

## 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**

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#### 2) Contact person

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### 2. Information about the project

#### 1) Name of the investment

**Multipurpose sports and entertainment arena - TS WISŁA, including facilities**

#### 2) Subject matter of the investment

The project involves the construction of multipurpose sports hall with a capacity of around 4000 spectators (audience arranged along the long sides of the hall and two upper tribunes, including four thousand of seats. Additional 400 beds located on 2 folding tribunes located along the shorter sides of the hall). Depending on the needs of the pitch, you can arrange additional seats or, e.g., a scene, ring, etc., thus allowing performing various functions and organization of sports events of international importance.

The planned multi-purpose hall - sports and entertainment will be a modern object that will enable the organization of sporting events at the highest level as well as enable its use for the organization of various mass events including concerts, performances, conferences, etc.

The capacity of the hall will include from 5 to 7 thousand spectators, depending on the type of the show. The object should combine the following functions:

- sports function (basketball, volleyball, judo, boxing, handball etc., the hall is to meet the requirements of the sports federations);
- entertainment;
- exhibition and trade fair;
- recreation (open to the public);
- commercial.

### 3) The place of implementation of the investment

The Małopolska Voivodeship, the City of Krakow, V Krowdrza District, at ul. W. Reymonta 22.

The investment is planned to be constructed within the area of the sports objects complex of the Sports Society Wisła Krakow, located at ul. Reymonta in the vicinity of Błonia Krakowskie. In the immediate vicinity sports objects are situated such as: the municipal football stadium, TS Wisła sports buildings and the existing sports and pool hall. The location is convenient in terms of proximity to main roads as well as the town center, located just a few minutes' walk away.

### 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) in the construction of modern sports and entertainment halls;
- participation in the designing phase;
- a financial contribution to the investment construction;
- a financial contribution in equipping the object;
- management of the object (after consultation and securing the TS Wisla club needs);
- promotion and marketing of the object.

Obligations of the public partner (The Municipality of Krakow):

- contributing for the investment land of significant value;

- development of the building construction concept, construction plans and obtaining of appropriate permits;
- development of a construction design;
- promotion of the object;
- cooperation in the organization of sporting, cultural and other events.

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

The investment is planned for implementation under the public-private partnership formula or concession. The preferred model of cooperation under PPP is the BOT model (build, manage, hand over).

### 3. Funding and the estimated value of the investment

#### 1) The estimated gross cost of the project (in PLN)

PLN 55 million (excluding the land value)

#### 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 contribution of the public partner is:

- a. the land of significant value (special location) owned by MoK;
- b. the developed architectural concept.

#### 4) The proposed form of remuneration of the private partner

- the financial benefits derived from the object management: proceeds from ticket sales, catering, car park, rooms rental, advertising and the organization of events;
- it is a modern, multipurpose sports object with the highest standard, located in the center of nearly one million habitants city;
- convenient location and accessibility (proximity to the city center, bus and rail connections to the airport, possible alternative forms of communication: bike path, public transport);
- the possibility of obtaining grants, subsidies for sports activities for children and youth, recreational and sporting events of the Municipality of Krakow;

<ul style="list-style-type: none"> <li>- proximity of the hotel base, commercial and cultural centers;</li> <li>- location of the object and its architecture allow the organization of mass and closed events;</li> <li>- the object allows the organization of international competitions.</li> </ul>							
5) Participation of the EU funds							
Preparation of the application	n/a	Filing of the application	n/a	Grant agreement	n/a	The program from which the EU funds originate	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
<p>Plot No. 180/10, precinct No. 12, Krowodrza cadastral unit – a part of the plot to be developed, of the area of approx. 0,80 ha. Property of the land: The Municipality of Krakow, perpetual usufructuary TS Wisła.</p>
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.)
The architectural concept.

**The Charter prepared within the project**  
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