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PUBLIC INVITATION TO PROMOTERS
TO SUBMIT AN EXPRESSION OF INTEREST IN EXECUTING A PUBLIC-PRIVATE
PARTNERSHIP FOR THE PROJECT OF THE LONG-TERM OPERATION OF
MARIBOR EDVARD RUSJAN AIRPORT

1. INVITATION TO PROMOTERS

Pursuant to Article 32 of the Public-Private Partnership Act (Official Gazette of the Republic of Slovenia, No. 127/06; hereinafter: the ZJZP) and other provisions of the ZJZP relating to the execution of a preliminary procedure, the Ministry of Infrastructure hereby invites all potential promoters to submit their expressions of interest in executing a public-private partnership for the project of the long-term operation of Maribor Edvard Rusjan Airport, in accordance with the instructions below.

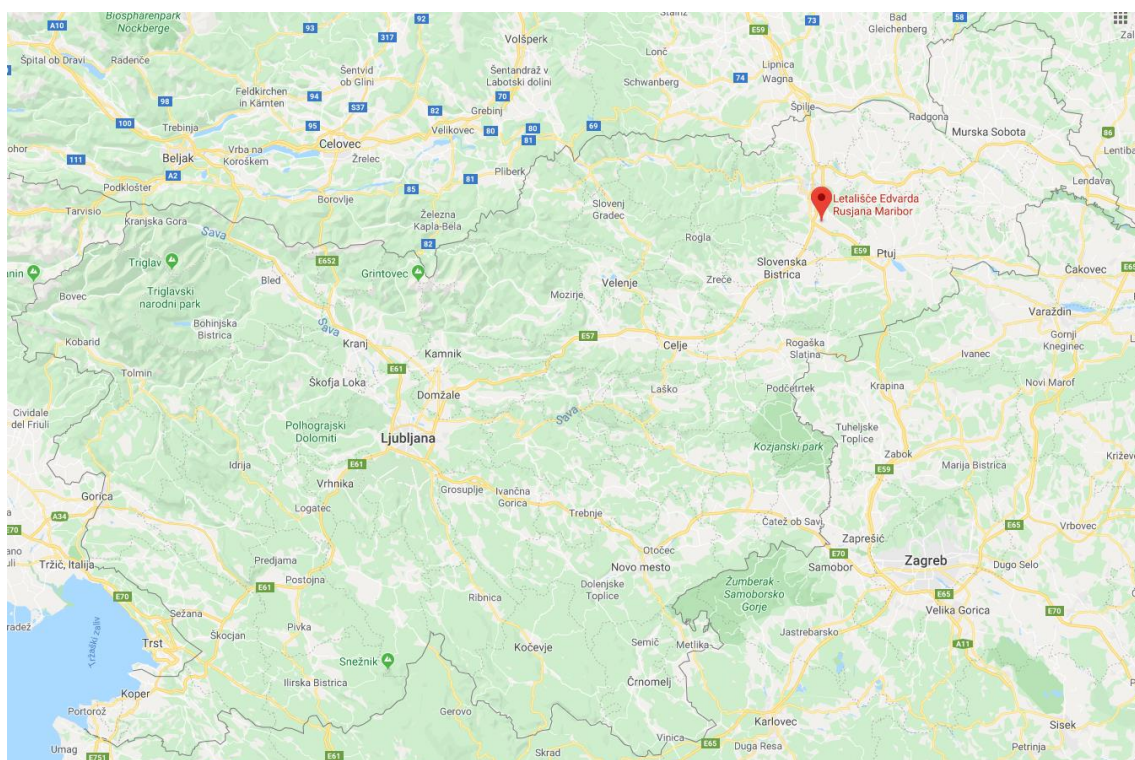
2. ABOUT THE PROJECT

The subject of the private-public partnership is the Maribor Edvard Rusjan Airport project.

Maribor Edvard Rusjan Airport (hereinafter: MERA) is the second-largest international airport in Slovenia, and alongside Ljubljana Jože Pučnik Airport is the only airport suitable for international commercial air traffic. MERA meets the requirements set out in construction regulations, and other requirements set out with regard to the reference code, the category and purpose of the airport, and the volume of air traffic. It holds a valid operating permit.

The Resolution on the definition of the public airports system (Official Gazette of the Republic of Slovenia, No. 78/06) designates MERA as infrastructure of national importance, and it is entered as such in the public utilities register.

It lies in the north-east of the country, on the edge of the Dravsko Polje plain, inside a triangle formed by Maribor and the towns of Ptuj and Slovenska Bistrica. It is located in the municipality of Hoče-Slivnica, and is 9 km from the city of Maribor. In national terms, MERA's catchment area encompasses Maribor and its surroundings, Celje and its surroundings, and the regions of Pomurska, Savinjska-Šaleška and Carinthia. MERA's location has traditionally been defined as good in terms of transport, as it is in the immediate vicinity of the motorway crossing point of the fifth and tenth pan-European corridors, while it has also traditionally been felt that MERA has good opportunities internationally, as with the right level of accessibility and services it could compete with the catchment areas of the airports in Graz, Austria and Zagreb, Croatia.



Location of Maribor Edvard Rusjan Airport; Source: Google Maps

The airport operation services are currently being provided by DRI upravljanje investicij d.o.o. on the basis of a contract concluded with the Ministry of Infrastructure.

A national spatial plan is being drafted for MERA, which will provide the basis for modernising the existing airport with regard to the needs of contemporary civil passenger and cargo transport, and revitalising airport and non-airport infrastructure in line with national transport and security requirements under the international (ICAO) and European (EASA) standards.

The long-term operation of the airport is planned within the framework of a public-private partnership, encompassing the development of airport infrastructure and the accompanying commercial programme.

MERA covers the following land:¹

	Cadastral municipality code	Cadastral municipality	Parcel number	Size (m²)	Ownership	Encumbrances
1.	707	Hotinja Vas	242/5	29,359	state	/
2.	707	Hotinja Vas	242/3	120	state	/
3.	707	Hotinja Vas	243/3	4,110	state	/
4.	707	Hotinja Vas	249/2	517	state	/
5.	707	Hotinja Vas	210/6	15,032	state	/
6.	707	Hotinja Vas	219/2	9,665	state	/
7.	707	Hotinja Vas	219/34	265	state	/
8.	707	Hotinja Vas	219/36	3,394	state	/
9.	707	Hotinja Vas	622/3	162	state	/
10.	707	Hotinja Vas	314/1	28,847	state	/
11.	707	Hotinja Vas	237/4	77,655	state	/
12.	707	Hotinja Vas	312/6	41,832	state	/
13.	707	Hotinja Vas	312/7	53	state	/
14.	707	Hotinja Vas	320/2	6	state	/
15.	716	Rače	723/3	982	state	/
16.	716	Rače	724/2	263	state	/
17.	716	Rače	726/4	1,118	state	/
18.	716	Rače	727/4	1,179	state	/
19.	716	Rače	728/3	1,201	state	/
20.	705	Slivnica	229/7	6,732	state	/
21.	705	Slivnica	230/5	79,481	state	/
22.	705	Slivnica	231/4	3,597	state	/
23.	705	Slivnica	245/3	1,653	state	/
24.	705	Slivnica	247	108	state	/
25.	705	Slivnica	426/1	75,100	state	/
26.	705	Slivnica	240/10	296	state	/
27.	705	Slivnica	230/2	55	state	/
28.	694	Rogoza	270/36	41,968	state	/
29.	694	Rogoza	270/27	7,369	state	/
30.	694	Rogoza	270/19	1,748	state	/
31.	706	Orehova Vas	157/9	1,321	state	quasi easement registered

¹ As at 31 January 2020

32.	706	Orehova Vas	157/10	1,062	state	quasi easement registered
33.	706	Orehova Vas	169/1	33,680	state	/
34.	706	Orehova Vas	169/2	2,542	state	/
35.	706	Orehova Vas	169/3	2,891	state	/
36.	706	Orehova Vas	169/4	2,167	state	/
37.	706	Orehova Vas	174/2	973	state	/
38.	706	Orehova Vas	179/1	74,016	state	quasi easement registered
39.	706	Orehova Vas	185/1	805	state	quasi easement registered
40.	706	Orehova Vas	189/3	2,280	state	/
41.	706	Orehova Vas	190/1	6,312	state	quasi easement registered
42.	706	Orehova Vas	198	44,737	state	/
43.	706	Orehova Vas	645/4	213,100	state	/
44.	706	Orehova Vas	201/10	13,637		



3. EXECUTION OF PROJECT

The public partner envisages the realisation of the project within the framework of a public-private partnership, whereby with regard to the content of the programme, the scope of investment, the duration of the relationship, the model and form of the partnership, the risk sharing, the transfer of title and other mutual relations between the future partners it is willing to analyse the proposals that it receives from potential promoters, and to incorporate them in the design of the final form and model of the public-private partnership, within the limits of the public interest that the public partner is safeguarding. Promoters are therefore encouraged to present their own proposals without restriction, provided that they judge that they are financially, economically, technically and legally optimal.

4. EXISTING DOCUMENTATION

Potential promoters may obtain the additional documentation at the disposal of the public partner by sending a request to gp.mzi@gov.si referenced "Javno-zasebno partnerstvo LERM" (MERA public-private partnership).

The documentation that promoters receive by email is confidential in nature, and may only be used for the purposes of preparing an expression of interest.

5. PREPARATION OF EXPRESSION OF INTEREST

MEETING WITH POTENTIAL PROMOTERS

Before the deadline for submitting expressions of interest, at the request of a potential promoter the public partner shall organise a tour of the location with each promoter separately, within the framework of which it will provide promoters with an opportunity to obtain detailed information about the project.

Potential promoters may send a request for a tour slot to gp.mzi@gov.si referenced "Javno-zasebno partnerstvo LERM" (MERA public-private partnership).

Participating in the tour is not a requirement for submitting an expression of interest.

DEADLINE FOR SUBMITTING EXPRESSIONS OF INTEREST

The public partner expects all expressions of interest for a public-private partnership to arrive at the **Ministry of Infrastructure, Langusova ulica 4, 1535 Ljubljana, Slovenia**, by **16 March 2020**. The envelope should be marked "Vloga o zainteresiranosti za izvedbo javno-zasebnega partnerstva za projekt »Letališče Edvarda Rusjana Maribor« - NE ODPIRAJ!!" (Expression of interest in executing public-private partnership for Maribor Edvard Rusjan Airport project - DO NOT OPEN).

CONTENT OF EXPRESSION OF INTEREST

No forms have been prescribed for submitting expressions of interest. The expression of interest should be submitted on the promoter's own documents.

The expression of interest should contain the following documents:

- general information about the promoter, including analysis of its development capacities and its capabilities,

- details for the contact person (name, telephone, email),
- a description of the project and the design solution as envisaged by the promoter, with a description of the scope of investment that the private partner is willing to undertake,
- details of the compliance of the proposed solution with the environmental and planning regulations,
- the timetable of execution,
- an economic assessment of the project,
- an illustration of the estimated value of the investment and the projected financial structure, making evident the risks that the interested party would take up, with an assessment of the value of the individual risks taken up,
- an estimate of revenues and expenses during the lifetime of the project,
- a scan of the complete expression of interest in electronic form.

The public partner shall also process all expressions of interest that do not have all of the aforementioned documents enclosed, provided that the interest in executing a public-private partnership can be determined from the expression of interest.

Promoters may also provide additional appendices and other documents that are not required by this invitation to promoters.

TRADE SECRETS

All information in the expression of interest that is appropriately designated confidential information or a trade secret shall be safeguarded as such by the public partner. Information that according to legislation may not be designated a trade secret shall not be safeguarded as such.

The public partner reserves the right to use all information not designated as a trade secret of the promoter in formulating the final content, the model and the scope of the tender documentation for selecting the private partner. In accordance with the second paragraph of Article 35 of the ZJZP, the public partner reserves the right, in keeping with the regulations governing public procurement, if documents that fully represent the legal, economic, technical, environmental or other conditions for the execution of the procedure or that entail any other original design solution that would benefit the public partner in the realisation of the project are enclosed in the expression of interest, to decide to purchase the documents (for example, a negotiated procedure without prior publication).

A promoter that submits an expression of interest in entering into a public-private partnership shall have the same rights as other candidates in any call for competition procedure. Submitting an expression of interest shall not necessarily mean that the applicant is a candidate in the subsequent procedure to select a contractor for the public-private partnership. The costs of preparing and submitting the expression of interest shall be borne in full by the promoter.

This invitation to promoters is a non-binding document that merely describes the purpose of the public partner. The public partner reserves the right to change the content, the scope and parts of the project described in this invitation to promoters. The final form of the model for the public-private partnership, the scope and content of the project, and the obligations of the partners shall be defined in the call for competition procedure for the selection of the private partner.

ADDITIONAL INFORMATION

Promoters may obtain all additional information by sending a request to gp.mzi@gov.si referenced "Javno-zasebno partnerstvo LERM" (MERA public-private partnership).

Alenka Bratušek,
minister