



# INDUSTRIAL & RDI Park Siret

- Industrial park
- Science and technology park
- Technological, vocational & dual education





# **Ec. Adrian Popoiu**Mayor of Siret City

The city of Siret was a well-developed industrial center during the communist period, but it has fallen a lot in the last 25 years. To revive the local economy, we have defined a strategy to support the business environment in the city of Siret, and the local administration has become a close partner of companies interested in investing in the area.

The development of the business environment is vital for the development of cities and is carried out in close accordance with a series of absolutely mandatory facilities that we already have or are currently implemented through projects financed with European funds:

> we have set up an industrial park and we can offer the related fiscal facilities;

> we expand and modernize the school infrastructure for vocational and technical education, including dual education;

> we are building a science and technology park where research, innovation and technology transfer activities will take place in partnership with Ştefan cel Mare University of Suceava. The added value of this area is given by the fact that the industrial park is located exactly at the end of the A7 highway and only 100 km from the future A8 highway.

The city of Siret is making significant efforts to create an investor-friendly environment. Dual education, vocational and technical education, business support infrastructure and research and development infrastructure are at the forefront of our focus. In the coming years we aim at becoming a development hub that successfully brings together the interests of local authority, academia and business for the benefit of the entire region.

Parian Popoin

### **Sebastian Metz**

General Manager,
Board Member of AHK România



As the official representative of the German economy in Romania, we have, among other things, the honorable mission to discover hidden gems in the economic development regions of the host country in order to offer German investors the most suitable locations for their activities. For some time now, we have been focusing on the Northeast Region. This aspect involved multiple projects in that area, business delegations, economic missions, working visits.

I visited the city of Siret with my colleagues and I was able to see with pleasant surprise how the local authority understands to promote the city, the region as an investment location. It is a holistic complex approach, from a vocational school in a dual system, an industrial park near the border with Ukraine to a technological and science park which will be operational at the end of 2022 in which German technology will surely find its place.

Romania's cities and regions are still in a process of adaptation, of learning in terms of marketing. Some move faster, the

learning process being dynamic and agile, others lag behind.

Siret, a small town on the Northern border of Romania is successfully trying to position itself year after year on the map of cities with an attractive offer.

Representatives of Siret participate with perseverance at top national or international events, improving their offer from year to year, thus presenting themselves more and more professional and implicitly more convincing.

The city of Siret is an example of good practice in the North-East Region with a continuous development that we cannot but recommend to investors from any part of the world.

We wish them success and may their diligent efforts bear fruit as soon as possible!



Available workforce. In Suceava County, the number of jobs per 1000 inhabitants is twice as low as compared to the counties in Western Romania. Also, the Ukrainian workforce may also be attracted. Siret custom is the only custom in Suceava that allows pedestrian crossing from Ukraine to Romania.



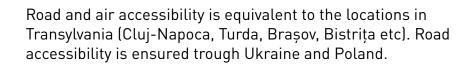
Qualified workforce – technological high school, vocational school and dual education. In the Siret city, a technical college operates, which educates over 1300 students, of which 550 follows technological field. The approached specialization are transport technician, car mechanic, industrial machinery and equipment mechanic, textile technician.



In Siret City is being built a science and technological park, which will adress the fields of Industry 4.0, Smart City and Smart Tourism. The infrastructure works will be completed in December 2022. Parteners in this project are Suceava County Council and "Stefan cel Mare "University of Suceava.



The average gross salary in Suceava County is lower by 100-190 Euros comparted to the average net salary being paid in Western Romania.





# 5 reasons to invest in





#### 1. Industrial Park

- > 16 hectars of land avaliable;
- > Tax exemptions for land and buildings;
- > Labor force avaliable in Suceava and Botosani counties;
- > External labor force avaliable in the Chernivtsi Region/ Ukraine;
- > The industrial park is located near the European road E85, the future A7 highway and 100 km from the future A8 highway.

### 2. Technological Education

- > "Latcu Voda" Technical College Siret Technical high school that educates 1300 students (550 on technological profiles).
- > Specializations: transport technician and textile technicial;
- > Skills acquired in the automotive area: CAD design, locksmithing, operatuon of CNC machines and logistics.

# 3. Vocational and dual education part of the Technical College "Latcu Voda"

- > Vocational school car mechanic qualification;
- > Dual education mechanical qualification of industrial machines and equipment;
- > Workshops and laboratories: CAD design laboratory, textile laboratory, locksmith workshop, CNC machine workshop, textile workshop.

### 4. Qualification/ requalification of the labor force

- > Educational center for lifelong learning
- > Center structure:
  - Conference room with 100 seats;
  - Two training rooms with 30 seats;
  - The center will have an educational module in the field of robotics;
- Partners in the educational field "Latcu Voda" Technical College Siret, "Stefan cel Mare " Unversity of Suceava.

### 5. Research, innovation and technology transfer

- > Siret Science and Technology Park;
- > Smart specialization areas addressed: Industry 4.0, Smart City, Smart Tourism;
- > Park structure:
  - Industry 4.0;
  - Manufacturing Laboratory (FABLAB) the IT Open Source HUB;
  - Counseling offices;
  - Office spaces for rent.
- > Partners within the project: Siret City Hall, Suceava County Council "Stefan cel Mare" University of Suceava, SC Industrial Park EEB Siret;
- > Suporting parteners: AHK Rumanien Romanian-German Chamber of Commerce, "Yurii Fedcovici" University Cernivtsi/Ukraine.

# At a glance

LOCATION	Site name	East European Border Industrial Park	
	Town/ Country	Siret/ROMANIA	
	County	Suceava	
AREA OF PROPERTY	Maxim area available	16 ha	
	Possibility for expansion	Yes. 25 ha	
PROPERTY INFORMATION	Approx. land price Euro/m2	Sale - approx. 10 euro m² Concession - 0.25 euro/m²/year Administration fee - 0.6 euro/ m²/year	
	Owner	Siret City	
	Valid zoning plan	Yes	
	Plots	An investor can buy/ lease (concession) several plots.	
LAND SPECIFICATION	Soil class with area	The land is allocated to economic development.	
	Differences in land level	0 m	
	Present usage	Agriculture	
	Soil and underground water pollution	No	
	Were geological research done	Yes	
	Risk of flooding or land slide	No	
	Underground obstacles? (Networks of gas, water)	No	
	Ground and overhead obstacles (Networks of gas, water etc)	No	
	Ecological restrictions	No	
	Buildings/ other constructions on site	No	
	Main destination of buildings proposed to be built in Siret Industrial Park EEB	<ul> <li>Industrial hall</li> <li>Goods warehouses</li> <li>Customs warehouses</li> <li>Temperature-controlled warehouses/storage</li> <li>Office buildings</li> <li>RDI Infrastructure</li> </ul>	

TRANSPORT LINKS	Access road to the plot	European road - E85.	
	Sea ports located	Galați (Danube) – 388 km Constanța (Black Sea) - 576 km	
	Railway line	2 km from the park	
	Nearest international airports	Suceava Airport - 43 km Iaşi Airport - 168 km Bacău Airport - 191 km	
	Nearest province capital	Suceava - România - 42 km Botoșani - România - 60 km Cernăuți - Ucraina - 42 km	
EXISTING INFRASTRUCTURE	<ul><li>ELECTRICITY</li><li>Connection point</li><li>Voltage</li><li>Available capacity</li></ul>	Yes ■ Upon entering the park ■ 20 KVA ■ 5 MW	
	GAS	Yes	
	Connection point	Upon entering the park	
	WATER SUPPLY	Yes	
	Connection point	Upon entering the park	
	SEWAGE DISCHARGE	Yes.	
	Treatment plant	Yes – City sewage plant.	
	TELEPHONE	Yes	
	INTERNET	Yes	
COMMENTS	Siret Industrial Park East European Border was e	stablished in 2016	
	<ul> <li>Customs warehousing procedure allows the storage in a customs warehouse of:</li> <li>Foreign goods without them being subject to import duties or commercial policy measures;</li> <li>Romanian goods that benefit on the basis of being placed in a customs warehouse, the measures related to the exportation of goods.</li> </ul>		
FACILITIES NEAR THE PARK	<ul> <li>Oil station</li> <li>Hotel</li> <li>Customs</li> <li>Bus station</li> </ul>		
FACILITIES FOR INVESTORS	<ul> <li>Exemption from land tax;</li> <li>Exemption from building tax;</li> <li>Companies can resort to state aid schemes provided by the Romanian Ministry of Finance.</li> </ul>		

# Strategic position

Through its location at the eastern border of the European Union, Siret Industrial Park is as accessible for Western Europe as the parks located in Transylvania, offering multiple opportunities for investors.

It connects the European Union market with the non-EU states and acts as a middle ground for production facilities and goods exchange between NORTH (Ukraine, Belarus, Baltic States), SOUTH (Greece, Turkey and the Middle East), EAST (Russia and former soviet countries) and WEST (Poland, Germany, France and the Netherlands).

Siret offers the same accessibility to Western Europe as Transylvania does. It's as close to Amsterdam as Cluj and Brasov are, but it's a more financially advantageous alternative. Costs related to salaries are lower and the available workforce is higher in number as compared to Romania's central and western counties.

•	KM	<b>5</b>	<b>N</b>
Suceava	43 km	30mir	n 🕒 -
laşi	168 km	(L) 2,5h	<u> </u>
București	480 km	(L) 6,5h	(L) 2h
Kiev	567 km	(L) 8h	(L) 5h
Varşovia	720 km	(L) 9,5h	(L) 6h
Budapesta	724 km	(L) 9,5h	(L) 4h
Viena	1.100km	(L) 12h	(L) 5h
Berlin	1.240 km	(L) 13h	(L) 5h
Munchen	1.433 km	(L) 16h	(L) 5h
Koln	1.895 km	(L) 20h	(L) 5h
Paris	2.233 km	(L) 24h	(b) 5h
Amsterdam	1.866 km	(L) 19h	(b) 7h
Moscova	1.427 km	(L) 18h	(b) 7h

Future infrastructure investments that will improve the road accessibility of Siret City. Horizons 2025.

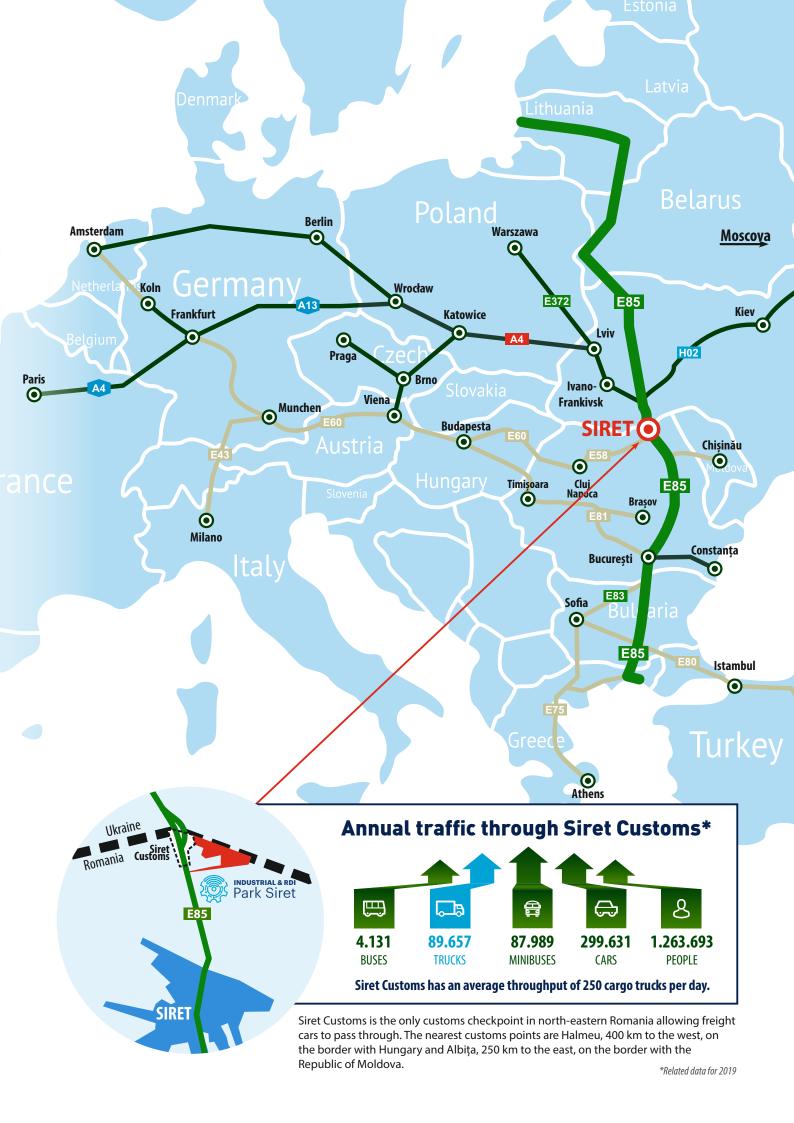


#### Main road distances

		TOTAL km	HIGHWAY km
AMSTERDAM	SIRET	1852	1452
AMSTERDAM	Cluj-Napoca	1857	1456
AMSTERDAM	Brașov	2099	1742
BERLIN	SIRET	1229	839
BERLIN	Cluj-Napoca	1330	1001
BERLIN	Brașov	1556	1200
PARIS	SIRET	2171	1774
PARIS	Cluj-Napoca	1942	1646
PARIS	Brașov	2168	1857
KOLN	SIRET	1719	1330
KOLN	Cluj-Napoca	1656	1275
KOLN	Brașov	1827	1524
PRAGA	SIRET	1171	779
PRAGA	Cluj-Napoca	992	714
PRAGA	Brașov	1218	913
VARSOVIA	SIRET	692	70
VARSOVIA	Cluj-Napoca	917	198
VARSOVIA	Brașov	1065	70
KIEV	SIRET	556	0
KIEV	Cluj-Napoca	905	0
KIEV	Brașov	928	0
MOSCOVA	SIRET	1402	23
MOSCOVA	Cluj-Napoca	1715	23
MOSCOVA	Brașov	1774	23









#### Tax incentives granted to residents of the park:

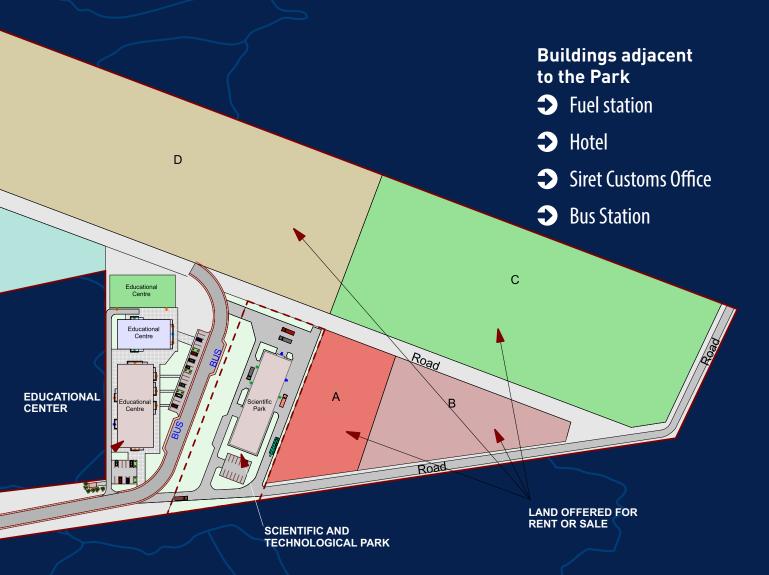
- > Exemption from tax on land use within the park
- > Exemption from tax on buildings for constructions within the park

These facilities may be granted under the de minimis aid rule or if initial investments made in industrial parks can take the form of regional state aid.

The exemptions granted under the de minimis aid can not exceed 200,000 euros over 3 consecutive years.

When calculating the total amount of de minimis aid all exemptions are cumulated.

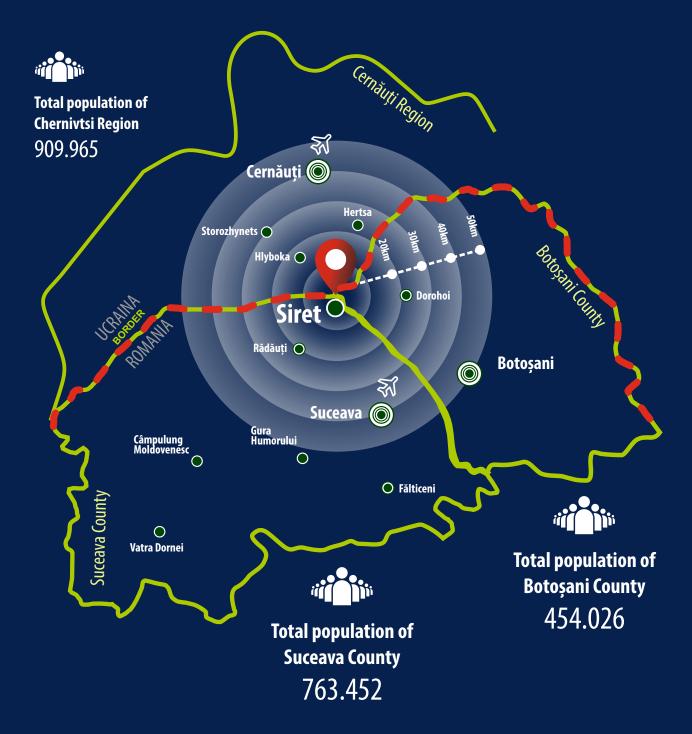
More than that, companies that will operate in Siret Industrial Park East European Border can also resort to state aid schemes managed by the Ministry of Finance.



## Cumulative minimum conditions for admission to Siret Industrial Park EEB

- > Minimum investment: 100,000 euros
- > Minimum jobs created: 25 (Minim 1 new job created for every 100sq of land)
- > Amount invested: a minimum of 120 EUR /mp (relative to the total area of land for which the offer is submitted). Value of completed constructions (buildings & constructions with roof) plus fixed assets (except for concrete platforms);
- > Occupancy of the land: constructions with roof built on an area of minimum 30% of the land, relative to the total area of the land for which the offer is submitted.

## **HUMAN RESOURCE**



County	Total population	Employed population	Percentage out of total population
Suceava	642.551	118.838	18
Cluj	679.141	276.620	41
Timis	650.533	263.473	41
Brasov	546.615	197.873	36

# Potential area for attracting workforce to Industrial & RDI Park Siret – Romania & Ukraine

Siret has always been a major economic hub attracting workforce from a radius of 30-40 km around the city. In stark contrast to the communist period, when only local workforce could be counted on, external recruitment from Ukraine is also possible at this moment.

On the Romanian side, Siret can attract workers from the adjacent cities of Siret, Rădăuți, Suceava, Botoșani and Dorohoi. Population in this area amounts to 312 916 people. On the Ukrainian side, regions of Storojinets, Chernivtsi and Herta amount to 271.715 inhabitants.

In total, the population inside the potential area for attracting workforce rises to 584.631 inhabitants.

Siret Customs is the only customs in Suceava County that allows pedestrian crossing from Ukraine to Romania.



### **Airline accessibility**



The nearest airport to Siret Industrial Park EEB is Suceava International Airport, 43 km away. It has been recently modernized in 2016 and has direct flights to Bucharest, London and Milan. More destinations are to be operated in the near future. Also, in the future, a cargo terminal is to be added to the aiport infrastructure.

Iași International Airport is located 168 km away, a 2h30m drive. It has direct flights to Bucharest, Vienna, London, Paris, Madrid, Munich, Rome, Tel Aviv, Paris, Bruxelles, Koln, Milan or Larnaca.

Otopeni International Airport in Bucharest can be reached by direct flight from Suceava and the flight takes only 1h. From here, any destination in the world is available.

#### Airports of interest to Siret Industrial Park

		╚	₹ <b>7</b>	
Suceava International Airport	43km	⇔ 45min	-	www.aeroportsuceava.ro
Iași International Airport	168km	<b>⇔</b> 2,5h	-	www.aeroport-iasi.ro
București International Airport	480km	<b>⇔</b> 6,5h	2h	www.bucharestairports.ro

#### Direct flights operated from Suceava International Airport

FLIGHT	(L)
Suceava - Londra	3.5h
Suceava - Milano	3h
Suceava - București	1h
Suceava - Memmingen	2h
Suceava - Dortmund	2h
Suceava - Viena	2h
Suceava - Bruxelles Zaventem	2h
Suceava - Roma	2h
Suceava - Bologna	2h

## Most important direct flights operated from Iași Airport

_	-
FLIGHT	<u>(b</u>
laşi - Viena	2h
laşi - Munchen	2h
laşi - Koln	2h
laşi - Paris	2,5h
laşi - Madrid	3h
laşi - Barcelona	3h
laşi - Tel Aviv	3,5h



# Workshops, laboratories and amphitheater within the Laţcu Vodă Technical College Siret City

This technical college includes: a technological high school with the profiles of transport technician and textile technician and a vocational school with a car mechanical profile for vocational education and a mechanical profile of industrial machinery and equipment for dual education.

#### The building includes:

- 1. A CAD design laboratory equipped with:
  - a. PC workstations for 30 students
  - b. CAD CAM CAE type software (NX Siemens)
- 2. A CNC machine workshop equipped with:
  - a. A CNC lathe (Knuht)
  - b. A CNC milling cutter (Knuht)
  - c. A conventional lathe (Knuht)
- 3. A locksmith workshop equipped with:
  - a. Hexagonal workbenches
  - b. Tools specific to the locksmith field
- 4. A textile laboratory equipped with:
  - a. PC workstations for 30 students
  - b. Laboratory equipment
  - c. Clothing design software
  - d. Software for automated tailoring
  - e. Embroidery software
- 5. A textile workshop equipped with:
  - a. Sewing machines of different types (linear sewing, triplok, uberdeck, button sewing, etc.) (Durkopp Adler)
  - b. Embroidery machine
  - c. Automated cutting machine (GeminiCad)
- 6. Amphitheater with 100 seats





### **EEB Siret Science and Technology Park**

The project is funded by the Regional Operational Program 2014-2020.

### The founding consortium of the EEB Siret Science and Technology Park consists of:

- Siret Town Administration;
- Suceava County Council;
- "Ștefan cel Mare" University of Suceava;
- SC Industrial Park EEB SRL Siret.

#### Support partners:

- Romanian German Chamber of Commerce, Romanian AHK:
- Yurii Fedcovici University Chernivtsi / Ukraine;
- Chamber of Commerce and Industry of Romania, Suceava Branch.

### The structure of the Siret Science and Technology

- 1. An innovation and training center in the field of Industry 4.0, with equipments Bosch Rexroth
- 2. A FABLAB that will be equipped with:
- CNC 5 axis & CNC 3 axis (DMG MORI);
- Laser cutter:
- 3D scanner and 3D printer;
- Design office equipped with computers, software INX Siemens).
- 3. An IT Open source HUB that will include:
- An open space with 40 IT workstations;
- 2 meeting rooms with a capacity of 10-12 people, each;
- 3 advisory offices (technology transfer and intellectual property, Industry 4.0 and Smart Destination).
- 4. Office spaces for rent (5 spaces with a total area of 300 sgm).

#### Activities to be carried out within the park:

- Research and innovation activities in the field of Industry 4.0 and Smart Destination (Smart City & Smart Tourism);
- Prototyping activities and manufacturing of the zero series of the product;
- Small series production activities;
- Consulting in the field of technology / refurbishment;
- Consultancy in the conversion of equipment from Industry 3.0 to Industry 4.0;
- Consulting in the field of Smart destination (smart city & smart tourism). Applying intelligent solutions in the field of urban development and in the field of tourism:
- Consultancy in the field of intellectual property;
- Training for company management staff and for employees in the field of Industry 4.0;
- Development and testing of new production processes through robotics and automation (Industry 4.0):
- Development and testing of solutions for product traceability in the production chain (Industry 4.0);
- Software development and testing for Industry 4.0 and Smart Destination;
- Laboratory or practice activities for students;
- Laboratory and practice activities for students in technological high schools and students in vocational and dual education





FABLAB – Science Technology Park Scanner 3D Artec Leo The world's first wireless and Al-driven 3D scanner



### Educational center for lifelong learning

Project financed with European funds (Regional Operational Program 2014 - 2020). The building is built within the Siret Industrial Park and is operate under the coordination of Siret City Hall.

#### This objective include:

- A conference room with 100 seats with an adjacent area for coffee breaks;
- Two training rooms of 30 seats each;
- An exhibition hall of 400 sqm;
- Modular meeting room with 20 seats (10 + 10);
- Gym;
- Sports field;
- The center will be equipped with an educational module in the field of robotics.

### Activities that will be organized within this educational center:

- a) Training activities and development of professional skills;
- b) Literacy activities, remedial education and adequate educational support;
- c) Personal and community development activities and leisure.

Educational partners that offer support to the activities to be organized:

- "Latcu Vodă" Technical College Siret
- "Ștefan cel Mare" University of Suceava
- Companies interested in qualifying the existing local workforce

### **Education and Training**

### Siret "Laţcu Vodă" Technical College



# Vocational and technical education

In the city there is a technical college (public education) that educates 1200 students from Siret and neighboring towns (about 500 students follow the vocational and technical stream); The technical qualifications obtained by students who complete their studies at Siret Technical College are:

- · Automotive technician (high school);
- Textile Technician (high school);
- Car mechanic (vocational school);
- · Car electromechanics (post-secondary school).

The mechanical profile accounts for 80%; Students who follow the automotive technician courses acquire skills in repairing motor vehicles, assembling machine parts, CAD design, realization of car parts using CNC machines; Complementary trades that can be practiced by the graduates of Siret Technical College (the curriculum is identical in more than 80%):

- · Technician machining on CNC machines;
- · CAD design technician;
- Maintenance and repair mechanical technician;
- Industrial machinery and equipment mechanic;
- Mechatronics technician;
- · Industrial robot operator;

Siret Technical College has a tradition of over 40 years in the automotive field. Until 1989 it was nationally recognized for the quality of educational services offered in the field of automotive mechanics. It currently enjoys regional recognition (mainly Suceava and Botosani counties - both counties have a total population of about 1 million people). Within the technical college there is a building that houses workshops and laboratories with

unique equipment at the county level:

- a. CNC machine shop equipped with Knuth brand CNC mill and lathe;
- b. CAD design laboratory equipped with Siemens NX brand CAD-CAM-CAE software.
- c. Automotive industry specific educational equipment (some of it was purchased from Christiani / Germany).

This building was recently realized with European funding and replicates the existing model at Kronstadt Brasov School.

Dual education is implemented for the trade of industrial machinery and installation mechanic but on a small scale. There is great potential for the development of dual education.

The technical college is a partner in a European project initiated by the University of Suceava, which aims to set up an integrated campus for dual education.

Technical College of Siret is ready to diversify its educational offer with other trades but this can only be done in cooperation with business partners.





# Public and private services that ensure a good quality of life

- Public services that support young working mothers: extended day kindergarten, day nursery;
- Educational services secondary school and technical college;
- Water and sewage infrastructure extended to the whole town of Siret;
- Local public transportation connecting the city neighborhoods to the Industrial Park. We intend to extend public transportation to neighboring municipalities;
- There is a town hospital equipped with a CT

- scanner and offering good conditions for hospitalization. The hospital also has a county-recognized balneological-physical rehabilitation base:
- There is a hotel offering 60 beds to a high standard;
- There are two supermarkets in Siret Lidl and Profi;
- There are places to spend leisure time the most representative is the Siret riverfront.





Educational Center





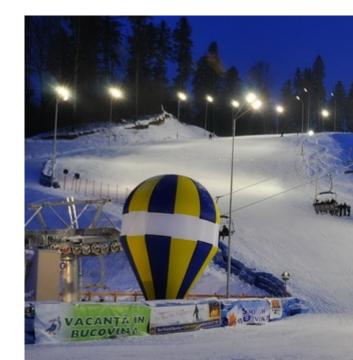
# Siret City and Bukovina

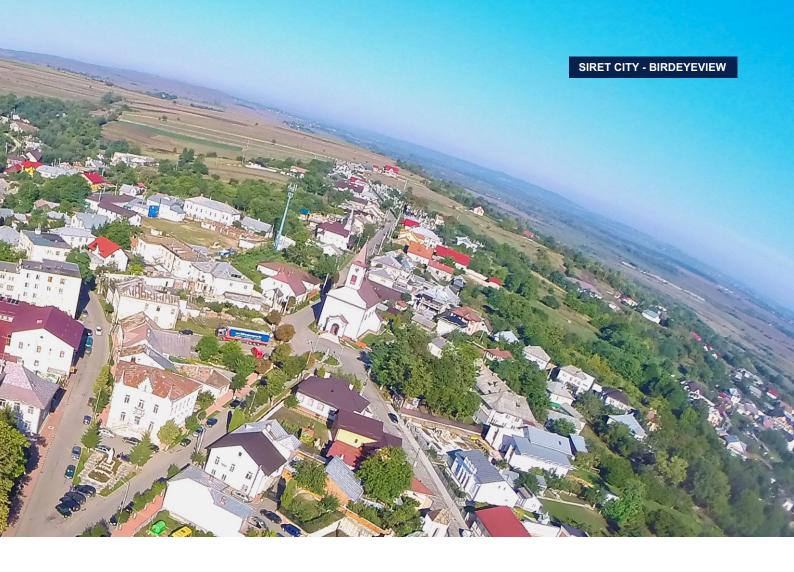
Siret is one of the oldest cities in Romania and has a history of over 6 centuries. It was the first capital city of Moldavia in the 14th century and an important crafts and commercial hub. The first Roman-Catholic Diocese of Moldova was established here as well as the first school of the Principality, with teaching in Latin. Therefore, the city became an important religious and cultural centre.

A resting place along the Via Walachensis, Siret developed continuously and attracted people on a 60 km radius. People from all over Bukovina came to Siret to work in oil refining, woodworking, glassware, soft goods and food goods.

Siret City is located in the border area that separates Southern Bukovina (Romanian territory) from Northern Bukovina (Ukrainian territory). Both are known as top tourist destinations, where one can find UNESCO monuments, castles, museums, artisans and craftsmen, authentic folklore and very hospitable hosts - quality hotels and pensions

As an important customs point of the European Union, Siret is nowadays a city open to investors, in an excellent position to facilitate commercial exchange inside and outside the EU territory.





# **BUKOVINA**-called Buchenland in German, is a region that will make you miss it the moment you need to say goodbye.

Here, each season is a story sprinkled with picturesque landscapes and experiences that stir your appetite for life. Bukovina has lots of opportunities for relaxation and quality time: unique tourist spots,

part of UNESCO heritage, great resorts for winter sports and stunning mountains, perfect for outdoor activities and leisure.

The most popular tourist destinations in Bukovina are Suceviţa, Gura Humorului, Câmpulung Moldovenesc and Vatra Dornei mountain resorts. All have a large number of hotels and guesthouses that provide very good accommodation. Suceviţa is just a 35 km drive away from Siret and Gura Humor is reachable within one hour by car.





#### S.C. INDUSTRIAL PARK EAST EUROPEAN BORDER S.R.L.

- SIRET CITY, 28 Noiembrie, No 1, SUCEAVA County, Romania
- 004 0732 430 112004 0734 883 775 For english



