

Charter of the project planned to be implemented under the public-private partnership formula

1. Data regarding the public entity implementing the project

1) The entity implementing the project

Sports Infrastructure Management Board of Krakow

Ul. Walerego Sławka 10
30-633 Krakow
Tel. +48 12 616-64-01
Fax +48 12 616-64-00

2) Contact person

Paweł Popławski – Head of Planning and Investment Preparation Department
Tel. +48 012 616-63-70, e-mail ppoplawski@zis.krakow.pl
Przemysław Chwałą – Head of EU Funds Acquisition Department
Tel. +48 012 616-64-70, e-mail pchwala@zis.krakow.pl

2. Information about the project

1) Name of the investment

“Port – Płaszów” Marina on the Vistula River in Krakow

2) Subject matter of the investment

The investment aims to fill a market niche by providing previously missed services for recreation and water tourism, and offering them to the city residents and tourists. The residents of Krakow having vessels are almost deprived of launching them on the river. They may not even store and maintain them in an appropriate manner, and make necessary repairs and checkups, due to lack of an adequate infrastructure for these purposes. The opening of the port will also be an invitation for the tourists to come to Krakow by water.

The scope of the investment includes construction of a modern port and marina in the existing port bay on the Vistula river near the Dabie barrage. The developed initial concept of the investment includes:

1. Construction of the marina in the existing port of Plaszow.
2. Construction of the port master's office including social facilities and a hotel for the marina (located in boats).
3. Construction of infrastructure necessary for the operation of the marina, including: jetties, mooring positions (50-75 seats) with connections, platform to support the white fleet and construction of supporting recreation and sports infrastructure, for the marina users.
4. Construction of five stops for vessels, Krakow Water Tram and 1 mooring piles position on the Vistula River in Krakow.
5. Marking the marina and stops for boats.

The planned infrastructure is mainly to meet recreational and tourist functions. As a supplement, we also provide commercial functions related to operation of the port, hotel, catering and other services. The port is to fulfill the functions of a warehouse in case of high water level during the winter and the river units which are in particular property of the Municipality of Krakow. Within the planned investment also public green areas with an infrastructure designed for active recreation, culture, recreation and sport will be developed. In addition to playgrounds, benches, tables and places for barbecue, a beach with pergola and a stage for outdoor events and beach volleyballs are planned. Also walking and biking paths as well as necessary driveways are planned.

Initially it was assumed that the realized investment should provide users with an access to the changing rooms, showers, toilets, first aid points, lockers and storage boxes, hotel rooms, restaurants, cafes, tavern, including a Wi-Fi connection, and electricity and water supply points, fire and rescue equipment, pop workshop for minor repairs of the equipment boats, garbage and solid waste tanks, sewage pumping network on the waterfront, facilities for used oils reception, car park for cars and under boat trailers, mobile petrol station, and sports and sailing equipment rental.

After 2016, the scope of the agreement with a private partner may in addition to the investment in question include Krakow Water Tram (KTW) operation, which has been operated since 2010, based on a network of eight stops on the route length of about 10 km (section of the Vistula River from Galeria Kazimierz to the Benedictine abbey in Tyniec).

3) Place of the investment implementation

The Małopolska Voivodeship, the City of Krakow, XIII Podgórze District, Na Zakolu Wisły.

The planned investment shall be located in 13th District Podgórze near Na Zakolu Wisły and Nowohucka streets. The existing port bay creates favorable conditions where a new port may be located. It is also well accessible from the neighboring Nowohucka street, which is one of the main thoroughfares of the city, designed for greater payload vehicles.

4) The implementation phase of the project

- a) an idea (an indefinite period of implementation);
- b) the planned or selected consultancy firm;

- c) the pre implementation analysis;
- d) ~~the initiated procedure;~~
- e) ~~the selected private partner;~~
- f) ~~construction of the object;~~
- g) ~~operation of the object.~~

5) The planned division of tasks between the public party and the private partner

Obligations of the private partner:

- providing knowledge and experience (know-how) within the scope of the design, construction and management of the water, hotel and sports objects;
- participation in the design phase;
- a financial contribution to the construction and equipping of the investment;
- promotion, marketing and management of the object.

Obligations of the Municipality of Krakow:

- providing for the investment the lands of significant values;
- developing a concept for construction of the building;
- support in the development of construction plans and obtaining appropriate licenses;
- cooperation in the promotion and organization of events to animate the object.

6) The preferred form of cooperation between the public party and the private party

The project is planned to be realized under the Public-Private Partnership formula, or under the license. The preferred model of cooperation under the PPP framework is the BOT model (build, operate, transfer).

3. Funding and the estimated value of the investment

1) The estimated gross cost of the project (in PLN)							
The estimated gross cost amounts to 24.5 million PLN (investment without land)							
2) The project funding							
- the public partner: to be negotiated				- the private partner: to be negotiated			
3) The planned in-kind contribution of the public party and the estimated value of the contribution (in PLN)							
The developed concept of the object.							
4) The proposed form of remuneration of the private partner							
<ul style="list-style-type: none"> - Proceeds from the management and operation of the object, including fees for maintenance of the other vessels and proceeds from commercial services: operation of workshops, hotel, restaurant, cafe, petrol station, car park, rental of halls, warehouses, sports equipment; - Proceeds from advertising and events, - Availability of grants, funding for sports and recreational activities for children and youth and sporting events by the Municipality of Krakow; - Any proceeds from fees for operating the base for vessels of the Municipality of Krakow; - After 2016 operation of the Krakow Tram Water (e.g. proceeds from the tickets sale). 							
5) Participation of the EU funds							
Preparation of the application	n/a	Filing of the application	n/a	Grant agreement	n/a	Project included in the IWPK list	n/a
6) The program from which the EU funds originate							
n/a							
7) The gross funding value(in PLN)							
n/a							

4. Additional information, the state of preparation of the project:

1) Designation of the plot, location and the property status of the real estate on which construction of the object is planned and the legal status thereof
The total area of 4.1701 ha (3.6166 ha - plot 4/1, 0.2399 ha - plot 33/1, 0.3136 ha - plot 33/2) which includes:

- Plot with the evidence no. 4/1 precinct 16 Podgórze - property of the State Treasury, mortgage register No. KW 251 818;
 - Plot with the evidence no. 33 precinct 16 Podgórze – property of the State Treasury, mortgage register No.KW 251 818;
 - Plot with the evidence no. 33/2 precinct 16 Podgórze – property of the State Treasury KR1P/00449425/9.
- The existing port located on the right bank of the Vistula River, located at its 81 300 km, following the SW Dabie barrage.

2) Status of the investment preparation (which documents have been developed, e.g., initial business plan, investment feasibility study, architectural concept, construction design, building permit, etc.)

Architectural concept. The area is covered by the applicable Local Zoning Plan.

The Charter prepared within the project

„PPP a new perspective” to create an international network of cooperation to promote public-private partnership for Krakow

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