



Pursuant to Article 14 of the Regulation on Business Zones ("Official Gazette of Montenegro", No. 77/16 and 38/17) and Art. 6 and 13 of the Decision on the Establishment of Business Zones of the Capital City of Podgorica ("Official Gazette of Montenegro - Municipal Regulations", No. 49/19, 16/20 and 47/20), in relation to the Decision on the Proclamation of Business Zones of the Capital City of Podgorica ("Official Gazette of Montenegro" – Municipal Regulations, No. 16/20), manager of business zones of the Capital City of Podgorica (hereinafter: the Manager) hereby announces the following

PUBLIC CALL

FOR SELECTION OF BUSINESS ZONES USERS AND ALLOCATION OF PLOTS FOR CONSTRUCTION OF STRUCTURES IN BUSINESS ZONES, BY MEANS OF COLLECTION OF BIDS

I A company, other legal entity or an entrepreneur (hereinafter: a business entity) may apply for this call, if they:

- are registered in the Central Registry of Business Entities;
- are not in the process of bankruptcy or liquidation, except for reorganization in compliance with the law governing the bankruptcy of business entities;
- have not been convicted by a final court decision of a criminal offense committed in the course of performing business activity;
- have settled all liabilities as regards taxes, customs duties and contributions;
- are not in difficulty pursuant to state aid regulations;
- do not have the obligation to repay the received state aid.

II Cadastral and urban plots to which this call refers are specified in Article 3 of the Decision on the Establishment of Business Zones of the Capital City of Podgorica "Official Gazette of Montenegro - Municipal Regulations", No. 49/19, 16/20 and 47/20 (hereinafter: Decision on the establishment of business zones). Plots in business zones for which the possibility of purchasing land is foreseen, are specified in the documentation that is an integral part of this call. This call does not apply to the following business zones: part Podgorica 6, (urban, that is, cadastral parcels of land use for central activities CD and



green areas); part Podgorica 2, 3, 4 and 5 (UP1, UP2, UP3, UP4 and UP5 Zone C DUP "Industrial Zone A"); part Podgorica 7 (UP75, UP76 and UP77 DUP "Service and storage zone"); Podgorica 7 (UP24), Podgorica 8 (UP4b3, UP8a1, UP8a2, UP8b1, UP8b2 and UP9a1), Podgorica 9 and Podgorica 10.

III The activities referred to in Article 9 of the Decision on the Establishment of Business Zones may be carried out in a business zone.

IV Business entities may not use the prescribed facilities in a business zone if they carry out the activity referred to in Article 10 of the Decision on the Establishment of Business Zones.

V The following reliefs are foreseen for business zone users:

- Land lease for the period of up to thirty years, with the payment of an annual rent amounting to 0.01 EUR/m²;

- Possibility to purchase land at the estimated value with the possibility of repayment in 60 monthly installments; the price of the land has been established within the process of assessing the market value and forms an integral part of the documents enclosed to this Call;

- Reduction of the fee for providing utility infrastructure pursuant to the Law on Spatial Planning and Construction of Structures ("Official Gazette of Montenegro", No. 64/17, 44/18, 63/18, 11/19 and 82/20) and the Decision on the fee for providing utility infrastructure of the construction land ("Official Gazette of Montenegro", No. 39/20), for users entrusted to provide utility infrastructure;

- Exemption from paying the fee for the use of municipal roads for a period of 10 years;

- Reliefs prescribed in Article 15 of the Regulation on Business Zones ("Official Gazette of Montenegro", No. 77/16 and 38/17).

VI Reliefs may amount to a maximum of 70% of the eligible costs of the total investment for small companies, 60% for medium and 50% for large companies and may be cumulated with other state aid for the same eligible costs, pursuant to the law governing



state aid up to foreseen percentage. Eligible costs refer to investments in tangible assets and job creation.

VII Along with the application for this Call, business entities shall enclose the following:

- Investment design / business plan;
- Statement on planned/binding number of newly employed persons, certified by the notary public;
- Proof of sources of investment financing (letter of intent of the bank or the proof on deposits with the bank);
- Draft agreement on doing business in the business zone (hereinafter: the agreement), as per the pattern that forms an integral part of the documents with this Call;
- Proof of registration in the Central Registry of Business Entities;
- Proof that they are not in the process of bankruptcy or liquidation, except for reorganization pursuant to the law governing the bankruptcy of business entities;
- Proof that they have not been convicted by a final court decision of a criminal offense committed in the course of performing business activity;
- Proof that they have settled all obligations based on taxes, customs duties and contributions;
- Proof that they are not in difficulty pursuant to the regulations on state aid (statement certified by the notary public);
- Proof that they do not have the obligation to repay the illegally received state aid (statement certified by the notary public);
- Photo documentation for the planned investment;
- Reviewed preliminary design of the planned structure (office building) with landscaping, developed in line with the requirements and guidelines from the planning document for a specific plot (planning documents are available on the website of the Capital City: <https://podgorica.me/stranice/planska-dokumentacija-biznis-zona>);
- Proof of payment of a deposit in the amount of 0.5% of the value of the investment for the investment up to 15.000.000,00 EUR, and if over 15.000.000,00 EUR the deposit in the amount of 0,25% of the value of the investment, to the bank account of the Capital City number 540-2663-13 or a bank guarantee payable on first demand with a validity



period of 180 days from the date of publication of this call on the website of the Capital City. The paid deposit is returned after the conclusion of the agreement. If the selected business entity withdraws from concluding the agreement after the ranking list has been established and the decision on the selection of the business entity rendered, the paid amount of the deposit will not be returned to it, and the bank guarantee will be submitted for collection.

The business entity guarantees for the accuracy of information in the statements certified by the notary public.

Proofs under this call shall be submitted in their original form or a certified copy.

Proofs under this call cannot be issued or collected prior to the date of publishing the Public Call.

VIII Criteria for scoring - if the business entity applies for the relief of leasing land for up to thirty years, with the payment of an annual rent in the amount of 0.01 EUR/m²:

- Up to 35 points - planned number of new employees (5 employees – 1 point);
- Up to 30 points - value of investment (500.000,00 EUR - 1 point;); investments in utility infrastructure are not included in the value of the investment within the scope of this criterion;

- Up to 10 points – time-limit for realization of investment (the time-limit for the implementation of investment over 5 years – 5 points; the time-limit for the implementation of investment under 5 years – 10 points);

- Up to 10 points - environmental protection (the investment for which an environmental impact assessment is compulsory in line with the Regulation on projects for which the environmental impact assessment is conducted; "Official Gazette of Montenegro, No. 20/07 and the "official Gazette of Montenegro, No. 47/13, 53/14 and 37/18 – 5 points; the investment for which no environmental impact assessment is obligatory – 10 points);

- Up to 15 points - the scope of provision of utility infrastructure of a business zone (200.000,00 EUR – 1 point), that is, the construction of traffic, water supply, sewerage, energy and telecommunication infrastructure in compliance with spatial planning documents and the Development Plan for business zones on the territory of the Capital City of Podgorica, Number 02-016/20-627 adopted by the Capital City Assembly on 30th



of July 2020. Through the conceptual design of the planned facility (office building) with landscaping, the scope of infrastructural equipping is determined in more detail. The Capital City has no obligation to provide additional equipping of construction land ("Official Gazette of Montenegro – Municipal Regulations", No. 39/20) in accordance with the Decision on the fee for communal equipment of construction land ("Official Gazette of Montenegro - Municipal Regulations", No. 39/20)

The value of the investment and the scope of infrastructural equipment are stated separately in the application for the Public Call.

The foreseen number of newly employed persons upon application for this call for plots up to 5,000 m² may not be lower than 15 employees nor the value of the investment may be lower than the amount of 1,000,000.00 EUR, while for plots over 5,000 m² the planned number of new employees may not be lower than 30 employees nor the value of the investment may be lower than the amount of 2,000,000.00 EUR.

If two or more bids have the same number of points, the agreement will be concluded with the business entity that has more points based on the criterion - Foreseen number of new employees. If two or more bids have the same value of points, based on the criterion - Foreseen number of newly employed persons, the agreement will be concluded with the business entity that has more points based on the criterion - Value of investment, and if business entities still have the same value of points, the agreement will be concluded with the business entity which has offered higher value of investment.

After the expiry of the land lease and if the user of the business zone has complied with all the obligations from the agreement, they can continue to lease the land under market conditions or the assessment of value which shall be conducted by the state authority competent for the property or purchase the land pursuant to the law.

IX Criteria for scoring - if business entities apply for relief as regards the possibility of purchasing land at the estimated value with the possibility of repayment in 60 monthly installments:

-Up to 70 points - the amount offered for the purchase of land above the assessed value (55 points - 5% above the assessed value; 60 points - 10% above the assessed value; 65 points - 20% above the assessed value; 70 points - 30% above the assessed value);



Up to 30 points - value of investment (500,000.00 EUR – 1 point).

The purchase amount for the land can be paid prior to the expiry of the period of 60 months in the event that the user of the business zone realizes the investment in its entirety.

X If two or more bids for lease and purchase of land refer to the same plot and have the same value of points, the bid that meets the criteria for land lease has a priority.

XI A special commission established by the Mayor of the Capital City will evaluate the bids on the grounds of criteria specified by this call. The Commission ranks those bids for which it assesses that they are formally correct and financially and generally acceptable and determines the ranking list, which it publishes on the following website of the Capital City: www.podgorica.me. Business entities are entitled to file a complaint to the decision of the commission within five days from the day of publishing the ranking list on the website of the Capital City. The decision of the commission on the complaint is final and is published on the website of the Capital City. The determined ranking list is submitted to the Manager. The manager makes a decision on the selection of business entity with which he/she concludes the agreement in compliance with the Strategic Development Plan of the Capital City of Podgorica 2020-2025 ("Official Gazette of Montenegro - Municipal Regulations", No. 9/20). The Manager will declare this call unsuccessful if none of the selected ranked bidders from the ranking list in sequence fails to sign the agreement. The Manager will declare this call unsuccessful also in the event that no bidders apply to the call.

XII The application for this call shall state the full title of the business entity; name of the responsible person, stamp and signature; contact details (mailing address, e-mail address, telephone number); bank account number and the name of the business zone with urban and cadastral plots referred to in this call.

XIII The documents related to this call can be taken over every week day from 13:00 to 15:00 o'clock (1:00 p.m. to 3:00 p.m.) in the office of the manager of the Capital City, at the following address: Njegoševa 13, Podgorica. For the purpose of taking over

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the documents, it is necessary to pay the amount of EUR 500.00 to the bank account of the Capital City, number 540-2663-13.

XIV The Capital City shall bear no costs incurred in connection with the application for this call, the submitted documents are not returned and they remain in the Archive office of the Capital City.

XV Additional information can be obtained by phone via the following phone numbers: +382 20 665 055; +382 20 665 046 or by e-mail via the following e-mail address: bizniszone@podgorica.me. Business entities interested in visiting a certain plot subject of this public call can apply via the e-mail address: bizniszone@podgorica.me, after taking over the documents.

XVI Applications shall be submitted in a closed envelope to the following address: Njegoševa 20, Podgorica, with the following title: "FOR SELECTION OF BUSINESS ZONES USERS AND ALLOCATION OF PLOTS FOR CONSTRUCTION OF STRUCTURES IN BUSINESS ZONES, BY MEANS OF COLLECTION OF BIDS – DO NOT OPEN PRIOR TO OFFICIAL OPENING”.

XVII The time-limit for submission of applications is 60 days from the date of publication of this call on the website of the Capital City. Submission of application shall mean the physical receipt of application by the Archive office of the Capital City. Upon the receipt of application, a confirmation indicating date and time of receipt of application is issued. Untimely and incomplete applications will not be taken into consideration.

XVIII The public opening of bids under this call will be carried out on 10 May 2022 at 10:00 (10:00 a.m.), in the office of the Capital City, at the following address: Njegoševa 20, Podgorica. The Manager will make a decision on this call within 15 days from the day of determining the final ranking list.

XIX The user of the business zone will submit the consent of the chief state architect to the preliminary designs of the planned business facilities prior to concluding the business agreement in the business zone. Approved preliminary designs of planned business facilities must not differ from the submitted reviewed preliminary design in terms of purpose, gross construction area and net area, value of investment and scope of



infrastructure equipment of the business zone, which are contained in the application to the Public Call.


XX This call will be published on the website of the Capital City (www.podgorica.me) and in a daily print media that is distributed throughout Montenegro.

Number: 22-1805

Podgorica, 7 March 2022

MANAGER,

Marjan Junčaj

TUMAČ Alenka Mrdak	
za engleski jezik, postavljena u Crnoj Gori rješenjem ministra pravde broj: 03-745-1980/17-1 od 31. jula 2017. godine, na vrijeme od pet godina, potvrđuje da je ovaj prevod vjeran originalu.	
U Podgorici, dana	08.03.2022.
Alenka Mrdak	 Potpis
INTERPRETER/TRANSLATOR Alenka Mrdak	
appointed in Montenegro by the decision of the Minister of Justice number: 03-745-1980/17-1 from 31 July 2017, for the period of five years certifies that this is the true translation of the original document	
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