc.

The clinic can accept 384 visits per shift. Available specialists: therapist, endocrinologist, neuropathologist, otolaryngologist, ophthalmologist, obstetrician-gynecologist, surgeon, dermatologist, TB doctor, doctor in the department of functional diagnostics, physician radiologist, physician ultrasound





EDUCATION

The operation of the educational system of the district focused on the goals and the solution of actual tasks determined by the state, regional and municipal policy in the sphere of education, directions of the priority national project "Education", the integrated project of education modernization, modern model of education, the Presidential initiatives – a new educational strategy "Our new school", the main goals and directions of socio-economic development of the district.

The education system of the district presents:

2 basic secondary General education schools with 11 branches, the number of students which is 1141 people;

4 pre-school educational institutions that attend 498 children.

2 additional education institutions. The number of preschool children covered by various types of additional educational services increased (77,8%).



In the first half of the year ,15 mass sports events were held in the Mordovian district, in which 970 participants took part

**INVESTMENT PASSPORT
MORDOVSKY DISTRICT OF THE TAMBOV REGION**



PHYSICAL CULTURE AND SPORT

For the development of physical culture and mass sports, the organization and holding of official sports and recreation and sports events in the district, there are 92 sports facilities, including 10 sports halls, which is 62.5% of the normative need, 68 planar sports facilities – 107.4% of the normative need and 13 adapted premises. The share of the population systematically engaged in sports as of 2022-1 was 54,9%. Active sports life in the district has a positive effect on the performances of our athletes in the region. In the Mordovian district for the 1st 2022, 35 sports and mass events were held, in which 1615 participants took part.

Currently, the sphere of culture in the district is represented by 3 district institutions:

Municipal budget cultural institution "Center of Culture and Leisure" of the Mordovian district and 20 of its branches;

Municipal budget cultural institution "Mordovian Central District Library" and 20 branches;

Municipal budgetary institution of additional education "Mordovian Children's Art School".

On the basis of district and rural cultural institutions, 200 (the number of students – 2142 people) club formations and amateur art circles and creative collectives are working, 93 (the number of students – 1054 people) of them are for children and youth. 6 collectives have the title of "People's" and 1 – "Exemplary".

In the 2022 - 1 Employees of cultural and leisure institutions, libraries and art schools have become participants and organizers of numerous actions, flash mobs, challenges, concerts, thematic events, entertainment and educational programs, exhibitions and competitions for various holidays and memorable dates. In general, in the 1st half of 2022, 1306 events were held in the cultural institutions of the district, which were attended by 225546 people.





INFRASTRUCTURE CAPACITY

TRANSPORT SYSTEM

The district is crossed by a Federal highway "Moscow–Voronezh" to a length of 55 km, Base road network (regional significance) - 88.2 km municipal roads - 658.4 km.

In the southern part of Mordovsky district is a railway Gryazi-Oborona-Povorino (with station "Oborona") and a dead-end segment - Oborona-Ertel, which made transport links District with the other economic regions of Central Russia and the Volga region. The length of railway lines within the borders of the district - 43 km.

Modern Mordovo - is transport hub linking the Mordovsky district with all Tambov region, and also with the Lipetsk and Voronezh regions.

Passenger transportation provides by MR MUP "ATP" on 8 routes. At present and in perspective district is provided by gas stations and repair vehicles businesses.

Bus routes equipped with enclosed bus stops, in the regional center there are bus station.





ELECTRIC POWER SUPPLY



Electric supply of district is produced from the power branch of PJSC "IDGC of Center" - "Tambovenergo".

The main source of power supply is a substation of 110/35 / 10kV located in pgt Mordovo.

In addition, the district has substations 35 / 10kV - Pavlovskaya, N.Sergeevskaya, Shulginskaya, Ivanovskaya, Lavrovskaya, Chernyayevskaya, Aleksandrovskaya

TELECOMMUNICATIONS



The district has 25 postal offices.

The main operator of telecommunication services market is OAO "Rostelecom". At the moment in the district operates a telephone exchange center mounted capacity of 4742 nu mbers. More than 1250 customers have high-speed Internet access.

The rapidly growing number of mobile phone users. The district has 10 towers of mobile operators, "Tambov GSM", "MTS", "Beeline", "Megaphone", "Tele-2", which allows to provide stable reception and transmission of calls from mobile phones.

Developing broadcasting based on satellite dishes, spreads, cable and digital television. There are new communications technologies: IP-telephony, wireless public Internet access services by «Wi-Fi» technology.





GAS SUPPLY

Gas supply of district customers is made basically by natural gas. The source of gas is Mordovskaya Gas distribution station (GDS).

Total length of gas pipelines in the district - 481 km. In the district gasified 5593 households.

District gasification rate is 73%.





WATER SUPPLY

Sources of water supply the district are a surface water.

provided by the group of water intakes, which are located near the district center. In other areas - used single artesian well with water supply in the water towers or water from wells. Water coming from the artesian well, on the basic parameters complies with GOST.

During the last three years has been actively working on the water supply of rural settlements of the district.

Length of water supply networks in the district – 207.6 km.

In 2022-1, 1 water intake well was built in the village of Ivanovka and 3.95 km of water supply networks in the village of Lavrovka.





ECONOMIC SITUATION

The proportion of district in the regional socio-economic indicators

№	Indicators	Unit of measure	Tambov Region	Mordovsky district	Specific weight of district
1	Territory on 01.07.2022	sq.km.	34462	1455	4,2
2	Fixed capital investments	mln. rub.	7496,9	27,1	2,0
3	Commissioning of residential buildings	sq. m	181472	1377	0,9
4	Retail turnover	mln. rub.	45216,5	252,1	0,5
5	Amount of organizations	unit	13934	129	0,9
6	Amount of individual businesses	person	22197	294	1,4
7	The average number of employees of large and medium-sized enterprises	person	199808	1908	1,0
8	The number of officially registered unemployed	person	3157	34	1.1



AGRICULTURE

Mordovsky district, mainly agricultural region. Agro-industrial complex and its basic industry – agriculture is a leading sector of the economy of the district.

Currently on the territory of the district there are: 22 agricultural enterprises of all forms of property, 61 farms

The leading branch of agriculture is crop production, which accounts for more than 2/3 of gross output of agriculture. Leading role in crop production of the district is the manufacture of grain, sugar beet and sunflower.





HORTICULTURE

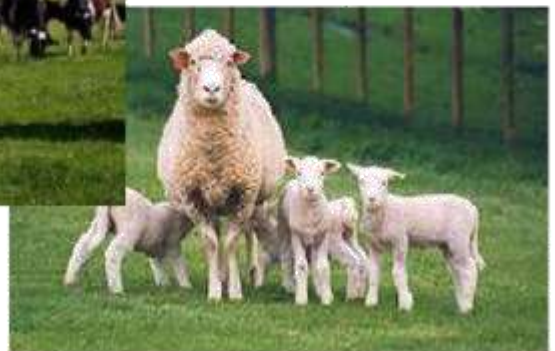
STRUCTURE OF SOWN 2022-1

Specialization	area under cultivation (ha)	%
Area under cultivation - all	107074	100
crops - all	60073	56,1
including:		
<i>winter crops</i>	25216	23,6
<i>spring crops</i>	34857	32,5
including:		
wheat	9346	8,7
barley	16907	15,8
oat	259	0,2
peas	2716	2,5
Lupin	230	0,2
corn / grain	5275	4,9
Technical crops - all	43185	40,4
including:		
sugar beet	17488	16,3
sunflower	19091	17,8
soybean	5346	5,0



ANIMAL HUSBANDRY

At the 2022-1, there are 5499 cattle heads, including 1751 cows, 2399 pigs, sheep and goat 3209 goats in the district.





INDUSTRY

Industrial production of the district is represented by enterprises of food industry, processing agricultural products/



The most important industrial enterprise of the district – Creamery JSC “Novopokrovsky” (the main products: natural cheese, butter).

A wide assortment of products with excellent gustatory qualities, are in demand not only in the region but also the European part of Russia.



JSC “Mordovsky Elevator”, which produces flour of premium and first grade, is a large Elevator and warehouse complex and plays an important role in the development of grain production of the district.

Produced: cheese 1826 tons, butter 148 tons, flour 928 tons, brick 511 tons.



CONSTRUCTION SECTOR

The volume of investments in fixed capital at the 01/07/2022 amounted to 1055,8 billion rubles.

4 families under the subprogram "Youth - Affordable Housing" received funds to purchase housing in the amount of 3.3 million rubles.

Gasified 27 households (2,97 million rubles). 1 production facility was gasified for the sum of 2,97 thousand rubles. Residential buildings with a total area of 5900 square meters were put into operation





INNOVATIONS

Agricultural enterprises of the district are widely used advanced, less costly technologies of cultivation of crops with the use of modern agricultural machinery, mineral fertilizers, chemical plant protection, new varieties and hybrids.

District administration pays special attention to the implementation of innovative processes in educational institutions.



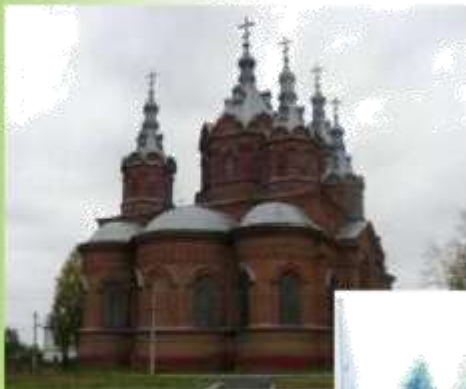


TOURISM

There are conditions for the inclusion of the Mordovsky district in interregional routes of pilgrimage tourism and opportunities for the development of rural tourism.

Michael the Archangel Church with a porcelain iconostasis located in Mordovo is a unique national treasure. It is an object of historical and cultural heritage, which is the greatest interest as an object of cultural tourism.

In Mordovo opened and successfully operates a museum named after the poet-countryman Vyacheslav Bogdanov.





A LIST OF THE MOST SIGNIFICANT COMPANIES

Company name	Post Address	Phone number	Name of manager	Business field
OOO "Dina" (limited liability company)	Tambov region, Mordovsky district, Borisovka village	8 (47542) 3-13-31 8 (47542) 3-14-49	Biryukov Viktor Aleksandrovich	production of agricultural products
OOO "RASSVET"	Tambov region, Mordovsky district, Shmarovka village	8 (47542) 6-41-22	Durakov Aleksandr Alekseyevich	production of agricultural products
OOO "Slavyanka"	Tambov region, Mordovsky district, Kozminka village	8 (47542) 6-33-44	Glebov Vladimir Anatolevich	production of agricultural products
SHPK "Serp i Molot" (integrated agricultural production centre)	Tambov region, Mordovsky district, Shulgino village	8 (47542) 2-50-04	Gordeyeva Zoya Vasilevna	production of agricultural products
SHPK "Rodina"	Tambov region, Mordovsky district, Lavrovka village	8 (47542) 7-73-32	Andreyev Vladimir Anatolevich	production of agricultural products
OOO "Voskhod"	Tambov region, Mordovsky district, Ploskoe village	8 (47542) 7-71-46	Leonov Oleg Anatolevich	production of agricultural products
AO "Mordovoagropromkhimia" (open joint-stock company)	Tambov region, Mordovsky district, Mordovo urban-type community, Tehnicheskaya street 69	8 (47542) 3-19-47	Mann Andrey Sergeyevich	production of agricultural products
AO "Mordovoagropromsnab"	Tambov region, Mordovsky district, Mordovo urban-type community	8 (47542) 3-19-82	Tishkov Aleksandr Vasilevich	production of agricultural products
AO "Mordovsky elevator"	Tambov region, Mordovsky district, Mordovo urban-type community, Leninsky prospect 175	8 (47542) 3-17-50	Tarabrin Viktor Petrovich	harvesting of agricultural products
AO Creamery "Novopokrovskiy"	Tambov region, Mordovsky district, Novopokrovka urban-	8 (47542) 3-82-15	Filippov Dmitriy Valentinovich	processing



INVESTMENT ADVANTAGES

Key perspective directions of development of the economic base of the district:

- *reconstruction and development of processing industries;*
- *diversification of the agribusiness industries*

INVESTMENT POTENTIAL

Priority areas for investment in district:

PROCESSING INDUSTRY :

- *construction of mixed fodder plant;*
- *construction of a complex for deep processing of grain;*
- *construction of alcohol products plant*

AGRICULTURE :

- *construction of cattle-breeding complex with meat processing;*
- *construction of dairy complex;*
- *sheep breeding development*

CONSTRUCTION:

- *construction of affordable housing in settlements of the district with the modernization of existing communal infrastructure;*
- *complex housing development*

HOUSING AND COMMUNAL SERVICES:

- *communal complex internal integration*

TOURISM:

- *hotel construction*

		1. General information
1.1.	Site type (short description)	Flat area
1.2.	Cadastral number	68:08:2929001:13
1.3.	Form of ownership of of land and buildings (ownership, lease, other)	municipal property
1.4.	Legal (post) address	393600, Tambov region, Mordovo, Kommunalnaya street, 46
1.5.	Contact Person	Satalkin Oleg Aleksandrovich
1.6.	Official position	deputy head of district administration
1.7.	Phone	8(47542)31384 8-910-851-05-16
1.8.	Fax	8(47542)31473
1.9.	Email	oleg.satalkin@yandex.ru
1.10.	Web site	http://r42.tmbreg.ru/
		2. Site location
2.1.	Address of site	Tambov region, Mordovsky district, Mordovo, (blind alley)
2.2.	Location on the site of the operating organization	No
2.3.	In city boundaries	Within the borders of the settlement
2.4.	Distance from Tambov, km	86
2.5.	Location in the protection zone of cultural heritage (monuments of history and culture), directly to the objects of cultural heritage	No
2.6.	Distance to highway, km	0.65
2.7.	Distance to the railway station, km	2.5
2.8.	Distance to the airport, km	86
2.9.	Nearby facilities (industrial, agricultural, and other), and the distance to them, km	Sugar Plant (under construction) 0.2 km
2.10.	Distance to the closest dwelling houses, km	0,85
		3. Characteristics of the investment site
3.1.	Area, ha	1,3062
3.2.	Buildings and structures (list)	4 dilapidated building
3.3.	Possibility of expansion	no
3.4.	Category of land	industrial land
3.5.	Functional area	industrial
3.6.	Fence	no
3.7.	Relief, type of ground (flat, sloping terraced, ledges)	flat

3.8.	Current use of the site	Not used					
3.9.	Estimated use of the site	Industrial production, services					
4. Infrastructure							
Resource	Availability	Unit of measure	Power	Distance to the site, m	Possibility of increase the power (up to)	Possibility of the periodic shutdown	
Water supply	Water tower, water well	cu. m / year		on the territory of the site			
Electric supply		kW	100 kW	0.15 km			
Heating system		Gcal / h					
Sewage system		cu. m / year					
Gas supply		cu. m / year	High-pressure gas pipeline	0.6 km			
Steam supply		bar					
Sewage treatment		cu. m / year					
Compressed air		cu. m / year					
* Available communal infrastructure (water, electricity)							
5. Communications and territory							
5.1. Roads (type of coating, length, etc.)				hard surface			
5.2. Railway line (type of coating, length, etc.)				no			
5.3. Telecommunication networks (telephone, Internet, other)				no			
6. Buildings and structures on site							
Name of the object	Area, sq.m.	Number of floors	Ceiling height, m	Type of wall constructions	Completion rate (% or otherwise)	Year of construction and an estimation the current state	As used in the present (or otherwise%)
4 dilapidated building							
7. Human resources (population of the nearest settlements)							
Population of Mordovo - 5900, Novopokrovka - 1700.							
8. Terms of the acquisition (use) of the site (buy, rent, etc.)							
8.1.	Lease terms (purchase) of site			Rent, purchase			
8.2.	Estimated price of rent						
8.3.	Other costs associated with the acquisition of the site (surveying, cadastral plan drafting, boundary, etc.)						

Site #2

		1. General information
1.1.	Site type (short description)	Flat area
1.2.	Cadastral number	-
1.3.	Form of ownership of of land and buildings (ownership, lease, other)	municipal property
1.4.	Legal (post) address	393600, Tambov region, Mordovo, Kommunalnaya street, 46
1.5.	Contact Person	Satalkin Oleg Aleksandrovich
1.6.	Official position	deputy head of district administration
1.7.	Phone	8(47542)31384 8-910-851-05-16
1.8.	Fax	8(47542)31473
1.9.	Email	oleg.satalkin@yandex.ru
1.10.	Web site	http://r42.tmbreg.ru/
		2. Site location
2.1.	Address of site	Tambov region, Mordovsky district, Mordovo, (blind alley)
2.2.	Location on the site of the operating organization	No
2.3.	In city boundaries	Within the borders of the settlement
2.4.	Distance from Tambov, km	86
2.5.	Location in the protection zone of cultural heritage (monuments of history and culture), directly to the objects of cultural heritage	No
2.6.	Distance to highway, km	0.95
2.7.	Distance to the railway station, km	2.8
2.8.	Distance to the airport, km	86
2.9.	Nearby facilities (industrial, agricultural, and other), and the distance to them, km	Sugar Plant (under construction) 0.6 km
2.10.	Distance to the closest dwelling houses, km	1.0
		3. Characteristics of the investment site
3.1.	Area, ha	15
3.2.	Buildings and structures (list)	no
3.3.	Possibility of expansion	no
3.4.	Category of land	industrial land
3.5.	Functional area	industrial
3.6.	Fence	no

3.7.	Relief, type of ground (flat, sloping terraced, ledges)	flat
3.8.	Current use of the site	Not used
3.9.	Estimated use of the site	Industrial production, services and other special purpose

4. Infrastructure

Resource	Availability	Unit of measure	Power	Distance to the site, m	Possibility of increase the power (up to)	Possibility of the periodic shutdown
Water supply		cu. m / year				
Electric supply		kW	60 kW	0.45 km		
Heating system		Gcal / h				
Sewage system		cu. m / year				
Gas supply		cu. m / year	High-pressure gas pipeline	0.9 km		
Steam supply		bar				
Sewage treatment		cu. m / year				
Compressed air		cu. m / year				

* Available communal infrastructure (water, electricity)

5. Communications and territory

5.1. Roads (type of coating, length, etc.)	no
5.2. Railway line (type of coating, length, etc.)	no
5.3. Telecommunication networks (telephone, Internet, other)	no

6. Buildings and structures on site

Name of the object	Area, sq.m.	Number of floors	Ceiling height, m	Type of wall constructions	Completion rate (% or otherwise)	Year of construction and an estimation the current state	As used in the present (or otherwise%)

7. Human resources (population of the nearest settlements)

Population of Mordovo - 5900, Novopokrovka - 1700.

8. Terms of the acquisition (use) of the site (buy, rent, etc.)

8.1.	Lease terms (purchase) of site	Rent, purchase
8.2.	Estimated price of rent	
8.3.	Other costs associated with the acquisition of the site (surveying, cadastral plan drafting, boundary, etc.)	Topographic surveying, boundary and cadastral plan



MANAGEMENT TEAM AND CONTACTS



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**Deputy
head of administration of
Mordovsky district
O.A. Satalkin
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