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Investment Passport of the Coal Microregion

2025

Burshtyn City Territorial Community

Investment Passport of the Coal Microregion

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Dear investors of coal communities!

On behalf of the Association of Coal Communities of Ukraine, I express my sincere gratitude for your interest and commitment to the development of coal regions!

Today, we are embarking on a new path—the rethinking of economic activities. The closure of mines has created new challenges for coal communities, impacting employment and local revenues. Therefore, it is crucial to attract new investors who will support private businesses and municipal enterprises. This will contribute to the sustainable development of our regions.

The economic transformation of coal communities is not only a strategic challenge but also an opportunity to create a competitive market that will attract investors from both Ukraine and abroad. Investment attraction is a key element in developing new industries, modernising infrastructure, and implementing advanced technologies. These initiatives will allow our communities not only to preserve their economic potential but also to significantly enhance it.

The Association of Coal Communities of Ukraine is actively working to create a favourable investment climate by offering transparent and efficient mechanisms for capital attraction. We collaborate with government bodies, international financial institutions, civil society, and the private sector to develop programs aimed at supporting local businesses, creating new jobs, and assisting local authorities in the development and implementation of comprehensive programs for small and medium-sized enterprises, as well as spatial development strategies.

I invite all partners to actively cooperate in achieving these ambitious goals. By taking small steps together, we can bring Ukraine closer to a just and successful recovery.

With respect,
Andriy Tabinskyi
Executive Director of the Association of Coal Communities of Ukraine

Dear residents, partners, and guests of our community!

Maintaining the economic resilience of our community during wartime is no easy task—especially when it hosts critical energy infrastructure.

Despite all the challenges we've faced—such as the massive shelling of the Burshtyn Thermal Power Plant, the outflow of human capital at the start of the full-scale invasion, and many others—we continue to work tirelessly toward the development of each settlement within our community.

In cooperation with an active civil society, entrepreneurs, international partners, and investors, we are working on transforming the district heating system, seeking more sustainable and environmentally friendly solutions. We are constantly modernizing our urban infrastructure and implementing projects that improve the quality of life for our residents, creating the right conditions for young people to stay and develop at home.

The Burshtyn community holds significant potential for economic growth. Our rich land resources, a diverse agricultural sector—particularly berry farming—and well-known tourist destinations and recreational zones make us an attractive location for new market entry.

This investment profile, prepared with the support of the Association of Coal Communities of Ukraine, presents a comprehensive overview of Burshtyn and its surrounding settlements—including their strengths and areas for improvement—as well as key investment opportunities.

We welcome new, effective, and results-driven partnerships. Together, we can ensure the economic prosperity of Prykarpattia.

Sincerely,
Vasyl Andriyeshyn
Mayor of Burshtyn

Thermal energy communities on the path to sustainable development



On December 12, 2015, the Paris Climate Agreement was adopted, formalising an international initiative and recognizing the urgent global threat posed by greenhouse gas emissions. Ukraine ratified the Agreement and joined the global trend of decarbonization. According to the Government Program, by 2030, Ukraine's greenhouse gas emissions must be reduced by 65%. The Government's plans align with the Sustainable

Development Goals:

- 7 Affordable and Clean Energy
- 8 Decent Work and Economic Growth
- 9 Industry, Innovation, and Infrastructure
- 10 Reduced Inequality
- 11 Sustainable Cities and Communities

- 12 Responsible Consumption
- 13 Climate Action
- 14 Life Below Water (Marine Resource Conservation)
- 15 Life on Land (Ecosystem Protection)
- 16 Peace, Justice, and Strong Institutions
- 17 Partnerships for the Goals

Apart from these initiatives, the government has also developed its own tools to address and prevent climate deterioration. As of January 1, 2024, the State Decarbonization Fund has been launched, and on June 25, 2024, the National Action Plan on Energy and Climate will come into effect, with key principles based on “Build Back Better” and “Build Back Greener”.

Given this and the goal of effectively transforming coal regions, the Association of Coal Communities of Ukraine, in collaboration with the local governments of Sheptytskyi District (cities of Belz and Sokal), Volodymyr District in Volyn Region (Novovolynsk), and Ivano-Frankivsk District (Burshtyn), has developed investment passports. These documents aim to enhance the investment attractiveness of coal communities in each region by presenting their current economic situation and potential to both Ukrainian and international stakeholders.

The tested methodology for creating these economic profiles will enable the team to expand its expertise to other territories. In the future, this experience will contribute to the development of a strategy for the economic recovery of de-occupied areas in Donetsk and Luhansk Regions, where coal mining has historically played a significant role in the local economy.



General information about the community

The Burshtyn City Territorial Community, with its administrative centre in the city of Burshtyn, was established under the Resolution of the Cabinet of Ministers of Ukraine No. 714-r dated June 12, 2020, “On the Determination of Administrative Centers and Approval of Territorial Communities of Ivano-Frankivsk Region”

The total area of the Burshtyn Territorial Community is 203.6 km², which constitutes 5.2% of the territory of Ivano-Frankivsk District and 1.4% of the total area of Ivano-Frankivsk Region. On December 1, 2024, the community had a population of 22,011 people, with 13,065 urban residents and 8,946 rural residents.

The community consists of 18 settlements:



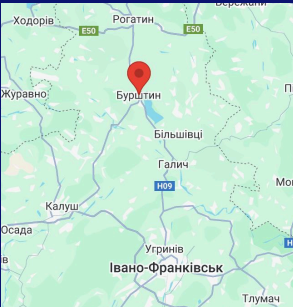
City

Burshtyn
Area - 32.71 km²



Villages

Bovshiv, Vyhivka,
Demyaniv, Dibrova,
Zadnistrianske, Zalyvky,
Korostovychi, Kunychi,
Kuropatnyky, Nastashyne,
Novyi Martyniv, Ozeryany,
Rizdvany, Sarnyky,
Sloboda, Staryi Martyniv,
Tenetnyky, Yunashkiv



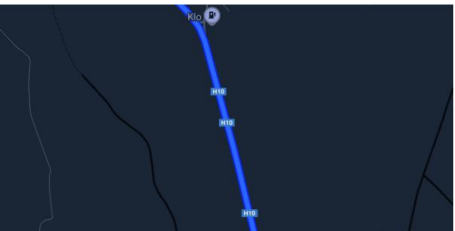
Within the territory of the Burshtyn community lies a national-level natural landmark — the Kasova Hora (Kasova Mountain) nature reserve. One of the community's climatic advantages is its proximity to the Dniester River, as it is located on the right bank of the Hnyla Lypa River. The administrative centre, the city of Burshtyn, is located 44 km by highway and 57 km by rail from the regional centre — Ivano-Frankivsk.

The community benefits from a well-developed logistics network. Several major transportation routes pass through its territory, including:

- The National Highway H09 (Mukachevo – Lviv), with a 15 km stretch running through the community;

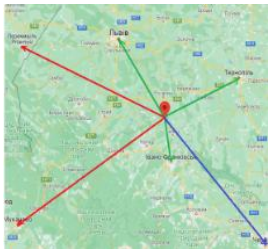
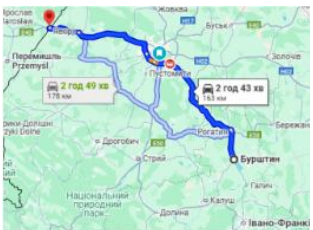


- The State Highway H10;



- Four regional roads with a total length of 26 km;
- Four district-level roads totalling 11.6 km;
- The territorial road T0910 (Burshtyn – Kalush), which spans 10 km.

The region shares a border with Romania. The nearest border crossing points are Budomierz–Hrushev – 169 km, and Krakivets – 163 km away.



The closest Polish border city is Przemyśl, located at a distance of 184 km.

The territory of the Burshtyn community is rich in forest resources, and its water bodies make up over 50% of all surface water resources in the Ivano-Frankivsk Region.

S.W.O.T

S

Strengths

The community has over 1,500 professional energy specialists, not including additional repair contractors, who could form the core workforce for newly constructed wind and hydroelectric power plants; an extensive educational network; its reservoir; established international cooperation and significant project experience; and developed recreational infrastructure.

O

Opportunities

Construction and complete transition from thermal power generation to green energy: solar and hydropower; cooperation with other coal communities to ensure a joint transformation; development of a tourism hub and diversification of the economy towards recreation; development of a new type of ecotourism – birdwatching; cross-border networking; strengthening the education system with a technical focus.

W

Weaknesses

High levels of pollution and poor environmental condition of the community; high migration rate; outdated housing stock; worn-out public transport; insufficiently modernised social and recreational infrastructure, dating back to the Soviet era.

T

Threats

The abrupt closure of the energy industry, which would entail mass redundancies and an increase in unemployment; an ageing population; and low investment in the community.

Community budget

The community's revenue for 2024 amounted to UAH 347,436,000, exceeding the plan by UAH 11 million (3.42%).

The largest revenue component is personal income tax, amounting to UAH 126 million and constituting 74.97% of total revenue. Revenue from the environmental tax amounted to UAH 60 million.

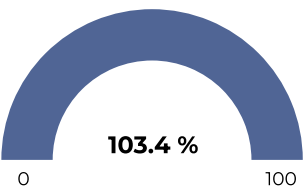
Budget revenues exceed expenditures. The community's budget expenditure amounts to UAH 338,751,000, which is UAH 8 million lower than the total revenue for the year. Consequently, the community allocates funds effectively, and economic activity within it contributes to the budget.

The largest expenditure was allocated to education, totalling UAH 147 million, of which UAH 95 million was spent on general secondary education.

The second largest expenditure item is the provision of general public services. Expenditure on supporting the activities of higher state administration bodies and local authorities, other general functions of public administration, and the implementation of intergovernmental transfers is estimated at UAH 51,8 million. For construction, the Burshtyn City Territorial Community allocated UAH 22 million in 2024. In total, UAH 43 million was allocated from the budget for the community's economic activities, constituting 12.75% of total expenditures. Expenditure on housing and communal services amounted to UAH 32 million.

Budget Structure

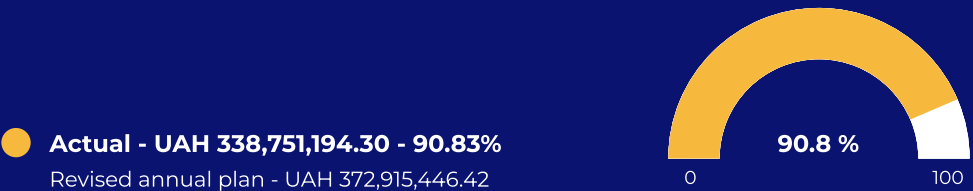
by revenue



● **Actual - UAH 347,436,726.24 - 103%**
Revised annual plan - UAH 335,944,949.04

Budget Structure

by expenditure



● **Actual - UAH 338,751,194.30 - 90.83%**
Revised annual plan - UAH 372,915,446.42

Demographics, employment, and education

The population of the Burshtyn City Territorial Community is 22,011 inhabitants (according to demographic analysis as of early December 2024), of whom 13,065 are urban residents. The rural population is 8,946 people. The highest population in rural areas is found in the village of Demianiv, with 1,588 people. The lowest is in the village of Zalyvky, with 13 inhabitants. It has been given the status of a declining hamlet.

An age analysis of the population indicates a wide range of working-age population:



data as of 01.11.2024.

During the first 3 months of the war, 1,734 internally displaced persons (IDPs) moved to the community from the Southern and Eastern regions of Ukraine, including 625 women and 565 men of working age (2022 data).



According to an analysis of the community's population age structure, the young working-age population predominates in the administrative centre of the Burshtyn City Territorial Community, while the number of people aged 7-14 and 60-90 totals 3,965 people.

Demographic Projections

The Development Strategy of Burshtyn City up to 2030 includes projected indicators for assessing the current state and development prospects of Burshtyn City. Among these are data that correlate with demographic forecasts. The ratio of pensioners to the working-age population is estimated to be 0.33 by 2030. The employment rate of the working-age population, in turn, is estimated at 70% (although the target percentage is stated as 87%).

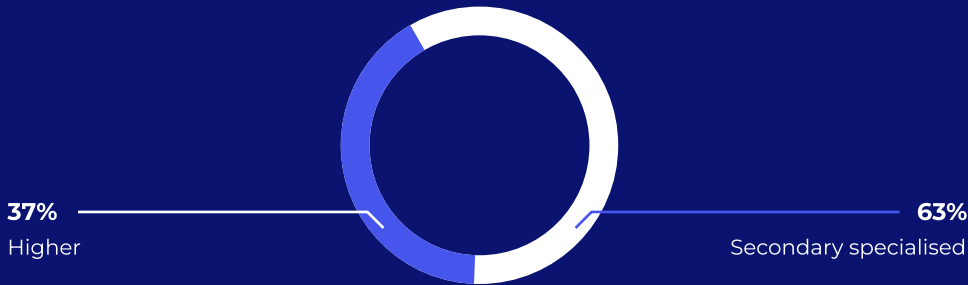
As of the beginning of 2023, the following were operating within the Burshtyn City Territorial Community: 188 legal entities; and over 1,690 active small and medium-sized enterprises (SMEs).

Educational Institutions of the Community

There are 10 general secondary education institutions: Burshtyn Gymnasium No. 1, Burshtyn Lyceum No. 2, Burshtyn Lyceum No. 3, Zadnistrianskyi Lyceum, Bovshiv Gymnasium, and branches of these institutions: Nastashynska, Slobidska, Yunashkivska, Demianivska, Novomartynivska.

Main areas of study: education, medicine, social services, construction, economics, entrepreneurship.

Level of education



Overall, as of 2022, the network of general secondary education institutions in the Burshtyn City Territorial Community provided educational opportunities for 2,376 pupils, distributed among 132 classes. Of these, 1,818 pupils were in Burshtyn city and 558 pupils were in other settlements of the community. The most populated are: Zadnistrianskyi Lyceum (158 pupils), Slobidska branch (85 pupils), Bovshiv Gymnasium (80 pupils), Novomartynivska branch (78 pupils), Demianivska branch (70 pupils), Nastashynska branch (65 pupils). The fewest pupils are in the Yunashkivska branch (22 pupils). Additionally, the Burshtyn inter-school training and production centre operates within the community.

Demographics, employment, and education

Additionally, two higher education institutions operate in the community's administrative centre, Burshtyn City.

1. Burshtyn Energy College of Ivano-Frankivsk National Technical University of Oil and Gas (BEC IFNTUOG)



The college trains junior professional bachelors in the following specialties: economics; accounting and taxation; finance, banking, insurance and the stock market; electrical power engineering, electrical engineering and electromechanics; heat power engineering; automation, computer-integrated technologies and robotics; geodesy and land management. It also trains bachelors in the following specialties: economics; electrical power engineering, electrical engineering and electromechanics; heat power engineering. Additional lectures, practical sessions, and career guidance meetings are held for each educational programme.

In 2023, a total of 194 students were enrolled to obtain the educational and professional degree of junior professional bachelor, and 109 students were enrolled to obtain a bachelor's degree, including 29 students funded by the state budget.

2. Burshtyn Trade and Economics College of Kyiv National University of Trade and Economics (TEC KNUTE), which trains specialists in the restaurant and tourism business sectors.



The college has a Career Promotion Service, whose tasks include facilitating the employment of students and graduates; conducting ongoing analysis of supply and demand in the labour market for specialists trained by the college; assisting in establishing communication with the state employment service, and more. According to the Service's activity report for 2023-2024, it expanded its database of enterprises and organisations providing job placements, held masterclasses with experts in the hotel and restaurant business and tourism sectors, conducted an informational career guidance campaign, and ran a series of training sessions on creating effective CVs.

Furthermore, the college's educational process is professionally supported by the Employers' Council. Its responsibilities include promoting the College in the educational services market, enhancing the competitiveness of College graduates, determining the future strategy for the College's activities and development according to labour market trends, and modernising educational programmes based on these insights.

An advantage for the community is that the local authorities cooperate with the colleges in developing educational programmes. Consequently, they can adapt the educational process to meet investors' demands and expand the range of specialists who are sought after in the market.

Demographics, employment, and education

The average salary in the community is UAH 14,594. The highest demand is for personnel in sales (5 vacancies) and pharmaceuticals (5 vacancies), as well as in management positions such as bank branch manager, shop manager, and civil service specialist. Electric welders, electrical fitters, machinists, flaw detector operators, meat deboners, and cutters are also in demand.

A separate branch of the Ivano-Frankivsk Regional Employment Service operates within the community. According to regional statistics, 5,100 employers cooperated with the branches of the regional employment centre. The database of the regional employment service contained 13,500 vacancies. With the assistance of the employment service, 10,400 vacancies were filled, representing a vacancy-filling rate of 77%.



With the assistance of the employment service, 10,700 people were employed, including 5,700 registered unemployed individuals. The employment placement rate reached 54%.



Natural resources

The community has a large forested area, totalling 10.69 hectares. The forests are mixed. The following forest tracts have the greatest conservation and recreational value: "Korcheva" (near the village of Demianiv), "Tenetnyky" (village of Tenetnyky), "Vertebysta", "Dubrova ta Yazvyn", "Yunashkivske Boloto" (village of Yunashkiv), "Kuropatnytskyi Kamin" (village of Kuropatnyky). Among the meadow-steppe areas, "Kasova Hora" (near the village of Bovshiv) holds particular significance.

Deposits of mineral resources, specifically brick clay, are located within the city's territory.

The community's hydrographic network is represented by the following water bodies:

- Hnyla Lypa River
- Dniester River
- Burshtyn Reservoir.

The water resources of the Burshtyn City Territorial Community account for 50% of all water bodies in the Ivano-Frankivsk District.

Developed water supply systems include: 9 boreholes, 1 water treatment facility, 39.2 km of water supply networks; sewerage systems include: 36.9 km of sewerage network, 5 sewage pumping stations, and 1 wastewater treatment facility.



Business environment and services

The community operates a Centre for Provision of Administrative Services (CPAS), which features a separately structured Information Point for Entrepreneur Support. A range of consulting services is offered to community entrepreneurs: assistance with selecting economic activity codes (KVED) and taxation groups, administering business processes, and preparing and submitting tax reports. Furthermore, on 16 December 2024, the "Diia.Business" centre commenced operations in Ivano-Frankivsk, its services available to residents of all communities within the region, including Burshtyn. Its primary objective is to foster business development by assisting with registration, providing information on grant opportunities, and more. Specialists offer entrepreneurs free individual consultations on marketing, financial management, sales, and legal matters. Short-term and long-term educational programmes are also available.



Freely available for use by all entrepreneurs for hosting events and renting workspace, the community features a Centre for Public Activity (AMER Prykarpattia). The number of available workstations is 20. The Centre includes a conference hall equipped with all the necessary facilities.



Community participation in international projects

The Burshtyn City Territorial Community is actively involved in project activities. In 2024, UAH 7,250,000 was raised for the implementation of projects across various sectors.

Within the "Dream and Act" programme, supported by the IREX organisation, two projects were implemented to improve the conditions of the community's youth centres. The "Kahanets" Youth Centre in the "Prometei" Palace of Culture was renovated and equipped with all the necessary furniture and technology. The premises are divided into reception, cloakroom, co-working, conference, and lounge areas with a kitchen. It hosts creative and engaging training sessions, film screenings, clubs, and other educational, recreational, and formative events for the youth and adult residents of the community.



A significant achievement for the community is the implementation of a hard project within the Interreg NEXT Poland-Ukraine cross-border programme, "Clean water for all", in cooperation with a foreign partner – the Polish city of Augustów. Within this project, the community's water supply and sewage networks will be reconstructed, with a budget of UAH 48 million allocated for this purpose. The project is scheduled for completion by 31 October 2026.

Working towards the thermal modernisation of buildings is important for Burshtyn. In 2024, the Burshtyn City Council received a grant of over 48,000 euros from the European Investment Bank through NTU International A/S. These funds are allocated for developing project documentation for the thermal modernisation of buildings: the therapeutic wing, the emergency medical station, and the polyclinic of the central city hospital.

Community participation in international projects

Within the REBUILD UKRAINE initiative, the Burshtyn City Council, in cooperation with the municipal enterprise "Zhytlovyk", managed to secure a grant from Dutch Civil Design Netherlands in the form of a modular decentralised wastewater treatment system. The delivery of this system from the Netherlands to Burshtyn City is scheduled for the end of March 2025.



A priority for the community is ensuring all necessary conditions for educators. In 2024, the community received a MERCEDES-BENZ bus from its Polish partner city, Barcin, to organise pupil transportation to educational institutions from the community's villages.



Additionally, the community has several twin cities abroad. Cooperation is being established with the cities of Sorbiers (France) and Mandello del Lario (Italy). This cooperation is being built in the following areas: cultural exchange, joint educational and youth projects, tourism development, exchange of experience in local self-government, as well as the implementation of joint social and economic initiatives.

Investment objects of municipal ownership

First and foremost, it should be noted that the community is attractive for investment, primarily due to its developed infrastructure networks.

The heating supply system includes one heating station and networks extending 30.75 km. The community has external lighting networks stretching 73.4 km, belonging to Burshtyn City, of which 68.7 km are overhead networks and 4.7 km are cable networks.

1. Industrial Park "Burshtyn"

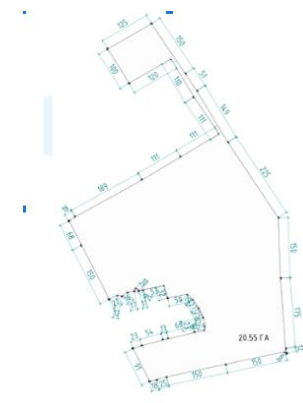


By decision No. 06/64-24 of the Burshtyn City Council dated 2 August 2024, an updated version of the Concept for the Industrial Park "Burshtyn" was approved. The initiator of its creation is the Burshtyn City Council. As of the beginning of 2025, the site is at the registration stage. A managing company has not yet been selected. The investment project has been established for 40 years.

Site area: 20.4535 ha.

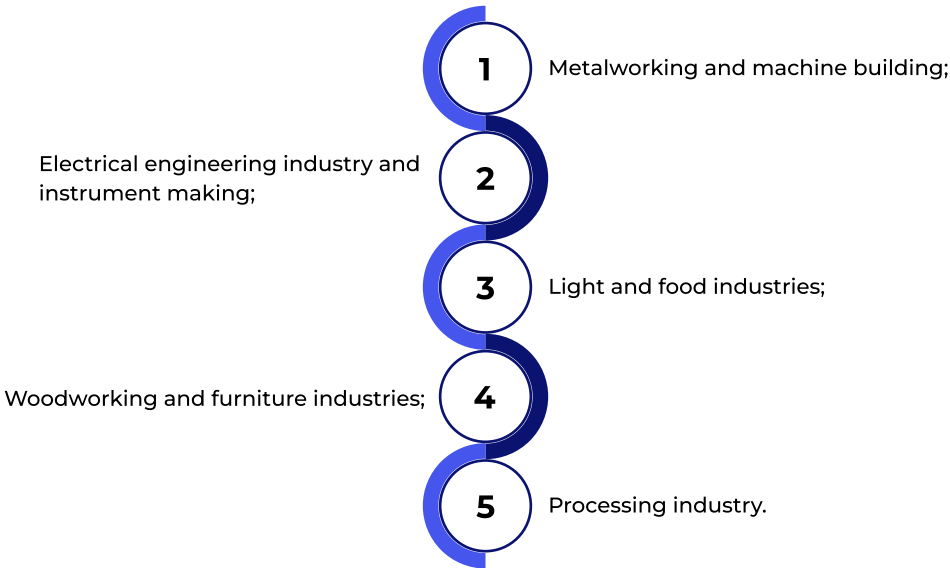
The site is located along the H09 highway "Mukacheve - Ivano-Frankivsk - Rohatyn - Lviv", at a distance of 91 km from Lviv city and 44 km from the administrative centre, Ivano-Frankivsk city.

Designated purpose of the land plot: 11.02. For the placement and operation of main, auxiliary, and ancillary buildings and structures of enterprises in the processing, machine-building, and other industries. The plot designated for the creation of the industrial park is characterised by its environmental cleanliness, flat terrain, and absence of buildings. Potential investors who become participants in the park are offered land plots under long-term lease or for purchase.



Investment objects of municipal ownership

The priority sectors for the industrial park are:



As a result of the industrial park's launch, over 2,000 jobs are expected to be created.



Engineering infrastructure of the park:

- To connect participants of the industrial park to the gas supply, the construction of a gas distribution point with a capacity of 3,000 cubic metres per hour is planned, along with the laying of medium and low-pressure gas pipelines, and connection to the gas pipeline at GDP 109 (Gas Distribution Point 109).
- Each consumer will be individually connected to a dedicated switchgear unit with personal metering of consumed electricity. A total of 8 (eight) switchgear units are to be installed – one for each consumer, one to supply the 630 kW technological substation, and one reserve unit. The 10/0.4 kV technological substation with a capacity of 630 kW will be used to supply power to various sections, namely: water supply and purification, the artesian well pumping station, firefighting pumps, telecommunication facilities, general and emergency lighting systems, security systems, video surveillance, etc.
- Participants of the industrial park will have the prospect of connecting to the water supply through the construction of a wastewater disposal network with a total length of 700 m, connecting to the city sewage system and involving the reconstruction of existing networks.

The Industrial Park "Burshtyn" possesses a unique innovative feature – the prospect of developing the processing industry, particularly the utilisation of coal combustion by-products, which are widely available in the community due to the presence of the Burshtyn Thermal Power Plant (TPP). For example, entrepreneurs can focus on recycling ash, which can be used in the production of concrete and building materials. This not only reduces energy consumption compared to cement manufacturing but also offers economic benefits, as ash is a significantly cheaper raw material.

Мал. 10. Попередній майстер-план індустріального парку «БУРШТИН»



Investment objects of municipal ownership

2. Building in Sarnyky village



Contact person

Oleh Bohdanovych Skrynyk
+38 (067) 996 30 12

Object description	
Area	1, 500 m ²
Address	Sarnyky village, Shevchenka Street
Distance to the regional centre - Ivano-Frankivsk	55 km
Previous designated use	separate school premises; canteen; school boiler house.
Distance to the state road	9 km
Owner of the investment property	Burshtyn City Council
There is an adjacent access road with a hard surface.	
Building characteristics: a two-storey building with all necessary conditions for the functioning of engineering infrastructure (gas supply, electricity supply, water supply, wastewater disposal, communication networks).	
The building can be leased or transferred into private ownership.	

3. Building in Staryi Martyniv village



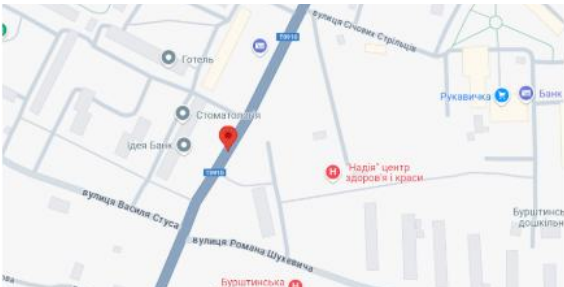
Contact person

Oleh Bohdanovych Skrynyk
+38 (067) 996 30 12

Object description	
Area	1 373 m ²
Address	Staryi Martyniv village
Distance to the regional centre - Ivano-Frankivsk	55 km
Previous designated use	school premises
Distance to the state road	3 km
Owner of the investment property	Burshtyn City Council
There is an adjacent access road with a hard surface.	
Building characteristics: a two-storey building with all necessary conditions for the functioning of engineering infrastructure (gas supply, electricity supply, water supply, wastewater disposal, communication networks within 1 km).	
The building can be leased or transferred into private ownership.	

Investment objects of municipal ownership

4. Workshops and storage premises in Burshtyn city



Contact person

Ihor Myroslavovych Vozniak
+38 (096) 974 27 70

Object description

Area	440 m ²
Address	4 Kaluska Street, Burshtyn city
Distance to the regional centre - Ivano-Frankivsk	45 km
Previous designated use	workshops
Distance to the state road	100 m
Owner of the investment property	Burshtyn Energy College of Ivano-Frankivsk National Technical University of Oil and Gas (state ownership).

There is an adjacent 6 m wide access road with a hard surface.

Building characteristics: Single-storey storage premises constructed in 1972 with all necessary conditions for the functioning of engineering infrastructure (gas supply, electricity supply, water supply, wastewater disposal, communication networks).

The building can be leased or transferred into private ownership.

5. Building in Bovshiv village



Contact person

Oleh Bohdanovych Skrynyk
+38 (067) 996 30 12

Object description

Area	13,1 and 62, 2 m ²
Address	Bovshiv village.
Distance to the regional centre - Ivano-Frankivsk	38 km
Previous designated use	administrative premises
Distance to the state road	1 km
Owner of the investment property	Burshtyn City Council

There is an adjacent 6 m wide access road with a hard surface.

Building characteristics: Single-storey premises with all necessary conditions for the functioning of engineering infrastructure (gas supply, electricity supply, water supply, wastewater disposal, communication networks).

The building can be leased or transferred into private ownership.

Investment objects of municipal ownership

6. Land Plot 5 in the village of Zadnistryanske

Object description	
Area	48, 6 ha
Distance to the regional centre - Ivano-Frankivsk	33 km
Distance from the plot to the residential area	1 km
Terrain	flat
Soil type	cohesive
Distance to the national road	1 km
Distance to the railway line	4 km
Distance to the existing gas pipeline	1 km
Distance to the existing 6-10 kV power line	0, 150 km
Distance to the potential connection point to the existing water main	0, 7 km
Distance to the potential connection point to the existing sewerage system	0, 5 km
Contact Person	Bohdan Mazuryk, +380 67 727 7794
On the site: Filtration fields are located on the site.	

7. Land Plot 4 in the village of Zadnistryanske

Object description	
Area	13, 602 ha
Distance to the regional centre - Ivano-Frankivsk	33 km
Distance from the plot to the residential area	1 km
Terrain	flat
Soil type	cohesive
Distance to the national road	1 km
Distance to the railway line	4 km
Distance to the existing gas pipeline	1 km
Distance to the existing 6-10 kV power line	0, 150 km
Distance to the potential connection point to the existing water main	0, 150 km
Distance to the potential connection point to the existing sewerage system	0, 150 km
Designated use	For the construction, operation and maintenance of buildings and structures of power-generating enterprises, institutions and organisations; for the construction of solar panels.
Contact Person	Bohdan Mazuryk, +380 67 727 7794

8. Land Plot 6 in the town of Burshtyn

Object description	
Area	3, 6 ha
Address	Burshtyn town, in the area of D. Halytskoho - Konovaltsia - Stefanyka streets
Distance to the regional centre - Ivano-Frankivsk	45 km
Distance from the plot to the residential area	0, 6 km
Terrain	flat
Soil type	non-cohesive
Distance to the national road	1 km
Distance to the railway line	4 km
Distance to the existing gas pipeline	1 km
Distance to the existing 6-10 kV power line	60 m
Distance to the potential connection point to the existing water main	700 m
Distance to the potential connection point to the existing sewerage system	600 m
Distance to fibre-optic networks	500 m
Contact Person	Oleh Skrynyk, +380 67 996 30 12
Designated use: The area is planned for multi-storey residential development.	

Privately Owned Investment Objects

1. Green Lactic Industrial Park



By the decision of the Burshtyn City Council No. 20/57-24 dated 30 January 2024, the concept for the Green Lactic Industrial Park, initiated by the private limited liability company "ECOINVEST PRYKARPATTIA", was approved. The land plot is municipally owned. The project is designed for a minimum duration of 30 years. Due to the current martial law, all further project development activities are currently suspended.



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Object description	
Area	12 ha
Distance to the regional centre	44 km to Ivano-Frankivsk 91 km to Lviv
Distance from the plot to the residential area	1 km
The site is located along the national road H-09 Mukachevo-Lviv.	
The nearest freight railway station, Burshtyn, is located 5 km from the investment site.	
Designated use of the site: 11.02 For the placement and operation of main, auxiliary and ancillary buildings and structures of enterprises in the processing, machine-building and other industries.	

The priority sectors for the industrial park are:

- 1

Manufacturing industry;
- 2

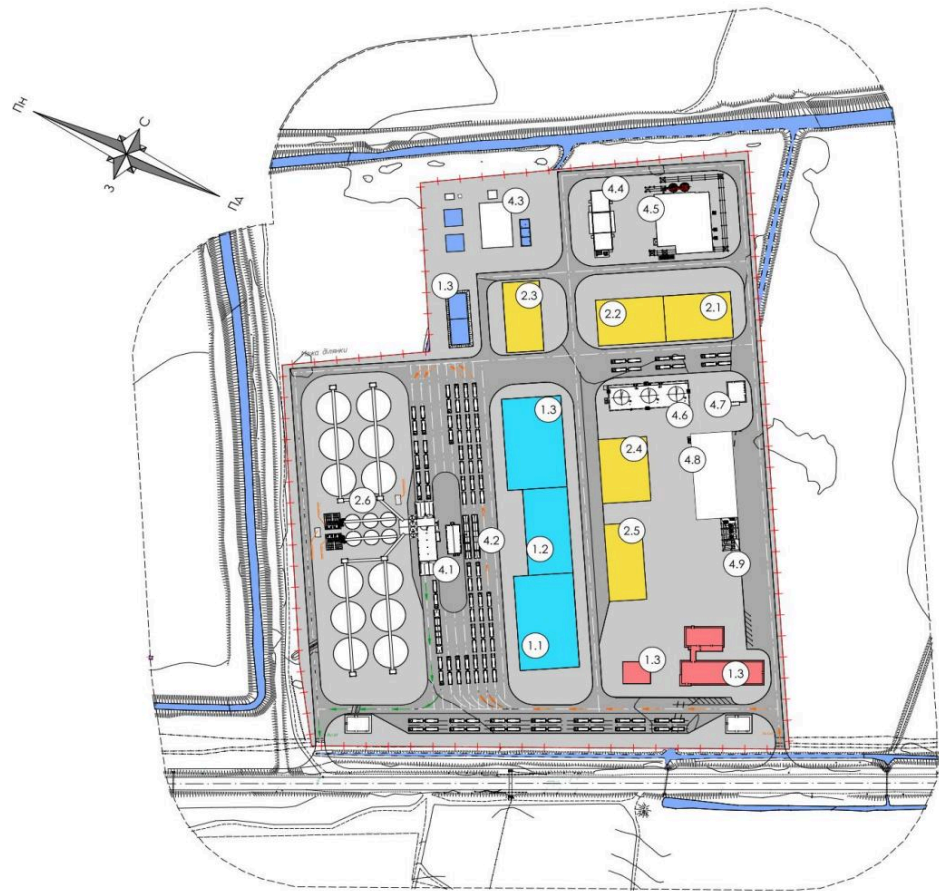
Processing of industrial and/or municipal waste;
- 3

Research and development (R&D) focused on finding innovative solutions in the information technology sector;
- 4

Telecommunications and IT.

In addition, the concept envisages the development of social infrastructure within the park, including hotels, hostels, canteens and cafés, a nursery school, a medical centre, etc. Opportunities for locating a transport fleet will also be provided.

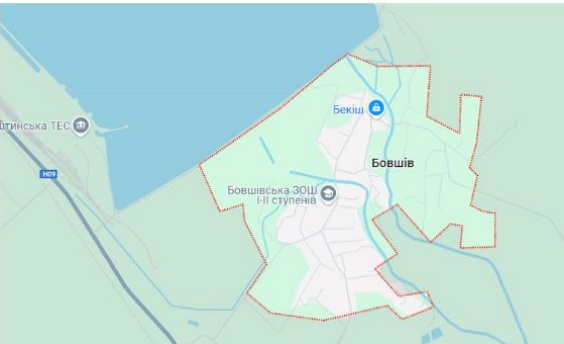
Industrial Park Master Plan



The launch of the industrial park's operations is expected to create over 600 jobs.

Privately Owned Investment Objects

2. Greenhouse and Metal Warehouse Structure in the village of Bovshiv

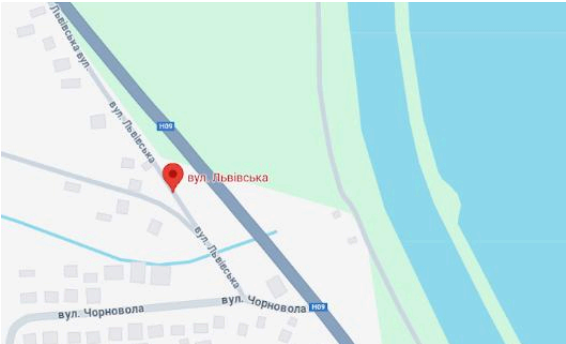


Contact Person

Oleh Skrynyk
+38 (067) 996 30 12

Object description	
Area	8175, 3 and 99, 3 m²
Address	11 Lvivska Street, village of Bovshiv
Distance to the regional centre - Ivano-Frankivsk	38 km
Previous designated use	warehousing and greenhouse operations
Distance from the object to the residential area	1 km
Distance to the national road	0,5 km
Building characteristics	single-storey metal warehouse structure with existing electricity supply, sewerage, and a 1 km long communications network.
Building owner	PJSC DTEK Westenergo
Proximity to the Burshtyn Reservoir.	

3. Warehouse Premises in the village of Demyaniv



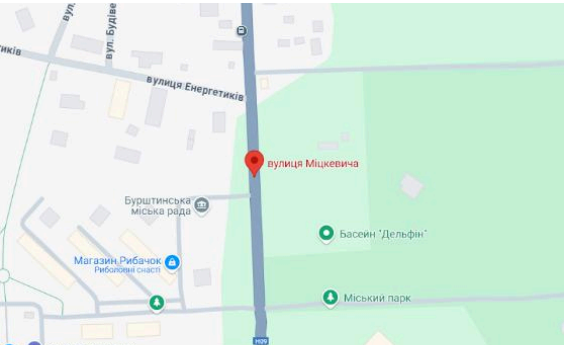
Contact Person

Head, O.Tabarahniuk
+38 (067) 250 15 35

Object description	
Area	8 290 m²
Address	78L Lvivska Street, village of Demyaniv
Distance to the regional centre - Ivano-Frankivsk	45 km
Previous designated use	warehousing
Distance from the object to the residential area	1 km
Distance to the national road	1 km
Premises characteristics	Single-storey warehouse premises in good technical condition with existing gas supply (300 m to the Gas Distribution Point - GDP), electricity supply (connection possible at 100 m), water supply, sewerage, and communications networks.
Premises owner	Private Entrepreneur (PE) Tabarahniuk O.
There is a 6 m wide hard-surfaced access road next to the object.	
The object is located close to the Burshtyn Reservoir.	

Privately Owned Investment Objects

4. The complex of Vegetable Stores and Warehouses in the town of Burshtyn



Contact Person

Oleh Skrynyk
+38 (067) 996 30 12

Object description	
Area	6 000 m²
Address	Mitskevycha Street, Burshtyn City
Distance to the regional centre	45 km
Previous designated use	warehousing
Distance to the national road	100 m
Premises owner	PJSC DTEK Westenergo
Premises characteristics: Single-storey premises in good technical condition, with existing gas supply networks (300 m to the Gas Distribution Point - GDP), electricity supply (up to 100 m from the Transformer Substation - TS), water supply (connection possible at 100 m), reserve power supply capacity, and a fibre-optic network.	
There is a 6 m wide hard-surfaced access road nearby.	

5. Warehouse Premises outside the City of Burshtyn

Object description	
Area	6 000 m²
Address	outside Burshtyn town, at a distance of 1 km
Distance to the regional centre - Ivano-Frankivsk	45 km
Previous designated use	warehousing
Distance from the object to the residential area	1, 5 km
Distance to the national road	500 m
Premises characteristics	Single-storey premises in good technical condition with existing gas supply, electricity supply, water supply networks, reserve power supply capacity, and a fibre-optic network.
Premises owner	Private Entrepreneur (PE) Kukharskyi Yuriy
Contact Person	Owner, Yuriy Kukharskyi, +380 67 972 75 53
Additionally, there is an adjacent land plot of 6 ha available, which can be used concurrently with the premises.	
The facility is located close to the Burshtyn Reservoir.	

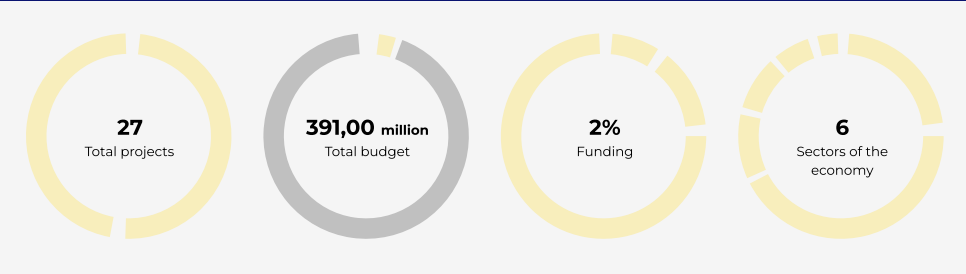
6. Land Plot 3 in the village of Zadnistryanske

Object description	
Area	4, 39 ha
Address	Village of Zadnistryanske
Distance to the regional centre - Ivano-Frankivsk	33 km
Distance from the object to the residential area	1 km
Terrain	flat
Soil type	cohesive
Distance to the national road	1 km
Distance to the railway line	4 km
Distance to the existing gas pipeline	300 m
Distance to the existing Gas Distribution Station (GDS)	300 m
Distance to the existing 6-10 kV power line	300 m
Distance to the existing transformer substation	300 m
Distance to the potential connection point to the existing water main	100 m
Distance to the potential connection point to the existing sewerage system	150 m
Distance to fibre-optic networks	2 km
Contact Person	Bohdan Mazuryk, +380 67 727 7794
There is a 5 m wide hard-surfaced access road to the plot.	

Investment projects

The Burshtyn City Territorial Community is among the top three leaders in terms of the number of project initiatives submitted to the DREAM ecosystem, which includes activities related to investment attraction.

Statistic



One of the priority areas is the attraction of financial resources for tangible projects in the villages of the community. Under the ‘Dream Village’ programme by Goodvalley Ukraine LLC, 5 projects of the Burshtyn City Territorial Community were selected for further funding:

1. Cemetery improvement, project managed by the NGO ‘Community of Rizdvyany and Stryi Martyniv Villages ‘Our Land’.
2. External renovation of the club in the village of Korostovychi, a project managed by the Korostovychi Starosta District.
3. Development of a historical monument site in the village of Kuropatnyky, a project managed by the Korostovychi Starosta District.
4. Development of a children's space in the villages of Ozeryany and Sloboda, in partnership with the Burshtyn City Council, supported by an initiative group of village residents.
5. Development and renovation of the Demyaniv preschool educational institution (nursery-kindergarten) ‘Sonechko’.

The Burshtyn City Council, together with the Municipal Enterprise (ME) ‘Zhytlovyk’, are actively attracting international technical assistance for the implementation of investment projects aimed at community development. One such important project is the ‘Feasibility Study for the Water Supply and Sewerage System in Burshtyn town, Ivano-Frankivsk Region’, which will be implemented by the company NIRAS A/S with financial support from Swedfund International AB.

The total project cost is SEK 8,462,000. Its implementation will allow for the creation of a feasibility document that meets international standards and requirements necessary for participation in grant agreements. This project will be an important stage for improving the efficiency and environmental friendliness of the water supply and sewerage systems, as well as for attracting additional investment into the community.

Key sectors with growth potential

- The Burshtyn City Territorial Community has significant industrial potential, which can be reorganised and connected to renewable energy sources.

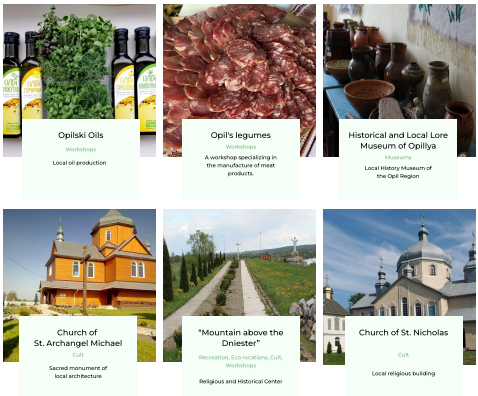
Its industrial complex is represented by the Burshtyn Thermal Power Plant (TPP), which has suffered numerous missile strikes, resulting in damage to several of the plant's units. This creates opportunities for a new investment niche: the modernisation of the TPP, incorporating and ensuring all principles of the green economy, and promoting economic diversification.

- The potential for tourism development within the community is rated quite highly. This is justified by the presence of a network of recreational routes and measures taken to protect the community's cultural heritage.

One of the well-known tourist routes is the 'Legends of Opillya' project. It includes 13 objects:

3 ancient churches	2 museums	2 tourist rest areas	1 workshop (offering 2 types of masterclasses)
2 estates	1 farm (with cheese tasting)	1 religious and historical centre	1 natural location (offering opportunities for boating and fishing)

Key tourist attractions



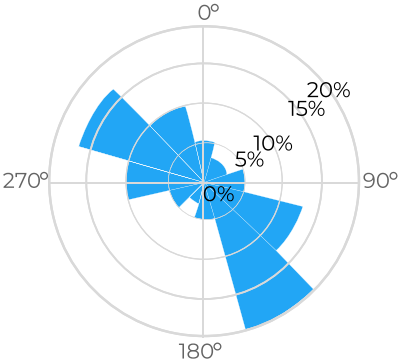
Currently, within the territory of the Burshtyn Forestry, ecological-educational trails and tourist routes are operating – ‘Na Zamkovu Horu’ (To the Castle Hill), ‘Na Krylosku Horu’ (To Krylos Hill), ‘Na Stavy’ (To the Ponds), the ‘Kamin – Simlyn’ route, and ‘Vzdovzh Burshtynskoho Vodoskhovyscha’ (Along the Burshtyn Reservoir). In 2024, the Mayor presented the community's tourism potential at George Washington University and in Prague as part of the Transformation Programme for Coal Towns and Thermal Generation Towns.

- 1 A wide range of opportunities is available for the development of the processing industry (the existing business base includes the production of rubber and plastic products, other non-metallic mineral products, cement, concrete, and artificial stone). The concepts for the operation of industrial parks also envisage giving priority to processing enterprises.
- 2 The community is paying increasing attention to the development of scientific research for the introduction of innovative tools, as well as to the information technology sector.
- 3 The community has significant experience in project activities in cooperation with international partners, which indicates its potential for further development in the area of cross-border cooperation.
- 4 Agriculture is represented by the activities of:
 - Household plots – 600 ha (grain crops and fodder root crops, potatoes);
 - Agricultural enterprises – 92 ha (grain crops and fodder root crops, potatoes);
 - Farms – 52 ha (grain crops and fodder root crops).
 Given the large number of available land plots and the community's rich natural resources, the potential for the development of crop production and animal husbandry is also quite high. Priority is given to berry cultivation.

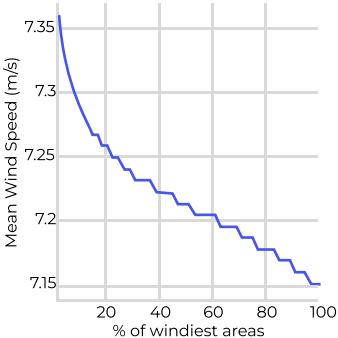


Renewable energy

The Burshtyn City Territorial Community demonstrates significant potential for the development of renewable energy, as the community possesses a substantial workforce skilled in the energy sector (TPP employees) who can be retrained for activities at modernised energy facilities or involved even at the development stage. Specifically, wind energy also has development potential. According to data from the 'Global Wind Atlas', the average wind speed in the region is approximately 6.49 m/s at a height of 100 metres in the 10% windiest locations. This indicator is favourable for the installation of modern wind turbines, which operate effectively within the speed range of 5 to 25 m/s. The average wind power density in this area reaches 295 W/m², exceeding the threshold values for the efficient operation of wind power installations.



Wind Rose



Average wind speed at 100 m height

The relatively uniform distribution of wind directions (according to wind rose data) facilitates the design of optimal wind farm configurations, ensuring stable electricity generation. Consequently, the community's territory is promising for the development of renewable energy infrastructure, which will attract investment and contribute to economic growth. Before implementing projects, it is recommended to conduct a more detailed microclimatic assessment to clarify the specifics of the wind regime, as well as to study the possibilities of integrating wind power plants into the existing energy system, considering the presence of the Burshtyn Energy Island. The development of wind energy in the community will also have a positive impact on its environmental profile, aligning with current trends towards transitioning to clean energy sources.

Local and State Business Support Programmes

Within the community, local businesses are encouraged to increase their level of social responsibility: for employed Internally Displaced Persons (IDPs) registered before 24 February 2022, enterprises are eligible for compensation equal to the employee's actual salary, but not exceeding two minimum wage rates.

Entrepreneurs in the Burshtyn City Territorial Community can benefit from regional programmes supporting small and medium-sized enterprises.

One such programme is the 'Development of Regional Infrastructure to Support Exporters' programme, implemented by the public association Unite Ukraine together with the Entrepreneurship and Export Promotion Office and the national project Diia. Business, with support from the International Trade Centre project 'Enhancing the Economic Resilience of War-Affected Communities', funded by the Government of Japan. Within the programme, a survey was conducted among local entrepreneurs, which helped to better understand the current capabilities of exporters in the region, as well as the main challenges they face. Additionally, a free intensive course, Go Export, was organised for regional entrepreneurs. The final stage of the programme was the development and publication of the Catalogue 'Export Potential of Ivano-Frankivsk Region'.

In 2025, free training courses will be conducted for businesses in the region with the support of the government of the Netherlands. Key topics will include: economics, systems thinking, strategy development, artificial intelligence, fundraising, crisis management, lean manufacturing, PR, and others. Over 1,000 entrepreneurs will be able to participate.

Furthermore, all residents of the community can utilise the opportunities provided by the state grant support programme eRobota, primarily for starting and developing their own businesses. Obtaining services from regional employment centres, which provide support in completing retraining programmes, is also readily available.

