

CHERNIHIV

INVESTMENT GUIDE





Photo by Valentyin Bobyr

CHERNIHIV – CITY OF LEGENDS!

Chernihiv is one of the oldest cities in Ukraine with a glorious 1300-years history.

The greatest value is the masterpieces of the historical heritage of the 10th - 18th centuries, including unique churches and cathedrals of the 10th-12th centuries.

Chernihiv is known for its authentic atmosphere, where ancient architecture and picturesque landscapes are organically combined with modern developed infrastructure, while long-standing traditions of brewing and delicious national cuisine add a special flavor.



Chernihiv
CITY OF LEGENDS



Photo by Ihor Starodubets

CHERNIHIV – HERO CITY!

In 2022, Chernihiv was awarded the honorary title "Hero City of Ukraine" by the President of Ukraine for the heroism and resilience of the citizens in defending the city during the repulsion of Russian armed aggression.



CHERNIHIV is the regional centre of Chernihiv Oblast in the north of Ukraine, located on the banks of the Desna River, 150 km from Kyiv.

THE AREA: 78,6 km²

282,700 people (as of 01.01.2022), among them:

WOMEN



54,4%

MEN



45,6%

STUDENTS



13 000

LABOR AGE POPULATION



190 000

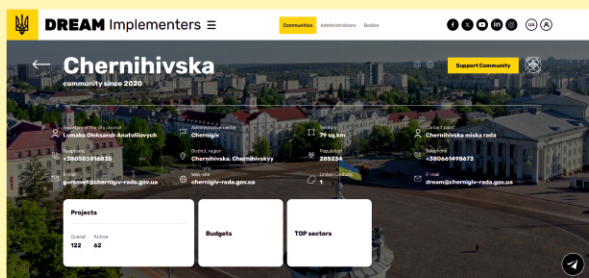
INTERNALLY DISPLACED PERSONS (IDPS)



11 480 (14.10.2024)

STRATEGIC DOCUMENTS AND DEVELOPMENT DIRECTIONS

- 1 The Restoration and Development Plan of the Chernihiv City Territorial Community (QR-code)
- 2 Chernihiv community recovery projects on the DREAM platform (QR-code)



- 3 The concept of development «Chernihiv is a Resilient city» (Author – Victoria Yakusha with the participation of a team of co-authors and partner organisations)
- 4 Program of socio-economic development of Chernihiv City Territorial Community (QR-code)



1st
place

in the quality index of 19 areas and services in frontline regional centres*

2st
place

in the rating of approval of local authorities by city residents*



*According to the 9th annual municipal survey 'Ratings of Ukrainian cities' by the International Republican Institute in 2024.

STRATEGIC DEVELOPMENT PRIORITIES



BUSINESS-CLIMATE

- **17 550** individual entrepreneurs;
- **1 519** small enterprises;
- **119** medium-sized enterprises;
- **510** enterprises of the industrial complex

Average salary:

UAH 17,500 (EUR 390) - according to recruitment agencies in 2024

Land tax rate - 1-3%



MAIN AREAS OF ECONOMIC ACTIVITY:

- Food industry
- Processing industry
- Machine building industry
- Electricity supply
- Light industry
- Service industry
- IT cluster

The city has:

- 2 national universities,
- 5 vocational schools,
- the Centre for the creation and development of start-ups «Peremoha»
- Opening of a city business hub

INVESTMENT DRIVERS:



150 km from Kyiv,
140 km to Boryspil
International Airport



New modern bridge
over the Desna River
(2024 construction year)



Railway connection



High-quality artesian
water from a depth of 460 m

Photo by: www.facebook.com/Autostrada.company



INTERNATIONAL COOPERATION



2024 p. – Chernihiv became a member of EUROCITIES



2023 p. – the city of Chernihiv was awarded the Council of Europe's European Diploma and Flag of Honour prizes

TWIN CITIES:

White Plains, the USA			Lappeenranta, Finland		
Reims, France			Ogre, Latvia		
Saint-Denis, France			Hradec Králové, Czech Republic		
Aachen, Germany			Tarnobrzeg, Poland		
Memmingen, Germany			Gabrovo, Bulgaria		
Rzeszów, Poland			Petah Tikva, Israel		
			Prilep, North Macedonia		

INTERNATIONAL PARTNERS:







INVESTMENT OFFERS

CONSTRUCTION OF A BIOGAS SYSTEM FOR THE PRODUCTION OF THERMAL AND ELECTRICAL ENERGY ON THE BASIS OF THE COMMUNAL ENTERPRISE «CHERNIHIVVODOKANAL»

It is a part of the comprehensive reconstruction of the sewage treatment facilities of the city of Chernihiv with about **34.0 million EUR** total cost.

PROJECT STAGES:

-  I stage reconstruction of the air supply system - 4,5 million EUR;
-  II stage reconstruction of air tanks - 11 million EUR;
-  III stage reconstruction of primary and secondary sedimentation tanks, sand collection plant - 9,5 million EUR;
-  IV stage construction of a biogas extraction system - (from sludge) 9 million EUR.

- The first stage, the reconstruction of the air supply system, has been completed
- The implementation of the IV stage – the construction of a biogas extraction system is a potential investment project that will ensure the production of thermal energy for heating and hot water supply.
- Projects – developed for stages 1, 2, 3
- According to preliminary calculations, the construction of a biogas production plant will ensure the production of 415,000 kW of electric energy per year.



CONSTRUCTION OF THE WASTE RECYCLING PLANT

The project includes the organisation of collection, sorting and recycling of waste generated in the Chernihiv city territorial community, and the formation of a secondary raw materials market. The project volume of waste processing (treatment) is 1,615 m³ per day.



APPROXIMATE MORPHOLOGICAL COMPOSITION OF WASTE:

- food waste – 28%;
- polymers – 22%;
- paper, cardboard – 21%;
- wood – 7%;
- glass – 6%;
- other waste – 9%.

Among other things, the construction of a waste recycling plant will reduce the volume of waste disposal and generate secondary raw materials, heat or electricity.

PROJECT - needs to be developed.

THE TOTAL COST
(approximately):
USD 40,000,000

UNIFICATION OF HEATING NETWORK SYSTEM

Reconstruction of the existing pumping station and construction of a new one, insulation of the main pipelines, construction of a pipeline to connect two district heating systems in the city

PROJECT INCLUDES:

- Renovation of Central Heating Points (CHPs)
- Installation of Individual Heating Points (IHPs)
- Implementation of a SCADA system at CHPs with the installation of heat meters

PROJECT – needs to be developed

DESIGNED DOCUMENTATION:

- Technical and Economic Justification for the «Centralized Heating Supply System of Chernihiv»
- Report on the «Development of the Heating Supply Scheme for the City of Chernihiv» within the framework of the «Energy Security Project» (Developer – LLC «Arnika-Center»)
- Interim report on the project «Low-Carbon and Just Transformation of Ukraine's Energy Sector» (developed by PwC and AFRY).

The implementation period is 36 months.

The main benefits are achieved by reducing heat losses in the network and increasing the energy efficiency of the pumping stations.

THE TOTAL COST
(approximately):
EUR 33,000,000



CONSTRUCTION OF HIGHLY MANOEUVRABLE GENERATION BASED ON A COMPLEX OF GAS PISTON GENERATORS WITH A TOTAL CAPACITY OF 50 MW OF MORE AT CHERNIHIV CHP

Construction of 10 gas piston generators with waste heat boilers, each rated at 5 MW, which includes:

- Foundations
- Wall panels
- Auxiliary system modules
- Air intake and exhaust gas modules
- Metal structures
- Generating units (technology for medium-speed piston engines operating at 500-750 RPM)
- Radiator field and smoke stack supports
- Silencers and flue pipes
- Ventilation modules

PROJECT - needs to be developed.

THE TOTAL COST
(approximately):
EUR 50,000,000

This complex will enable coverage of morning and evening peak loads during high price positions in the balancing market. The entire system is capable of rapidly adjusting loads within a timeframe of 10-15 minutes.

The waste heat boiler enables the additional production of thermal energy to provide hot water supply during the summer period and heating in the winter.

This project is reflected in the interim report for the «Low-Carbon and Just Transformation of Ukraine's Energy Sector» project, executed by PwC and AFRY.



THE RECONSTRUCTION OF CENTRAL PARK OF CULTURE AND RECREATION

THE GREEN LUNGS IN THE CENTER OF THE CITY

The favorite place of rest and rehabilitation of Chernihiv residents and tourists.

136 ha area, 60 ha green zone.

There are recreation areas, a concert hall, an amusement park, sport grounds.

The concert hall and infrastructure were damaged by the Russian invasion.

THE PROJECT OF RECONSTRUCTION INCLUDES:

- 24 km length of footpaths / 7 km length of bicycle paths
- Landscaping improving
- Sports park
- Wildlife park
- Extreme park, zip line
- Eco-trail, eco-hotel
- Center for creative development
- Attractions, bicycle track
- Beach, boat station

PROJECT – pre-design solution developed.

THE TOTAL COST
(approximately):
USD 70,000,000



THE CONSTRUCTION OF THE SPORT PALACE

THE MAIN TASK OF THE PROJECT IS:

to create optimal conditions for conducting educational and training sessions for students of sports clubs, children's and youth schools, holding competitions at the city, regional all-Ukrainian, and international levels, providing physical culture and sports services to city residents, holding public cultural and mass events.

- A multi-purpose sports hall for a large number of game sports: football, basketball, volleyball, tennis, badminton, etc.
- The project also includes the construction of a climbing wall, a modern 50-meter shooting range, a large pool with 8 lanes and a small pool for beginners, a rhythmic gymnastics department, a boxing hall, gyms, and a recovery center.
- The future sports palace will meet all the requirements for holding national-level sports competitions and educational and training meetings.

PROJECT – developed (needs to be updated).

TOTAL COST
[approximately]:
EUR 37,500,000



THE RECONSTRUCTION OF THE CONGRESS HALL

The creation of the Congress hall will contribute to the development of the economic capacity of the community and the activation of the investment potential of the city of Chernihiv and the Chernihiv region.

The 3-story building with an area of about 2,700 square m2 is located near the historical center of the city on the banks of the Stryzhen River, surrounded by nature, and has good transport access.

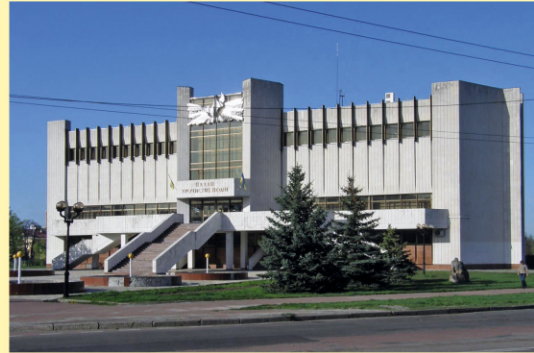
The building was constructed in 1988 for the purpose of holding wedding ceremonies and was distinguished by unique architectural solutions for that time. Today, the space needs to be rethought and renovated.

PROJECT - needs to be developed.

The project may include the development of the surrounding territory, including the Stryzhen River embankment and related recreational infrastructure.

THE CONGRESS HALL RECONSTRUCTION INCLUDES:

- the construction of halls for holding events, namely forums, congresses, exhibitions
- a café-restaurant
- business hub, office space and coworking



TOTAL COST -
requires calculation



THE CONSTRUCTION OF REHABILITATION CENTER

THE PURPOSE OF THE PROJECT :

ensuring physical and mental rehabilitation, including of war victims and veterans of the Armed Forces.

The development of the concept of rehabilitation center and medical technological components is underway.

The land plot is defined.

THE ADVANTAGES OF CONSTRUCTION IN CHERNIHIV:

- Green zone on the territory of the city
- Availability of developed city infrastructure
- Connection to city networks (water, heat, electricity)
- The capital Kyiv is nearby

PROJECT - needs to be developed

**TOTAL COST -
requires calculation**



CONSTRUCTION OF MULTI-STORY RESIDENTIAL BUILDINGS

- an autonomous source of heat supply in each apartment
- with built-in space for offices
- on land plots in permanent use in Chernihiv

The state of readiness of the projects is from 5% to 90%

PROJECT – separate projects have been developed for each building

The cost of each building is determined according to the specific project.

AVAILABLE AREA FOR DEVELOPMENT:

- construction of residential premises with a total area of 102,111 sq m and non-residential premises with a total area of 28,817 m²
- number of buildings – 12



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Chernihiv
City Council