

Department for development management and
Team for certification of Gradačac Municipality

Number:02-05-1529-PS-2/15

Date:22.10.2015

THE MINUTES
from the 2nd session of Business Council

held on 21.10.2015.,at 12 p.m. in the meeting room of Gradačac Municipality.

The session was attended by 10 members of Business Council.

Present: Association of craftsmen- Fikret Duraković, The President of the Association of Businessmen and the representative of "AMMAR" d.o.o--Muhamed Bilajac, IMK"Kula" d.o.o.-Munever Novalić,"Gradex"d.o.o.-Šefik Močić,director of the firm "Wagner automotiv" d.o.o. Mirsad Peštalić, Municipality Mayor Edis Dervišagić, assistant to Municipality mayor for economy,budget and finances-Mustafa Šakić, assistant to Municipality mayor for urbanism Damir Kurjaković, assistant to Municipality mayor for geodetic and property affairs Ferid Durmišević,director of "Komunalac" d.d. Damir Okanović,the members of the Team for BFC-Šeherzada Otanović and Suada Hećimović and the representative of the Department for management of development,investments and energetic efficiency-Aziz Hodžić.

The Minutes has been conducted by Šeherzada Otanović.

The session has been presided by the President of Business Council (hereinafter :BC) Muhamed Bilajac.

The president of BC ascertained that there are 10 members of BC present , two members of Team for BFC as well as the representative of Department for development management ,investments and energetic efficiency-Aziz Hodžić, opened the session and welcomed all the present people. He read the proposed agenda and asked the present if they agree with the proposal. After that BC unanimously adopted the following

AGENDA

- 1.The approval of the minutes from the first constitutive meeting of BC
- 2.The consideration of the proposal of The Rules of Procedure of BC
- 3.The electing of the vice president of BC
- 4.Investments in industrial zone II of Gradačac municipality
- 5.Proposals,initiatives,discussion

Ad.1.

Muhamed Bilajac informed the present members of the BC that he had read the Minutes from the previous session and suggested to approve it.

The minutes from the first constitutive session of the BC has been unanimously approved.

Muhamed Bilajac asked the assistant to municipality mayor Mustafa Šakić how far it had come to.

Muhamed Bilajac suggested that all the members go through the articles of the Rules of Procedure together.

Damir Okanović suggested that the article 7.paragraph 2. should be changed into "business" instead of "private".

Muhamed Bilajac agreed too,and asked the other members of BC if they had anything to add.

Mirsad Peštalić suggested that it should be written "business and private sector".

Muhamed Bilajac suggested that The Rules of Procedure should be approved with the amendment to article 7. paragraph 2. and that is: "BC, which counts 15 members, can work and make decisions with at least 8 members who are present from both business and private sector".

BC unanimously approved the following

CONCLUSION

The Rules of Procedure of BC has been unanimously approved.

Ad.3.

Muhamed Bilajac suggested that Municipality Mayor should appoint Vice President.

Municipality Mayor said that according to the Rules of Procedure it is clearly defined that the Vice President should be appointed by Business Council.

Mustafa Šakić suggests Šefik Močić to be the Vice President.

CONCLUSION

Business Council unanimously approves the proposal and Šefik Močić has been appointed as Vice President of Business Council.

Ad.4.

Muhamed Bilajac is grateful to the idea of one such item on the agenda because it is important for the others to give their opinions.

Municipality Mayor pointed out that the role of Business Council is to give advice and ideas to Municipality Mayor and services. The idea for this meeting are the investments that are announced to Gradačac municipality. When it comes to Industrial zone, it is about resources left from GSM licence. He listed all projects which have been implemented out of these resources and he said that 200.000 KM (convertible marks) was approved for Industrial zone. There is a dilemma where the resources should be invested. He suggested that it should be invested into the road construction in industrial zone, and he explained that with this amount of money it cannot be done a lot but a lot can be started. There is also another possibility and that is road from the firm "Europrofi" to the firm 'Namještaj'. After the approval of the resources, the first possibility appeared and that was the road construction in the industrial zone, 3rd phase. There has been expropriation procedure in which the Service for geodetic and property legal affairs came across the problem of "large conditions".

Municipality Mayor asked from all the present to solve the problem together. He pointed out that one of the claims is the claim of businessmen with the price of 100.000 per 1000m².

Šefik Močić requested the name of the person who is against this procedure.

Municipality Mayor said that he did not want to call for names, but his intention was to present the problem of expropriation in Industrial zone II. He added that Municipality could initiate the project without the expropriation. He pointed out that there was the alternative and they were here to talk it over.

Ferid Durmišević said that when the first part of this road was done the owners were two firms "Kovgrad" and "Gradex". The first price was 7 KM (convertible marks) but it has been raised to 21,75 KM.

Šefik Močić said that the price was offered and it was immediately accepted.

Ferid Durmišević said that the price has been agreed. Property Legal Service considered it to be a reasonable price. The assessment of court expert is that its reasonable price is 19,50KM.

In the second round while solving the property they found out from the representative of the firm "Gradmont" that the price is 100KM. They immediately stopped the procedure. In the end they published a public call for all those who are interested to answer and to offer a price. They have already got the offer from the person who accepted the price of 19KM. There are 4 more persons who accepted the offered price. If they don't come across a problem with other owners they go to the court where already reached agreements and price would be the basis for problem solving. Ferid Durmišević said that he was glad that there was this BC which tried to find the solution. Šefik Močić said that he knew the Municipality has done the expropriation for the projected part of the plot. He said that the problem, which is easy to solve, should be solved and that BC should be informed about those problems in order to try to solve the problem. Ferid Durmišević said that they were doing that in the same way. Šefik Močić said that the agreement was proposed to him and he accepted it. Muhamed Bilajac said that such an agreement had been acceptable. Ferid Durmišević explained the subject mentioning the example of Trnovo municipality. Muhamed Bilajac thinks that acceptable price was offered from the Municipality and asks much it includes the land of "Gradmont". Šefik Močić says that it is about just a small piece of land. Muhamed Bilajac suggested that Business Council should advertise on the radio or any other meeting where the problem should be discussed or to form a committee that would talk to the lot owners. He suggested that the land should be offered to investors and if possible local ones. Municipality Mayor asked if they suggested to go for the investment into Industrial Zone II. Muhamed Bilajac said that all the members agreed upon this. Šefik Močić considers this project good one and that with this project we must come to Sibovac road. He suggests that the more narrow road should be built since broader part of the road was planned with parking lots or to do the rerouting. Damir Kurjaković says that with this project the a field road has been included which can be solved easily when it comes to property question. After "Gradmont" we have the majority of solved property questions. We consider doing 300m of macadam road without reducing the profile. In the next 350m we come across municipal land and that redesigning should be done. In this area there is a problem of drainage and that is the reason why broader part of the road should be done. Šefik Močić suggested that it should be concluded that with this project implementation we want to go to the point between "Bosnaprodukt" and "Bosna" up to the municipality land.

BC unanimously approved the following

CONCLUSION

Business Council agrees to invest the approved resources from higher levels of government into the building of roads from firm "Kovgrad" towards Sibovac in order to open the part of the road towards Sibovac road, including the possibility of being macadam road. They suggest that a competent service and all the participants in the expropriation procedure to talk with the lot owners.

Ad.5.

Mirsad Peštalić pointed out his cooperation with Municipality Mayor and his Services. He emphasized the road problem next to "Namještaj" and its nearby area of 1.5 m next to the entrance gate of the firm. If the project realizes in the way the road looks now then the firm will be "turned upside down" which will significantly affect the work of the firm.

Damir Kurjaković said that with this project the road leads to the gate and no further.

Mirsad Peštalić also presented the problem that they have with the bought land of 25 dunums where they are limited by regulatory plan and the third problem is the land close to DC. There is also

a problem with the land next to RIS and there are a lot of problems where the municipality cannot help a lot.

Munever Novalić thinks that each problem defined by regulatory plan can be solved with new regulatory plan.

Municipality Mayor approves of this discussion. He also said that our goal is to solve the problem of the land next to RIS.

Municipality Mayor said that Business Council should be informed about the activities in the project of water supply of southern part of Gradačac municipality from the water source Domažić.

He said that there have been ensured 300.000 KM and that the project of the testing of the water source is in progress. In progress there are also the activities of asking for the agreement from competent institutions for the system of water supply but also for the reconstruction of wastewater treatment plant. The equipment for the wastewater treatment plant will be ensured by the end of this year. Subsidiary contracts are going to be signed. He said that at present the biggest problem lies in TK Government and there is no information about when deciding on co-financing of the project will be on the agenda of The Government. He wanted Business Council to be informed that on the agenda of the next session of Municipal Council will also be the information on present activities on the Project, on the basis of which Municipal Council should address the Government of FBiH and The Government of TK with the request that they should take over the co-financing of the Project.

Šefik Močić said that all the risks of the project have not been anticipated. He said that the association of businessmen suggested the other way of solving the problem. He thinks that 2 million euros cannot be sufficient for the project implementation. He suggests that there should be some savings on the project. He thinks that "Komunalac" cannot lead the project because they do not have owner's structure. He suggests that the project should be redesigned with the cost of 4 million Euros and with the savings.

Damir Okanović then said that in that case there would be different loan terms and there would be no grace period.

Šefik Močić presented the proposal of the association of employers that the list of free land capacities should be made and the objects for the production with measurements and floor area and which could be offered to investors. He thinks that when it comes to Regulatory plan we have moved forward.

Damir Kurjaković said that a public call for the most acceptable provider for the working out of Regional plan will be published by the end of the year and that by now that was impossible because public purchase was not anticipated or planned in the budget of the municipality.

Business Council unanimously approved the following

CONCLUSION

The members of the BC suggested that Municipality Mayor together with his associates and representatives of "Namještaj" try to find the solution to the problem of the road and arrange the meeting with FBiH Railways (Željeznice FBiH).

BC unanimously gave the support to Municipal Mayor in further activities in finding the solution for the approval of the co-financing program by the TK Government and TK Assembly.

BC asked from the competent municipal services to prepared database of free land capacities and office buildings with measurements and floor area.

The session finished at 14:15.

Keeper of the minutes
Šeherzada Otanović

The president of Business Council
Muhamed Bilajac