



**INVESTMENT GRADE
PASSPORT
MAGDAGACHINSKY DISTRICT
MUNICIPAL DISTRICT**

**Magdagachi village
2025**

Content

1. GENERAL INFORMATION	3
ADMINISTRATIVE AND TERRITORIAL STRUCTURE OF THE MAGDAGACHINSKY MUNICIPAL OKRUG.....	3
LAND RESOURCES.....	4
FOREST RESOURCES.....	5
WATER RESOURCES.....	6
MINERAL RESOURCES	6
2. POPULATION AND SOCIAL SPHERE	10
POPULATION AND STRUCTURE.....	10
LABOR RESOURCES	10
EDUCATION.....	10
CULTURE AND SPORTS	13
HEALTH CARE.....	17
3. INFRASTRUCTURE CAPACITY	18
TRANSPORT SYSTEM.....	18
COMMUNICATIONS AND TELECOMMUNICATIONS.....	19
HOUSING AND COMMUNAL SERVICES.....	21
4. ECONOMIC POTENTIAL	22
KEY SOCIO-ECONOMIC INDICATORS.....	22
AGRICULTURE.....	22
INDUSTRY	24
TRADE AND SERVICES	27
FINANCE AND BUDGET.....	28
INVESTMENT POLICY.....	29
INVESTMENT OFFER (DOL "Medvezhonok").....	31
INVESTMENT PROPOSAL (development of the Chalgan kaolin sand deposit).....	35
REGULATORY FRAMEWORK.....	36
Contact information.....	37

1. GENERAL INFORMATION

ADMINISTRATIVE AND TERRITORIAL STRUCTURE OF THE MAGDAGACHINSKY MUNICIPAL DISTRICT

Magdagachinsky Municipal Okrug (established in **1926**) is a municipal division within the Amur Region of the Russian Federation. The administrative center of the Magdagachinsky District is an urban-type work settlement. Magdagachi.

Magdagachinsky district is located in the north-west of the Amur-Zeya plain of the Amur region. In the west, the district's border stretches along the Amur River. Neighbors from the north are Skovorodinsky, Tynda and Zeysky districts, and from the south - Shimanovsky district. The territory of the Magdagachinsky district is 16.6 thousand square kilometers. In 20 localities, the population (according to Amurstat) is 16,847 people. Its administrative center is Magdagachi, a work settlement. Magdagachinsky district includes 11 municipalities. Each of them has its own charter, fixed territory, local self-government bodies, municipal property and budget.



Municipality	Year of formation	Area, km²	Distance from the district center, km.
Magdagachi work settlement	1910	338.7	
Sivaki work settlement	1906	500.4	133
Ushumun work settlement	1910	456.3	107
Tygdinsky Selsovet	1904	681.6	62
Daktuysky Selsovet	1909	283.2	32
Gonzhinsky Selsovet	1910	140.1	36
Chernyaevsky Selsovet	1858	166.1	109
Gudachinsky Selsovet	1912	4.9	54
Chalgansky Selsovet	1900	75.4	84
Tolbuzinsky village	Council 1857	44.1	52
Kuznetsovsky village	Council 1857	42.7	148

The climatic conditions of the district are sharply continental with monsoon features. The western transport of air masses prevails, cyclonic activity is developed. The continental climate is expressed by large annual and daily amplitudes of air temperatures, monsoon-almost exclusively by north-westerly winds in winter, and a sharp predominance of summer precipitation. Frost-free period from 150 to 180 days. The average temperature in July is + 18.8 deg. c. The average temperature in January is -26.2 deg. c. Annual precipitation is up to 430 mm. In winter, the snow cover is 17 cm. the average annual wind speed is up to 3.6 m / sec., in spring and autumn on some days it reaches 20 m / sec.

LAND RESOURCES

The territory of the Magdagachinsky Municipal District is 16.6 thousand square kilometers and has an extensive road network between the villages.

The investment attractiveness of the Magdagachinsky municipal district is determined by the following factors. A railway line runs through the territory of the Magdagachinsky Municipal District, which connects the district with the settlements of the Amur Region, the regional center of Blagoveshchensk and the Trans-Siberian Railway. The Chita-Khabarovsk highway also passes through the territory of the municipal district.

The territory of the municipal district is covered by water resources for 0.2% of the total area, which creates favorable conditions for recreation, tourism, and fishing.

According to the territorial planning scheme of the Magdagachinsky Municipal District, increasing the provision of housing, providing cultural and consumer services, creating recreational areas, developing small industries and creating jobs will increase the comfort of living in the district, which, together with improving the state of the environment, will contribute to improving the quality of life and health of the population.

FOREST RESOURCES

Most of the district is occupied by dense and moist taiga forests with a predominance of Daurian larch with an admixture of birches.



The land area of the forest fund is -1308668 ha, including 1029311 ha covered with forest vegetation.

On the territory of the district there are 5 logging enterprises, as well as 24 individual entrepreneurs engaged in timber harvesting.

Forests and shrubs cover 30 percent of the county's land area. The territory of the district belongs to the zone of broad-leaved forests; on the watersheds-oak osepenny, on high terraces-oak-black birch forests.

The forest fund of the district does not differ in the diversity of its breed composition. Almost the entire area covered by forest is occupied by the following main forest-forming species: pine 11%, Mongolian oak 60%, black birch 5%, white birch 19%, aspen 3%, other tree species and shrubs occupy only 2% of the forested land.

The species composition of forests was formed under the influence of economic activity, especially as a result of fires and deforestation.

На месте ранее произраставших сосняков и лиственничников II и III Low-yielding and low-commodity stands of Mongolian oak and black birch, fast whiteberry and aspen trees have emerged on the site of previously growing pine and larch forests of the II and III bonitets .

Of the total area, the main part is occupied by forested land, which is 99% represented by stands of natural origin. Artificial plantings cover 8% of the total area of the district and 11% of the area of forest-covered land.

Radishes of natural origin are not widely distributed. Among the areas not covered with forest, burning is predominant. The composition of non-forest lands is quite diverse, with swamps being the most widespread.

66% of the forested area consists of Mongolian oak, which preserves last year's leaves until the buds open.

Live from animals: roe deer, fox, badger, muskrat. From birds: pheasant, goose, duck, crane.

WATER RESOURCES



Amur river



Olga river

On the territory of the Magdagachinsky municipal District, numerous rivers and rivulets flow, the territory is rich in lakes. The largest of the Amur, Burinda, Olga, Urkan rivers, navigable of them - Amur.

River and lake expanses give shelter to dozens of fish species, including taimen, lenok, carp, crucian carp, pike, minnow, Amur rotan.

MINERAL RESOURCES

The following specially protected natural areas are located on the territory of the district:

- Tolbuzinsky State Natural Zoological Reserve of Regional significance, established on 26.03.1959 No. 128. It was created for the purpose of preserving, reproducing and restoring the number of main types of hunting and commercial animals and their habitat, maintaining the integrity of natural complexes, the area of the reserve is 80.1 thousand hectares.:



- State Natural zoological Reserve of regional significance "Magdagachinsky", established on 05.07.63 № 304. Created for the purpose of preserving, reproducing and restoring the number of the main types of hunting and commercial animals and their habitat, maintaining the integrity of natural complexes, the area of the reserve is 112.5 thousand hectares.:



- "Gonzhinsky mineral spring", decision of the Amur DEC of 11.10.1978 No. 430, location-Gonzhinsky forestry, Sour Key village. On the mineral spring there is a State autonomous health care institution of the Amur region - "Balneological Hospital "Gonzha", engaged in medical and preventive activities. The hospital has 26 control and 2 production wells, the total debit per day of which is 25.5^{m³}. Mineral water is classified as cold carbon dioxide bicarbonate sodium-magnesium-calcium with low mineralization:



- "Burindinsky cliff", decision of the Amur DEC No. 543 of 11.10.1978, located at the mouth of the Burinda River, represents an outlet of marble deposits.

- "Burinda River section", decision of the Amur DEC No. 430 dated 11.10.1978, located in the upper reaches of the Burinda River, water body.

- "Snake Cliff", decision of the Amur DEC No. 271 of 01.06.1979, represents rock outcrops.

The main factors of contamination of surface water washed off from road surfaces and bridges during operation are waste from abrasion of coatings and tires, brake pads, dust, dirt, and oil-containing substances.

The impact on the plant world is associated with the alienation of land covered with forest vegetation for permanent and temporary use. Vegetation adjacent to the highway is exposed to dust and spent fuel emissions.

All temporarily occupied land during the construction of an object (construction sites, temporary driveways, quarries) is subject to reclamation under the conditions of land users, as a rule, for adjacent land.

The Magdagachinsky forestry Enterprise is located on the territory of the Magdagachinsky district.

The Magdagachinsky district has a significant resource potential of indigenous gold in the amount of about 200 tons in the Igak, Talali-Kutichinsky, Magdagachinsky, Ulunginsky and Pokrovsky ore nodes.

At its own expense, JSC Pokrovsky Mine continues to study the flanks of the operated Pokrovsky gold deposit. The same company also conducts prospecting and appraisal work at the Zheltunakskoye development and the Aprelskaya ore prospect area.

Prospects for the development of gold mining are associated with the launch of the Pokrovsky autoclave complex at the end of 2018, which made it possible to extract gold from the Petropavlovsk deposits from stubborn ores.



The district is rich in kaolin clays. The Chalgan glass sand deposit is the largest in the Far East. These clays can be used in paper, ceramic, rubber, chemical, perfume and other industries. Kaolin (from the name of the locality in China) is a white clay formed as a result of weathering of rocks containing feldspar. With water, it gives a plastic mass.

There are known mineral deposits in the district: Tygdinskoe - brown, Tolbuzinskoe - stone and Tolbuzinsko – Magdagachinskoe - coking coal.

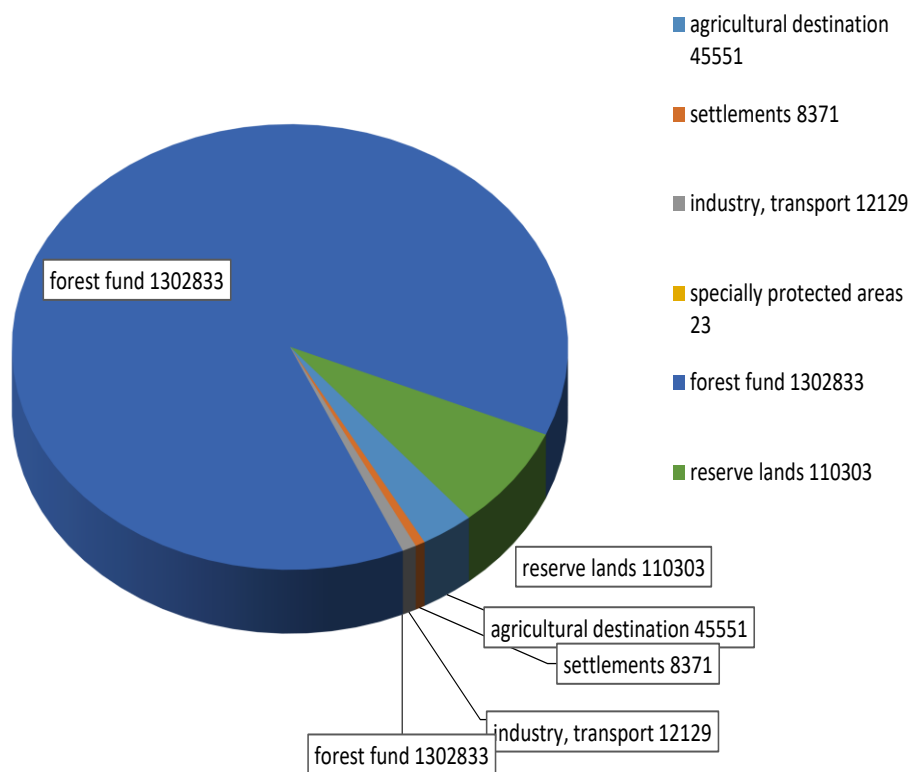
The territory of the Magdagachinsky District municipality consists of 6 land categories:

88.07% is forest land, 7.46% is reserve land, 3.08% is agricultural land, and 0.82% is industrial and transport land.

The total land area within the administrative boundaries of the Magdagachinsky district is 14792.10 hectares, including:

agricultural land – 45551 ha;

land of localities — 8371 ha.
industrial and transport land - 12,129 ha;
land of specially protected areas - 23 ha;
forest fund lands — 1302833 ha;
reserve land — 110,303 ha.



2. POPULATION AND SOCIAL SPHERE

POPULATION SIZE AND STRUCTURE HUMAN RESOURCES MANAGEMENT

The number of residents in the district as of **01.01.2025** is 16,193 people. The urban population is 11,489, or 71% of the district's population, and the rural population is 4,704, or 29% of the district's population.

- working settlement (P. G. T.) Magdagachi – **8739**, railway block post Krasnaya Pad - 2;
- work settlement (p. g. t.) Wushumun-**1590**;
- work settlement (P. G. T.) Sivaki-**1160**;
- Gudachinsky village Council – **277**;
- Gonzhinsky Village Council – **525** (Gonzha village-522, Kislyi Klyuch village-2, Nyukzha village-1);
- Daktuysky Village Council-**450** (s. Daktuy – 435, p. Aprelsky-2, p. Pioneer-0, railway station Sulus-5, railway station Tymersol-8);;
- Kuznetsovsky Village Council-**113**;
- Tygda village Council – **2305**;
- Chalgan village Council – **259**;
- Tolbuzinsky Village Council – **121**;
- Chernyaevsky village Council – **648**.

Low birth rates and high mortality contribute to the aggravation of the problem of population reproduction. In the district, there is an annual excess of the number of deaths over the number of births. The most important cause of natural decline is the high mortality rate of the population.

The district's economy is based on railway transport, gold mining, and small and medium-sized businesses. The social sphere of the district is represented by educational, health, cultural and sports institutions.

According to estimates, the average monthly nominal accrued salary of employees of large and medium-sized enterprises and non-profit organizations for **2025 will** amount to 135677.37 rubles, or will **grow by 113.8%** compared to the level of 2024, **in 2026 it will increase by 108.25%**, then it is planned to increase wages annually: **2027 by 107.25%, 2028 by 107.3%.**

The number of **unemployed** is estimated to be 85 people in 2024, or 0.9 % of the working-age population of the district. According to the forecast, no growth in the number of unemployed people is planned until 2027.

Education

There are 13 municipal educational organizations and 4 others operating in the district, including:

12 general education organizations;

3 pre-school educational organizations (1-municipal, 2 – non-state pre-school institutions of JSC "Russian Railways");

2 additional education organizations under the jurisdiction of the Department of Culture.

All educational institutions have a license to carry out educational activities, and schools have valid certificates of state accreditation.

The system of preschool education of the Magdagachinsky district in the 2024-2025 academic year includes 1 municipal preschool educational institution of the MDOAU d / s "Skazka" in the village of Magdagachi, 9 preschool groups at the Daktuyskaya secondary School, Chalganskaya secondary School, Kuznetsovskaya secondary School, Gudachinskaya secondary School, Chernyaevskaya secondary school, Magdagachinskaya secondary School No. 3, Sivakskaya secondary School, Gonzhinskaya secondary school, MOBU Tygdinskaya secondary school and 2 non-state preschool educational institutions of JSC "Russian Railways".



The number of preschool-age children in the district is 1,696. The number of children in the Skazka municipal preschool is 344. There are 239 children in pre-school groups, and 65 in non-state Russian Railways groups. Pre-school education coverage in the district is 85 %. The number of children waiting in line for a place in kindergarten from 0 to 3 years is 84 people.

The central place in the process of updating Russian education is given to general education. The main task today is the quality of education.

In the last academic year, 2,324 students were enrolled in the district's schools, of which 946 were enrolled in primary general education, 1,199 in basic general education, and 179 in secondary general education.

In the 2025 academic year, 88 graduates of secondary general education were registered in RIS GIA-11, 88 of them were admitted, 2 graduates are children with disabilities. 87 graduates took the Unified State Exam; one graduate with disabilities took two mandatory exams in the GVE form.

In 2025, 8 graduates of general education institutions received the medal "For Special Achievements in Education" of the 1st degree, 1 graduate received the medal "For Special Achievements in Education" of the 1st degree.

In total, there were 258 graduates of basic general education in the district, three graduates were not admitted to the GIA, in the form of OGE they passed -239, in the

form of GVE – 3, in adapted programs for children with mental retardation - 10 (they passed technology in a public organization). 242 people received certificates of basic general education, 10 received a certificate of training. 12 people received a certificate with honors.

Starting from January 1, 2024, each educational organization has its own parenting advisers. Educational organizations have established educational work centers.

Since 2023, the "Movement of the First" is actively developing in the Magdagachinsky district. Primary departments have been established in all educational institutions. 1028 students were involved. Children actively take part in regional and municipal actions.

Since 2023, the program for the development of social activity "Eaglets of Russia" is being implemented. 820 students are involved in educational organizations.

Unarmee detachments have been created in all educational organizations. Currently, the number of participants in the movement is 638 people.

In 2024-2025, 2105 children were covered by additional education programs. During the summer period-570 students. On the basis of Magdagachinsky school No. 1 in the fall of 2024 the mobile technopark "Kvantorium-28" worked. 158 students were enrolled. In educational organizations of the Magdagachinsky municipal district, network interaction with the IT cube of Tynda is organized. In October 2024, a network interaction was organized with the IT cube of Tynda and MOBU Chernyaevskaya secondary school, MOBU Magdagachinskaya secondary School No. 1, MOBU Magdagachinskaya secondary School No. 2 named after M. T. Kurbatov and MOBU Tygda secondary school named after T. A. Boyarintsev. The total enrollment was 47 students.

In the 2025/26 academic year, in order to increase enrollment, it is planned to introduce distance learning programs at the Mikhail Tikhonovich Kurbatov Magdagachinsky School No. 2 and the Chalgan School.

It should be noted that for the 2025-2026 academic year, 56 general education programs of additional education have passed an independent quality assessment.

The planned percentage of coverage by the end of 2025 should be -80%. Coverage in our district is 60%. So we have a lot to work on. The implementation of the programs will start in October. But the enrollment of students begins in September. This issue, I remind you, is under the personal control of the governor. In 2020, the district's educational institutions started implementing the Digital Educational Environment project, and 100% of the district's schools are connected to high-speed Internet. This year, Chernyaevskaya Secondary School and Gudachinskaya Secondary School received equipment.

Provision of municipal services in electronic form in the field of education consists in:

1. availability of information related to the receipt of services;
2. simplification of procedures for obtaining municipal services;
3. reduction of time costs associated with obtaining services;
4. awareness of the citizen at each stage of work on his application;

5. the ability to apply for municipal services from your home or work computer;
6. elimination of bureaucratic delays due to the introduction of an electronic document management system;

7. reducing corruption risks that arise in personal communication with officials.

These services are provided through the regional information system "Obrazovanie" and "MY SCHOOL" - a single access to educational services and digital educational materials for students, parents and teachers.

Since September 1, 2025, 7 young teachers have come to the educational institutions of the district. In order to support young professionals in the education system, one-time cash payments are made. From January 2022, according to the decree of the head of the Magdagachinsky district No. 894 of 28.12.2021, payments were increased to 100,000 rubles for higher education, and up to 80,000 rubles for secondary special education. Also, starting from this year, monetary compensation for rent under housing lease agreements is provided to teachers of municipal general education organizations of the Magdagachinsky district.

At the moment, BSPU has 3 target students (1 person-5th year, 1 person-2nd year, 1 person – 1st year). The municipal scholarship is 2,878. 40 rubles per month.

In 2024-2025, in accordance with the program "Modernization of school education systems" within the framework of the state program "Development of Education", major repairs of Magdagachinsky School No. 3 were carried out, and work was carried out to improve the school yard. As part of the implementation of the regional program "Creating a school cafe in general education organizations", a school cafe was opened in Magdagachinsky School No. 3. In September 2025, a school cafe was opened in the Magdagachinsky School No. 2 named after Mikhail Tikhonovich Kurbatov. The school stadium of the Magdagachinsky School No. 2 named after Mikhail Tikhonovich Kurbatov is undergoing major repairs. On behalf of the President, we are launching a new project "Youth and children".

CULTURE AND SPORTS

The network of cultural institutions in the district is represented by the following institutions:

1. Municipal budgetary institution "House of Culture of the Kerch Municipal District" with branches;

2. Municipal budgetary Institution "Library System of the Magdagachinsky Municipal District" with branches;

3. Municipal autonomous institution of additional education "Children's School of Arts" of the village. Magdagachi;

4. Municipal budgetary institution of additional education "Children's School of Arts" of the village. Sivaks with a branch in the village of Wushumun;

5. Municipal budget Cultural Institution "Museum of the History of the Amur Cossacks of the Magdagachinsky Municipal District".

The district has developed and operates a municipal program "Development and preservation of culture and art, sports, youth policy and social protection of the

population in the territory of the municipal formation of the Magdagachinsky Municipal District".

In recent years, 48 clubs and associations of interest have been established and operate in club-type cultural institutions, with 707 participants.

Creative groups of MBU "MRDK" have the title of "People's Amateur collective": the veterans 'choir " Inspiration", the vocal and pop ensemble" Flowers of Russia", the pop group" Vocal is" and the Cossack ensemble"Belfry".

The vocal and pop ensemble "Millennium" has the title of exemplary.

Today, in District 1, an employee of the MBU "House of Culture of the Nakhchinsk Municipal District" has the title "Honored Worker of Culture of the Amur Region".

On the territory of the municipality of Magdagachinsky district there are 14 public (public) libraries, 9 of them are located in rural areas, 2 children's libraries (Magdagachi village, Tygda village). The percentage of coverage of the population with library services is about 37 %. The number of readers is 6058 people.

In the village of Chernyaevo, the municipal budget cultural institution "Museum of the History of the Amur Cossacks of the Magdagachinsky Municipal District" operates. The museum's exposition is devoted to the history of the Amur Cossacks, is based on archival materials and is biographical in nature. The main fund of the museum has 7842 items of storage, the number of exhibitions per year – 17, the number of excursions-68, attendance was 6154 people.



As of the beginning of the 2025/2026 academic year, the number of students enrolled in children's art schools in the district is 174. 8 branches have been opened. Students of additional education institutions take part in district, regional, national and international competitions and festivals.

The model library has several specialized spaces: a co-working area, a Youth Zone, a Printing House, a Reading Room, Local History, a Subscription, etc. The literature collection has been updated by more than 1000 copies.

According to statistics, as of January 1, 2025, 3,581 young people aged 14 to 35 live in the district, which is 2.7% of the total population of the district.

In order to involve young people in social practice, the Department of Youth Policy, Culture and Sports operates a youth Council.

The Council, consisting of 11 people aged 20 to 35, was formed with the aim of organizing interaction between municipal authorities and young people for the effective implementation of youth policy in the territory of the Magdagachinsky Municipal

District. The council consists of representatives of working youth, organizations, and enterprises located in the Magdagachinsky district.

In 2024, 835 thousand rubles were allocated for the implementation of the youth policy under the municipal subprogram "Youth of the Magdagachinsky district".

The program includes such events as:

- motor rally "In the fate of Russia – my destiny!";
- promotions: "Candle of Memory", "St. George's Ribbon", etc.
- sports festival among young people;
- TRP festivals among the population;
- regional festival "Review of song and order";
- youth forum "The Future is ours"

In total, more than 1,500 young people are involved in youth policy activities (including their participation in several events).

On the territory of the village of Magdagachi, there is a volunteer corps "Step towards", approved by the decree of the head of the Magdagachi district No. 321 of 03.07.2020.

Currently, the volunteer corps "Step towards" includes 32 people from 14 to 42 years old. These are mainly students of educational organizations in Magdagachi, employees of the Magdagachi District administration, Russian Railways, and residents of the village.

On the basis of the municipal autonomous institution of the Lokomotiv sports and recreation complex, six sections operate: sambo, volleyball, basketball, mini-football for children and mini-football for adults, bandy, and also twice a week a training process in billiards and table tennis is organized among working youth and adults. Classes on adaptive physical culture have been introduced. The gym operates on the basis of the municipal autonomous institution of the Lokomotiv sports and recreation complex.



On the territory of the stadium there are two fields (a standard football field and a mini - football field), as well as a beach volleyball court. There is a great demand for a multi-purpose sports ground, which provides a mini-football field, basketball and volleyball courts. Also on the territory of the Lokomotiv stadium, a room for shooting air rifles is equipped on the ground floor of the building for the training process of teams and passing the TRP standards.

On the territory of the district there are sports organizations registered in accordance with the established procedure: municipal autonomous institution of physical culture and recreation complex "Lokomotiv", Magdagachinsky youth, sports public organization "Olymp", public organization "Federation of Sambo and Judo of the

Magdagachinsky district", public organization" Karate – Kyokushin", public sports organization"Football Federation".

The sports-material and technical base of the district includes 56 sports facilities, including: 1 stadium, 14 sports halls in general education institutions, 4 gyms, 5 football fields, 18 flat sports facilities, 2 universal sports grounds, 5 ice rinks (seasonal view).

28 sports are cultivated in the district, covering more than 9299 people, which is 56.1 % of the population.

Physical culture and recreation work in the district is carried out through:

- activities of sports sections and school sports clubs on the basis of general education organizations;

- the work of UIA FOK Lokomotiv, which carries out its activities in the following areas: sambo, football, hockey, volleyball, basketball for children and adults;

- public organizations of physical culture and sports orientation (MMSOO "Olymp", regional federation of sambo and judo wrestling, public organization "Karate-Kyokushin", Magdagachinsky district sports organization "Magdagachinsky Football Federation";

- 8 fitness areas (Magdagachi village: on the basis of MR DK - Litvinova A. S., on the basis of rented premises-Druzhina O. K., on the basis of UIA FOK "Lokomotiv" - Dudarevich A.D., on the basis of rented premises-Zinchenko I., on the basis of rented premises-Yukzhanova Ya., on the basis of rented premises - Turkina E.)

- 9 associations that develop various forms of choreographic art (1 - in the village of Magdagachi, 1 – in the village of Sivaki, 2 – in the village of Tygda, 1 - in the village of Magdagachi). Daktui).

- work of gyms (2 - in the village. Magdagachi, 1 each - in the village of Sivaki, Tygda village).

The district has developed and operates a municipal subprogram "Development of physical culture and sports in the municipality of the Magdagachinsky Municipal District"

The program includes the following major sporting events:

- ski race "Ski Track of Russia-2024";

- TRP festival among family teams;

- All-Russian race "Cross of the Nation";

- sports competitions in billiards, table tennis, streetball, basketball, volleyball, football, mini-football, kettlebell lifting and chess were held on the Day of Physical education students;

- regional sambo wrestling tournament in memory of M. T. Kurbatov;

- on the day of the village. Magdagachi (September) held competitions and tournaments in volleyball, basketball, mini-football, chess, billiards, table tennis.

Sports teams of the district participated in:

- in the sports contest of the cities of the Amur region;

- in regional and Far Eastern sambo, kyokushin, and hand-to-hand combat tournaments.

- TRP festivals (regional and all-Russian levels).

The effectiveness of the implementation of this program is characterized by a certain physical fitness of children, adolescents and young people, introducing them to a healthy lifestyle, attracting the elderly and people with disabilities to participate in district and regional competitions.

HEALTH CARE

On the territory of the Magdagachinsky district there are two health care facilities. CHUZ "Russian Railways-Medicine" village. Magdagachi". The number of residents assigned to the medical service of "Russian Railways-Medicine" in the village. Magdagachi", as of 01.01.2026 amounted to 4334 people, including 2231 working population at the enterprises of JSC "Russian Railways", 967 – pensioners of JSC "Russian Railways".

1136 citizens of the district's population who are not related to working at the railway enterprises are also attached to the hospital.

GBUZ JSC "Magdagachinskaya Hospital", which includes 2 outpatient clinics (Ushumun village, Tygda village), 1 district hospital (Ushumun village, Tygda village). Sivaki), 7 paramedic and midwifery points.

Magdagachinskaya Hospital JSC is a polyclinic with a planned capacity of 181 visits per shift.

The institution consists of: medical and diagnostic departments and offices: radiology, including fluorography, physiotherapy, CDL, biochemical laboratory, ultrasound, endoscopy, functional diagnostics and transfusion therapy rooms. There is a separate building of the emergency department, a laundress combined with a morgue.

The Tygda outpatient clinic is a polyclinic with a planned capacity of 150 visits per shift (actual performance is 32.6 visits per shift) and 10 beds of the therapeutic profile of a day hospital.

The hospital in Sivaki is designed for 62 visits per shift. Bed capacity is represented by: 10 day hospital beds (therapeutic and gynecological - 1).

The outpatient clinic of Ushumun village is designed for 31 visits per shift, with 2 beds of a therapeutic day hospital working in two shifts.

In the village of Pioner, a "House economy" is organized.

FAP S. Kuznetsovo, Gudachi village and Tolbuzino village, Gonzha village are located in rented premises of village administration buildings.

Drug supply to the population of the district is provided by pharmacies of JSC "Amurfarmatsiya", which are located in the village of Tygda, in the village of Ushumun, in the village of Chernyaevo, as well as private pharmacies located in Сиваки и в п. the village of Sivaki and in the village of Magdagachi, pharmacy points (p. Sivaki, p. Chernyaevo). The trade in medicines is also organized in the FAPs of Gudachi village , Gonzha village , Chalgany village, and Daktui village .

3. INFRASTRUCTURE CAPACITY

TRANSPORT SYSTEM

One of the attractive aspects of the Magdagachinsky Municipal District is the transport component of the economy. There are two types of transport: road and rail.

Automobile transport of the Magdagachinsky Municipal District is represented by: taxi services – 4 individual entrepreneurs, bus transportation 1 - (MCU) "Administrative and economic service".

Municipal route "S. Gudachi-village.Magdagachi-S. Gudachi " with arrival in the village of Gonzha, according to the municipal contract serves the municipal state institution (MCU) "Administrative and Economic Service".



Municipal route " village.Sivaki-village.Magdagachi-village.Sivaki" (with arrival in the village.Ushumun, Chalgany village), according to the municipal contract, serves the municipal state institution (MCU) "Administrative and Economic Service".

The municipal route "Tygda–Magdagachi" by private transport serves IP Krapivin.

The municipal route "Chernyaevo-Magdagachi-Chernyaevo" with a stop in the village of Tygda, according to the municipal contract, is served by the municipal state institution (MCU) "Administrative and Economic Service".

The length of regional roads passing through the district is 360.94 km. The length of local public roads is 281.579 km.

In 2025, within the framework of the regional program "Development of the Transport System of the Amur Region", an agreement was signed with the Ministry of Transport and Road Management of the Amur Region to provide subsidies to the budget of the Magdagachinsky District municipality for road activities in relation to local roads and structures in the amount of 253,668,618 thousand rubles, including from the regional budget - 240,985,187 thousand rubles, from the local budget – 12,683. 43 thousand rubles.

The following activities are carried out on the territory of the Magdagachinsky district:

- measures are being implemented to asphalt road sections in the village. Magdagachi;
- measures are being implemented for asphaltting sections of highways in the village of Tygda.
- Bypass road "Zapadny perezod 9 district of kotelnaya KE-25", 824 meters long.



An important role in the economy of the district is played by rail transport, which employs about 50 percent of the total population working in the district.

The most important railway transport companies in the district are:

- Service locomotive depot Branch "Far Eastern" LLC "LocoTech-Service" SLD " Magdagachi;
- Magdagachi production site;
- Operational locomotive depot Amurskoe of the Trans-Baikal Traction Directorate, a branch of Russian Railways;
- Magdagachinskaya distance of the Trans-Baikal Infrastructure Directorate of the Russian Railways branch;
- Regional communication center.
- Magdagachi railway station – a structural division of the Directorate of Traffic Management-a structural division of the Trans-Baikal Railway-a branch of JSC Russian Railways;
- Magdagachinskaya power supply distance of the Trans-Baikal Infrastructure Directorate of the Russian Railways branch of the Central Infrastructure Directorate;
- Magdag station, a structural subdivision of the Belogorsky Center for organizing the operation of railway stations of the Trans-Baikal Directorate of Traffic Management of the branch of JSC "Russian Railways";
- Structural division of the Trans-Baikal Central Directorate for the repair of the PMS track No. 185.
- Magdagachinsky section of the Svobodnenskaya motorcade of JSC Resurstrans.

COMMUNICATIONS AND TELECOMMUNICATIONS

Operators that provide various types of communication services are actively working in the district: providing local (urban and rural), long-distance and international telephone services, data transmission, radiotelephone (cellular) communications, personal radio calling (paging), television, and radio broadcasting.

The postal service, which provides universal universal communication services and constantly works to find new forms of public service, remains socially significant.

Of all the areas of the telecommunications industry, the most impressive growth dynamics is shown by cellular communications, which expands not only the communication network itself, but also introduces new generation technologies.

The geographical location of the Magdagachinsky Municipal District, the difficult terrain, and the large mutual remoteness of settlements make it difficult to use wired and

fiber-optic communication lines throughout the district. In addition, they require a lot of capital investment and time. Because of this, communication in rural areas is mainly carried out via overhead communication lines, which have a lot of technical wear and tear.

Magdagachinsky Municipal District has 13 post offices of the Zeysky Post Office of the Federal Migration Service of the Amur Region, which are located in the following localities of the district:

P. G. T. Magdagachi	S. Gonzha
P. G. T. Sivaki	S. Chernyaev
P. G. T. Ushumun	S. Gudachi
S. Tygda	S. Tolbuzino
S. Chalgany	S. Kuznetsovo
S. Daktui	S. Pioneer-Aprelsky

In the villages of Tolbuzino, Kuznetsovo and Aprelsky, the frequency of collection, exchange, transportation and delivery of written correspondence is made once a week.



Three mobile operators operate in the district: MTS PJSC, Vimpelcom PJSC, and MegaFon PJSC. In the villages of Kuznetsovo and Tolbuzino, there is no cellular connection, but satellite Internet is provided by the Strizh Internet operator. These are new satellite communication technologies: high speed, affordable price.

The Amur branch of JSC Rostelecom (the legal successor of JSC Dalsvyaz) continues to build a fiber-optic communication line (FOCL) in all districts and districts of the Amur Region, which will improve the quality of communication and provide an opportunity to provide additional communication services to the population.

Long-distance connecting lines of the district center are organized via the Transtelecom fiber-optic cable (TTK), with access to the automatic intercity station of Blagoveshchensk via universal (two-way operation) channels.

The activity of providing postal communication services in the territory of 11 settlements is carried out by the Zeysky Post Office of the Federal Postal Service of the Amur Region, a branch of Russian Post JSC. Print media is represented in the district by the print edition "Vperyod", with a circulation of 1300 copies.

HOUSING AND COMMUNAL SERVICES

The housing and communal services sector of the district is represented by 9 housing and communal services enterprises, of which 3 are management organizations, 5 are heat supply companies, 1 is water supply and sanitation.

Within the framework of the program "Modernization of the housing and communal complex" in 2025, the district budget has increased the limits in the amount of: 61.319 million rubles, including:

- Gonzha village, installation of a modular boiler house (2 boilers of 400 kW each),
- Tygda village, boiler house No. 1 - installation of a modular boiler house (3 boilers of 600 kW each),
- Replacement of a section of the sewer network at the intersection of K. Marx Street and per. International to KNS Vokzalnaya St.,
- Replacement of pipelines of the heat network along the Pushkin 41 MCD (the length of the section is 140.0 p. m.),
- Replacement of a section of the central water pipeline in the village. Magdagachi dam area, network length 248.40 m (d=315mm), and length 226.0 m (d=225 mm), laying depth 3.7-0.25,
- Replacement of the double-jawed single-channel grab DG2-5,0-S3-1k-0,8-U1 at the boiler house KE-25 in the village. Magdagachi.

4. ECONOMIC POTENTIAL

KEY SOCIO-ECONOMIC INDICATORS

Agricultural industry

In 2025, the agro-industrial complex of the district is represented by 1 agricultural enterprise: OOO "Ologninskoe", 3 peasant farms: Farm "Avangard", engaged in crop production, Kocharyan K. A., Ryumkin M. V.-Chernyaev village, engaged in crop production and animal husbandry and 3977 private subsidiary farms, of which 748 are pet owners.



The number of livestock and poultry in private farms as of 01.09.2025 was as follows:

- Cattle - 243 heads (a decrease of 61 heads compared to 2024),
- pigs – 59 heads (a decrease of 2 heads compared to 2024);
- birds-1349 heads (a decrease of 1511 heads compared to 2024);
- sheep and goats – 100 heads (a decrease of 2 heads compared to 2024).

The total area of agricultural land occupied by agricultural producers is 1229.5 hectares.

In 2025, we sowed:

- grain crops of 27 hectares;
- soybeans 1200 ha.

We planted 2.5 hectares of vegetable crops: potatoes, vegetables.

In 2024, agricultural products were produced in farms of all categories in the amount of 409.2 million rubles, or 97.2% (in a comparable estimate) compared to the previous year. Crop production 271.7 million rubles Livestock production 137.5 million rubles

According to the forecast, in 2025, agricultural production will amount to 381.2 million rubles, in 2026 it will amount to 369.6 million rubles, in 2027 it will amount to 359.34 million rubles, in 2028 it will amount to 354.86 million rubles.

Forecast indicators of agricultural development for 2026-2028 were developed taking into account the current situation in recent years and the current period.



In 2025, the district's settlements took part and passed a competitive selection process in the Ministry of Agriculture of the Amur Region and were sent to the Ministry of Agriculture of the Russian Federation for granting Subsidies in 2026:

Magdagachi village - " Construction of a universal sports ground on the adjacent territory of MCD No. 12 M. Gorky Street and K. Marx Street No. 7 of the village. Magdagachi".

Chernyaevo village – "Organization of territory lighting".

According to the protocol of selection of significant projects for rural improvement dated 24.04.2025 No. 1, it follows that the project does not comply with sub-paragraphs "c" and " d " of paragraphs 4, 1 of the Selection Procedure, namely:

- non-compliance with the share of co-financing (funds from extra-budgetary sources -10% out of 30%);

- the measures included in the Project do not meet the minimum list of measures approved by the Ministry's Order No. 99 dated 01.04.2025 (replacement, repair and installation of curbs are required; organization of lighting; restoration of the street network; laying a leveling layer of pavement; strengthening of roadsides).

Bottom line: they did not pass the competitive selection due to insufficient collection of funds from the public and sponsors.

In 2025, it is planned to develop a design estimate for the construction of a block-modular automated boiler house, and heat and water supply networks **in** 2026.

In 2027, it is planned to build a residential building with 27 apartments under the Integrated Rural Development program.

For the period of implementation of Federal Law No. 119-FZ of 01.05.2016 "On the specifics of Providing Citizens with land plots that are in State or municipal ownership and located in the Arctic Zone of the Russian Federation and in Other Territories of the North, Siberia and the Far East of the Russian Federation, and on Amendments to Certain Legislative Acts of the Russian Federation" in 148 land plots with a total area of 83,32709 hectares were transferred for free use, including 37 contracts for the gratuitous use of land plots with a total area of 13,8319 hectares were concluded in 2025.

Land plots are provided in the municipalities of Daktuysky, Tygdinsky, Gonzhinsky, Chernyayevsky, Gudachinsky village councils, villages. Sivaki, village. Wushumun and the village. Magdagachi. From the general list

number of applications – 10 are collective, with a total of 27 applicants and a total area of 25.1943 hectares. Land plots are taken under agricultural use and entrepreneurial activity.

activity.

In accordance with Part 5 of Article 2, Article 10 of the Federal Law, 33 land plots with an area of 19.3162 hectares were transferred to citizens in the territory of the district, and 4 land plots with an area of 4.8043 hectares were leased.

Work on the provision of land plots for free use continues.

industry

Magdagachinsky district has rich natural resources.

There are known mineral deposits in the district: Tygdinskoe brown coal deposit – 466 million tons; Tolbuzinskoe - stone and Tolbuzinsko – Magdagachinskoe - coking coal.

Refractory clay deposit:

- - Tygdinskoe-2 with reserves of 9.9 million tons;
- - Chalgan deposit of kaolin-containing quartz-feldspar sands, the district is rich in kaolin clays. The Chalgan glass sand deposit is the largest in the Far East. These clays can be used in paper, ceramic, rubber, chemical, perfume and other industries. Kaolin (from the name of the locality in China) is a white clay formed as a result of weathering of rocks containing feldspar. With water gives a plastic mass;
- - Gonzhinskoye mineral water deposit.

The leading branch of the industrial complex of the district is gold mining.

On the territory of the district there is 1 gold mining enterprise - JSC "Pokrovsky Mine". General Director Denis Vladimirovich Alexandrov.

For 6 months of 2025, the volume of shipped goods of own production of industrial organizations, performed works and services on their own amounted to 34,733. 83 million rubles. In 2025, according to the forecast, the volume of shipped goods of own production, performed works and services on their own will amount to 49,311.07 million rubles, or 121.7% compared to last year. In 2026, according to the forecast, the volume of shipped goods of own production, performed works and services by own forces will amount to 50741.09 million rubles or 102.9 % compared to the level of 2025; in 2027 - 52161.84 million rubles or 102.8%; in 2028-53622.37 million rubles or 102.8%. In the total volume of shipped goods of own production, performed works and services for "clean" activities, the highest share is occupied by mining (gold mining) and metal ores - 88.7%.

Gold production volumes in 2024 amounted to 116.2 % compared to the previous year in current prices, in 2025 – 169.1%. In 2026-2028, 102% -102.8%.

In 2025-2027, due to an increase in the capacity of the Eastern Landfill of Russian Railways, production volumes of the Magdagachi wagon repair depot, a separate structural division of OMK Steel Way, are expected to increase by 101% -102%.

Production of bread, bakery and confectionery products for 9 months of 2025 amounted to 813.0 tons, according to estimates in 2025, production will be 814.0 tons, and by 2028 it will reach 825.0 tons.

On the territory of the district in the village of Gonzha, the plant for the production of mineral water LLC "Amurskaya Voda" operates, the volume of output of its own production for 2024 was 111.0%, for 7 months of 2025 it amounted to 91.9%. The product range is constantly updated. The product range includes more than 30 items for different categories of customers. There is ozonated water, carbonated water, as well as a lemonade line with 15 different flavors: classic, as well as exclusive, for example, "Southern Pomegranate", "Ginger, lemon and lemongrass".

construction



The " by large construction s of 2025 amounted to 6910.40 million rubles, according to the forecast, in 2025 it will amount to 7500 million rubles, or 38.2% compared to last year. In 2026, according to the forecast, 3,100. 00 million rubles, in 2027 3,200. 00 million rubles, in 2028 3,500. 00 million rubles. y. There is also a planned decrease in volumes due to the completion of the construction of the Power of Siberia main gas pipeline.

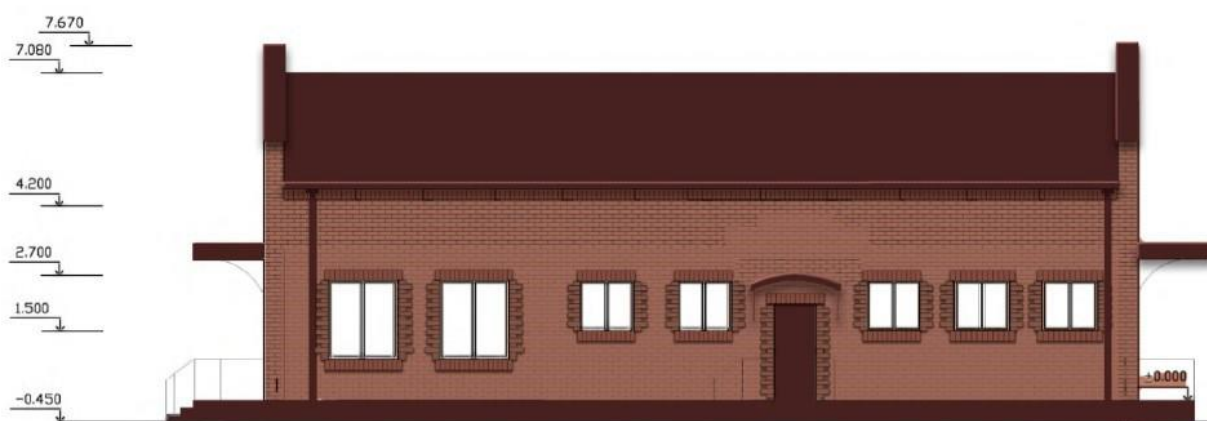
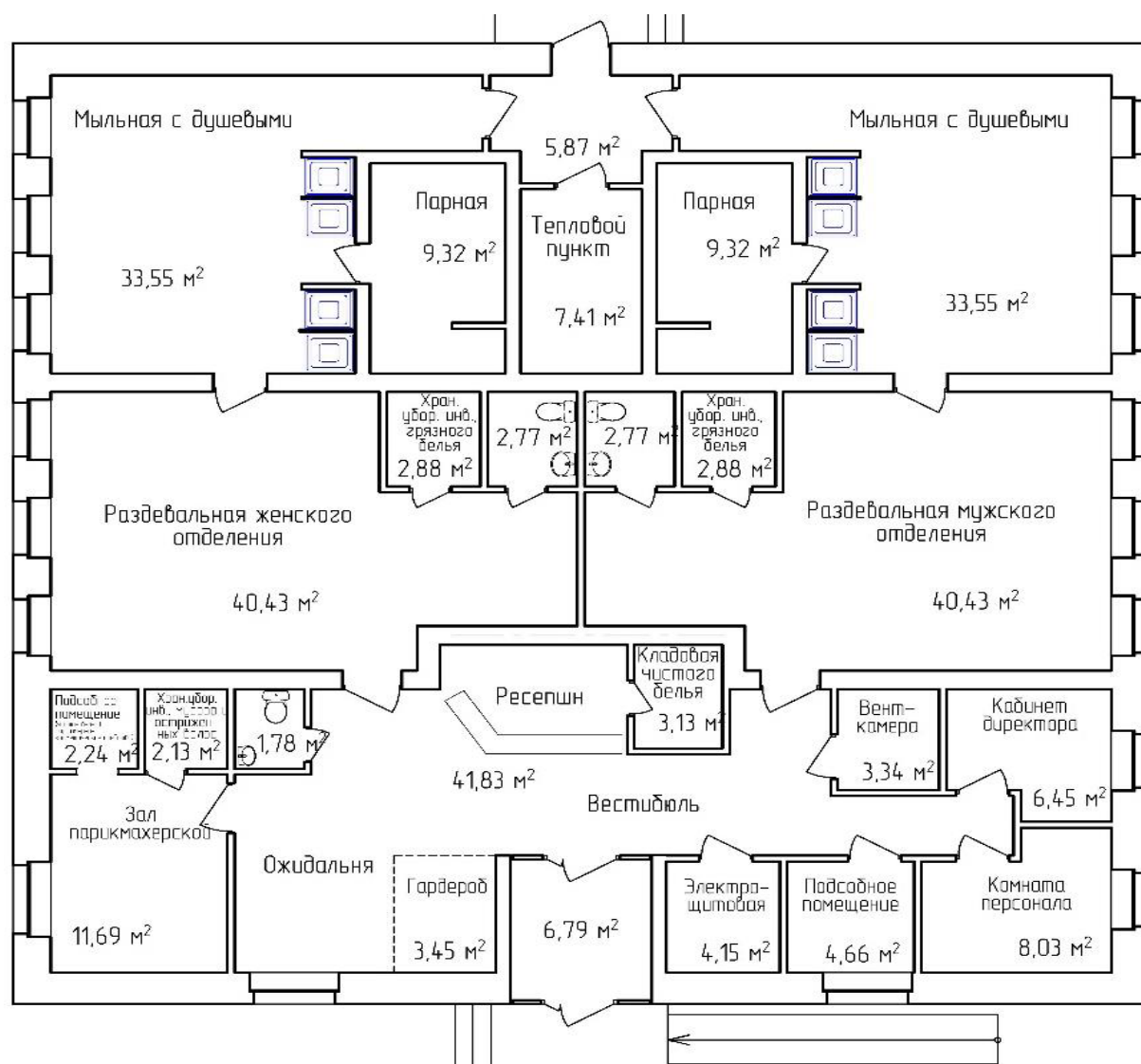
Individual residential buildings were commissioned in 2025 – 2.5 thousand square meters. m.

On the territory of the district, a multi-apartment residential building was commissioned, the developer of JSC "Russian Railways" with a total area of 2550.0 sq. m.

29.03.2019 By the decree of the Government of the Amur Region, the regional program "Resettlement of citizens from emergency housing stock in the territory of the Amur Region for the period 2019-2025" was approved. This program includes 10 apartment buildings in the Magdagachinsky district: village. Ushumun-1, village. Magdagachi – 9. In 2025, 4 residential premises were provided in Blagoveshchensk in a new building.

In the village. Magdagachi formed a land plot with a total area of 36.674 thousand square meters. m. for the construction of six apartment buildings, the built-up area will be 13.20 thousand square meters. m.

In the village. Magdagachi continues construction of a turnkey bathhouse for 24 places - total area: 329.4 sq. m., construction cost 69.3 million rubles, completion date September 2025. Design and estimate documentation has been developed, which is currently undergoing state expertise.



Gradual gasification of the region began in 2021, after the Power of Siberia main gas pipeline was put into operation. Until 2040, it is planned to gradually include in the Gasification Program 11 municipalities of the region, through the territory of which the main gas pipeline "Power of Siberia" passes.

According to the General Gasification Scheme of 2018, in the Magdagachinsky Municipal District in the future, 8 settlements are subject to gasification through the territory of which the Power of Siberia main gas pipeline passes: Gonzha village,

Gudachi village, Daktuy village, Magdagachi village, Sivaki village, Tygda village, Ushumun village, Chalgany village (gasification of boiler houses). Gasification of the population by 2040 in the following localities: Daktui village, Magdagachi village, Sivaki village, Tygda village.

According to the Gasification Program of the Amur Region for the period 2016-2025, approved by Gazprom, construction and installation works of the Pokrovsky Rudnik gas distribution station will continue in 2024-2025.

TRADE AND SERVICES

The consumer market of the Magdagachinsky Municipal District is characterized as stable and stable, with a fairly high degree of product saturation and positive development dynamics.

One of the indicators of the state of the consumer market is retail trade turnover. For several years, the retail trade turnover has been growing.

The main part of retail trade turnover is formed at the expense of small enterprises and individual entrepreneurs.

The consumer market of the district is represented by a network of retail enterprises - 215 objects.

The network of stationary retail facilities is constantly expanding, and the customer service culture is improving. Progressive forms of trade are being restored and actively developed: self-service, salon form of trade, sale of goods on credit.



On the territory of the municipal district, as of 01.09.2025, there are 19 enterprises providing public catering services to the population, with a total number of 835 seats.

In order to improve the quality of public catering services, promote the development of small businesses in this area, the district annually holds extended meetings of the Council of Entrepreneurs with the participation of specialists from federal agencies, sanitary and hygienic training of managers and employees of public catering.

In 2025, according to forecast calculations, the volume of paid services will amount to 232.4 million rubles, an increase of 1.2% compared to 2024.

In 2025, the following consumer market facilities are planned to be put into operation in the district:

- village. Magdagachi - an industrial goods store with a total area of 818.0 m².
- Tygda village-cafe with a total area of 419.3 m² with 50 seats, roadside service.



Resolution of the head of the district No. 756 of 23.12.2024 approved the municipal program "Development of small and medium-sized businesses in the Magdagachinsky Municipal District".

In 2025, the Ministry of Economic Development of the Amur Region signed an Agreement dated 14.02.2025 No. 238 "On granting subsidies to the budget of the municipal formation of the region for the support and development of small and medium - sized businesses, including peasant (farm) farms" in the amount of 1,101,052. 63 rubles (including at the expense of the regional budget-1,046,000. 00 rubles)., at the expense of the local budget - 55,052. 63 rubles).

Competitive procedures for the support and development of small and medium-sized businesses, including peasant (farm) farms, in the direction: "reimbursement of part of the costs of SMEs, as well as self-employed citizens, related to the purchase of equipment for the creation, and (or) development, and (or) modernization of the production of goods (works, services)" scheduled for September 2025.

FINANCE AND BUDGET

Planning of the revenue part of the budget of the Magdagachinsky municipal district for 2026 and the planning period of 2027 and 2028 was carried out on the basis of the basic scenario of the draft forecast of socio-economic development of the municipality for 2026 and for the planning period of 2027 and 2028, the current legislation on taxes and fees, taking into account changes that come into force after January 1, 2026 the main directions of the tax policy for 2026 and the planning period of 2027 and 2028, the federal law on the federal budget for 2025 and the planning period of 2026 and 2027, as well as calculations of receipts for administered sources of income submitted by the chief administrators of municipal budget revenues in accordance with approved revenue forecasting methods.

In 2025, the budget revenues of the Magdagachinsky Municipal District will amount to 1,863.1 million rubles, the amount of tax and non-tax revenues will amount to 585.3 million rubles, including:

- tax revenues – 521.0 million rubles, non-tax revenues-64.3 million rubles.

The expenditure part of the budget is formed at the expense of own revenues and gratuitous receipts from the regional budget.

Socially oriented expenditures make up the bulk of the budget expenditures of the Magdagachinsky Municipal District.

The largest share of expenditures traditionally allocated to the "Education" section will be more than 37.6 % in 2025, 47.0 % in 2026, 48.9% and 48.0% in 2027 and 2028, respectively.

Expenditures on ensuring the functioning of local self-government bodies are planned at a level not exceeding the expected estimate for the current year. The district budget parameters were formed taking into account:

- implementation of national projects and programs;
- implementation of the May 2012 Decrees of the President of the Russian Federation regarding the implementation of the indicators of the "road maps" on the level of wages of certain categories of public sector employees;
- improving the efficiency of budget expenditures in fiscal consolidation.

There was no municipal debt as of 01.01.2024. In 2024, loans were raised - 30.00 million rubles, with repayment in the current year in the amount of 3.0 million rubles. In 2025, a loan was raised in the amount of 57.0 million rubles with repayment of 18.0 million rubles. In 2026, it is planned to attract loans from credit institutions in the amount of 50.00 million rubles with a repayment of 9.0 million rubles. In 2027, it is planned to attract a loan in the amount of 50.0 million rubles, repayment – 57.0 million rubles. In 2028, it is planned to attract a loan in the amount of 50.0 million rubles, repayment of the loan in the amount of 50.0 million rubles.

INVESTMENT POLICY

The main goal of the investment policy is to increase investment in the economy of the district, contributing to the intensive development of the economy and the production sector, modernization of production facilities, increasing the competitiveness of goods and services produced in the district, increasing the income of the population, enterprises and budgets of all levels. Investments are considered as the main source of economic growth in the district, renewal of fixed assets, increased productivity and improved working conditions, as well as improving the quality and, consequently, competitiveness of products.

Based on this goal, the main task of the administration of the Ministry of Defense of the Magdagachinsky Municipal District is to create a more favorable and stable investment climate, optimal conditions for the implementation of the investment process, ensuring the interaction of investors with the owners of investment objects, local governments, supervisory organizations and territorial divisions of federal

executive bodies, taking into account the interests of the municipality of the Magdagachinsky Municipal District.

The main directions of the investment policy of the Magdagachinsky Municipal District Administration are:

- stimulating the investment activity of investors aimed at creating or upgrading fixed assets of a production and non-production nature;
- development of the regulatory framework within the municipal district's authority to promote investment activity;
- increasing the investment attractiveness of both the district as a whole and individual sectors of the economy;
- development of a favorable business environment aimed at maximizing the reduction of administrative and cost barriers to entry into the business and its functioning, promoting competition;
- improvement of information support for investors, information openness of the district;
- establishing cooperation in promoting entrepreneurship and investment at all levels of government: local, regional and federal;
- improvement of the system of implementation of investment projects;
- support for the development of innovative activities as one of the elements of investment;
- promoting the development of financial instruments for investment and others.

For 6 months of 2025, investments in fixed assets amounted to 1,735. 7 million rubles, or 84.5 % compared to the previous year; according to the forecast, in 2025, investments in fixed assets will amount to 3,450.0 million rubles, or 60.3% compared to the previous year, in 2026, investments will amount to 2,300 million rubles, in 2027, 2,100. 0 million rubles., in 2028, 1,560. 0 million rubles. The decrease in investment directly depends on construction, the construction of the Power of Siberia main gas pipeline has been completed, but the reconstruction and modernization of railway tracks continues. In 2026-2028, the reconstruction of a gold mining enterprise for processing concentrates is planned.

To improve the investment climate and attract investment in the economy of the Magdagachinsky Municipal District, on the website of the circle, in the section economy-investments, information is available-offers for potential investors (free land plots, as well as offers - development of the Chalgan kaolin sand deposit, construction / major repairs of the Medvezhonok DOL.

INVESTMENT OFFER
for potential investors
for construction/ major repairs of Medvezhonok DOL,
located in the Magdagachinsky Municipal District

Project idea	Construction / overhaul of the Medvezhonok children's health camp (DOL Medvezhonok)
Structure of the project, location	The project is supposed to carry out construction / major repairs of objects of the Medvezhonok DOL). DOL Medvezhonok is located in an ecologically clean area in the north of the Amur region in a relict pine forest. The total land area is 22.94 ha. Area of the 9th km of the Magdagachi - Tolbuzino highway. A picturesque lake is located 500 meters from the camp. Magdagachi Village is 9 km away.
Infrastructure	Available infrastructure: - building with a medical center – a two-story brick building; - building with an insulator – a one-story wooden building; - administrative building – a one-story brick building. - the club building is a one-story wooden building. - canteen building - a one-story wooden building. - cold storage building - a one-story wooden building. - vegetable storage building – one-story, partially buried; - warehouse - one-story wooden building - personal hygiene room for girls - one-story wooden building; - building with laundry facilities, showers, and a steam boiler room - a one-story wooden building with a brick boiler room extension. - outdoor swimming pool; - utility building - a one-story wooden building. - dormitories for children - a one-story wooden building. - construction of a pumping station with a drinking water well – construction of factory-made sandwich panels.
Project cost	The estimated turnkey cost is 1,443,949,715 thousand rubles.
Implementation period	24 months
Performance indicators	No initial data
Project development degree	available certificate of inspection of buildings located on the territory of DOL "Medvezhonok" dated 17.07.2015, 2023 specified (increased) the area of the land plot under the complex of buildings with a cadastral number 28:16:011:601:1, cadastral works are being carried out in relation to the additional land plot, works on topographic survey on these land plots were carried out.
Sales markets	Amur region, constituent entities of the Russian Federation
Method of cooperation	Investment in concession facilities
Construction	site Amur region, Magdagachinsky Municipal District
Project initiator	Administration of Magdagachinsky Municipal District
Investors	Russian and foreign companies
Contact information	676124, Amur region, village.Magdagachi, K-Marx str., 19 Tel. / fax 8 /41653/ 97-4-26 e-mail:orgmgd@mail.ru-mail:orgmgd@mail.ru

Project structure

The project involves major repairs of the existing infrastructure of the DOL "Medvezhonok". According to the Act of inspection of buildings located on the territory of the Magdagachinsky district, it is necessary to carry out the following works:

n /	a Name of the building	Current condition of the building	Need for repairs
1	Building with a medical center, boiler room, rooms for placing young children	The building is two-storeyed, external walls are silicate brick. Load-bearing and enclosing structures are in satisfactory condition.	Major repairs of interior decoration, plumbing equipment, doorways, partial replacement of glazing are required.
2	Building with an insulator	The building is one-story wooden. Exterior and enclosing structures are in good condition.	Reconstruction is required
3	Building administrative	Building one-story. Exterior walls - silicate brick.	Reconstruction
of the 4th	Building of the club is required	. The building is one-story, wooden design with an extension. Exterior walls are silicate bricks. Load-bearing and enclosing structures are in satisfactory condition.	Reconstruction is required
5	Cold storage	building The building is one-story, wooden design.	Reconstruction is required
6	Vegetable	storage building The building is one-story, partially buried. No visible deformations or damage.	Reconstruction is required
7	Building dining	room The building is one-story, wooden execution. Load-bearing and enclosing structures are in satisfactory condition.	Reconstruction is required
8	Warehouses	One-story wooden structure. No visible deformations or damage.	Reconstruction is required
9	Personal hygiene room for girls	The building is one-story, wooden design.	Reconstruction is required
10	Building with laundry, showers, steam boiler	room The building is one-story, wooden design with a brick extension of the boiler room.	Reconstruction required
11	Outdoor swimming pool	Structure	Reconstruction required
12	Utility	building One-story building, wooden construction. Load-bearing and enclosing	Reconstruction is required

		structures are in satisfactory condition.	
13	Sleeping buildings for children (7 units)	The buildings are single-storeyed and made of wood. Load-bearing and enclosing structures are in satisfactory condition.	Reconstruction
and	construction of a pumping station with a drinking water well is required.	Construction of factory-made sandwich panels. No visible deformations or damage.	Reconstruction required

Historical background

Medvezhonok Children's health camp was put into operation in 1975. For 40 years, the Medvezhonok DOL has hosted schoolchildren aged 6 to 15. Every year, more than 350 children rested in this institution in two shifts. Pine forest, fresh air, picturesque nature and lots of impressions. Children of railway workers received a full-fledged country holiday. Given the distance from the regional center and most similar institutions, this was the only available summer vacation option for children of the Magdagachinsky district.



Since its foundation, the owner of DOL Medvezhonok has been JSC Russian Railways. All work related to the maintenance of the camp was carried out by sponsored enterprises of Russian Railways. In 2012, the fire alarm system and boiler room were upgraded. During 2013-2014, in accordance with the requirements of Rospotrebnadzor, significant work was carried out to strengthen the material and technical base of DOL Medvezhonok: major repairs of the dining room, organization of water supply (a water intake well with the installation of modern equipment for water purification), arrangement of two swimming pools.

In 2014, at the end of the second shift, the health camp was mothballed. In 2015, the equipment and inventory were dismantled and taken out by Russian Railways.

Since October 2016, the health camp facilities have been transferred to the administration of the Magdagachinsky district.

Every year, 200 children of the Magdagachinsky Municipal District recover in country camps as part of a health campaign. Due to the conservation of the Medvezhonok DOL, parents are forced to send their children to health facilities in the

Amur Region and beyond. Transportation costs and escorts to the place of rest and back carry an additional financial burden on parents.



Every year, 200 children of the Magdagachinsky district recover in country camps as part of a health campaign. Due to the conservation of the Medvezhonok DOL, parents are forced to send their children to health facilities in the Amur Region and beyond. Transportation costs and escorts to the place of rest and back carry an additional financial burden on parents.



INVESTMENT OFFER
for potential investors
development of the Chalgan kaolin sand deposit

Project idea	<i>Development of the Chalgan kaolin sand deposit</i>
Industry	Mining, manufacturing
Location	Amur region, Magdagachinsky district near the station Chalgany of the Trans-Baikal Railway. 65 km from the village. Magdagachi, 20 km from the village. Tygda, 400 km from the regional center of Blagoveshchensk
Infrastructure	• Highways: 6 km from the Amur Federal Highway * railway stations: the Trans-Siberian Railway passes through the village железнодорожная магистраль
of Chalgany Project description	The field consists of three sections: North, South-West and South-East. Industrial category reserves are estimated at the Northern section. Developed since 1974. The field is located on a site larger than the surrounding area, and is a watershed between the Tygda and Yukhta rivers. In addition, the composing area of the deposit and the deposit itself at a depth of 20 m from the surface are represented by sandy soil. The combination of these features creates a drainage system for precipitation, so that the field is not flooded. The 15-meter-thick clay layer that underlies the sand layer reliably protects the deposit from the penetration of ground water from the underlying areas. The kaolin-bearing sand deposit is confined to the upper horizons of the Neogene Sazankovskaya formation, composed of interspersed feldspar-quartz sands with kaolin of different grain sizes, formed in a large shallow basin. Based on the technological tests carried out by the NIIsroikeraamika laboratory, it was established that kaolin from the Chalganovskoye deposit in an enriched form can be used for the production of sanitary, earthenware and semi-porcelain products, facing tiles and technical porcelain. Feldspar products after their enrichment are a valuable raw material for the electro-ceramic and other types of ceramic industry. The rubber industry uses enriched kaolin powder as a filler in the composition of rubber impurities. The addition of kaolin increases the mechanical strength, acid resistance, and resistance of rubber to evaporation. The mill's enriched quartz sands are used for filling filters and industrial water purification in the foundry industry. According to their mineralogical composition, the initial kaolin-bearing rocks are quartz-feldspar-kaolinite. The content of kaolins in kaolin-containing sands varies from 24% to 44% and on average for the deposit is 32%. Also, the Chalgan deposit has mineral paints, which are brick-red clay with inclusions of sand and gravel. The content of large inclusions is 2.5-7.5%. The clay mass is well soaked in water and easily separated from the coarse-grained and gravel fraction.
Project cost	Undetermined
Status	Investor search
Project initiator	Ministry of Natural Resources, Autonomous Non-Profit Organization "Agency of the Amur Region for Attracting Investment", Administration of the Magdagachinsky Municipal District
Investors	Russian and foreign companies

Contact information	676124, Amur region, village. Magdagachi, K-Marx str., 19 Tel. / fax 8 (41653) 97-2-30 e-mail: Reception of the head of the Magdagachi Municipal District - priemnaya_mgd@mail.ru
------------------------	---



Regulatory framework

Investment activity in the circle is carried out in accordance with the following legal documents:

1. Federal Law No. 39-FZ of 25.02.1999 "On investment activities in the Russian Federation carried out in the form of Capital Investments".

2. Law of the Amur Region of 05.09.2007 No. 374-OZ "On investment activities in the Amur Region".

3. Resolution of the administration of the Magdagachinsky Municipal District of 13.03.2015 No. 1041 " On approval of the Regulations for supporting investment projects on the principle of "one window".

4. On the territory of the district, a Public council for improving the investment climate and developing entrepreneurship has been established under the head of the municipality of Magdagachinsky Municipal District, headed by the head of the district, which includes deputy heads of the district, heads of structural divisions, and individual entrepreneurs.

Contact Information

Head of the Magdagachinsky Municipal District

Goryunov Andrey Igorevich (416-53) 97-4-30

Head of the Department of Economic Development (Consumer Market sector) of the Magdagachinsky Municipal District

Chernets Darya Vladimirovna (416-53) 97-5-69

Chief Specialist of the Department of Economic Development (Consumer Market sector) of the Magdagachinsky Municipal District

Malynkina Karina Nikolaevna (416-53) 97-5-89

Leading specialist of the Department of Economic Development (Consumer Market sector) of the Magdagachinsky Municipal District

Zuyeva Ekaterina Yurievna (416-53) 97-5-89

Administration of the Magdagachinsky Municipal District

**Legal / postal address: 676124, Amur region, Magdagachi village,
K. Marx St., 19**

phone: (416-53) 97-4-26

fax: (416-53) 97-4-26

e-mail: orgmqd@mail.ru

official website: <http://magdagachi.ru/>