

INVESTMENT  
and BUSINESS  
OPPORTUNITIES  
in TRŽIČ  
GORENJSKA, SLOVENIA



I FEEL  
SLOVENIA



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## TRŽIČ – WHERE A GOOD WIND BLOWS

Despite the closure of large companies, in recent years the town of Tržič has been showing better economic trends than Slovenia as a whole.

Through a new action plan aimed at attracting new investors, the following benefits are available:

- a. business zones and land at prices that are lower than the average for the Gorenjska and other Slovenian regions, in an outstanding location;
- b. partial exemption from payment of municipal contributions, usually 50%;
- c. subsidies for small and medium-sized businesses for:
  - incentives for startup investments and investments in the expansion of business activities and development,
  - incentives directed at job creation and self-employment,
  - incentives for promotion and penetration of foreign markets,
  - incentives for room renting infrastructure;
- d. support in the search for locations and/or business and industrial premises, networking with owners, support in arranging required documentation and obtaining permits.

The Municipality of Tržič welcomes new investors as well as the further development of existing small and medium-sized companies. Working together, we can create new synergies.

For this reason we intend to expand building land for industrial and/or business purposes through amending and supplementing spatial plans:

- a. by revitalizing the large BPT industrial complex (ca. 50,000 m<sup>2</sup>) –construction of transportation and municipal infrastructure;
- b. by arranging the new Brezovo business zone for “greenfield” investments;
- c. through preparation of the Ljubelj plateau for reviving tourism activities;
- d. through numerous other smaller scale measures aimed at attracting new investment.

For more information: [obcina@trzic.si](mailto:obcina@trzic.si), +386 4 5971 510.

We look forward to working with you.

mag. Borut Sajovic,  
mayor

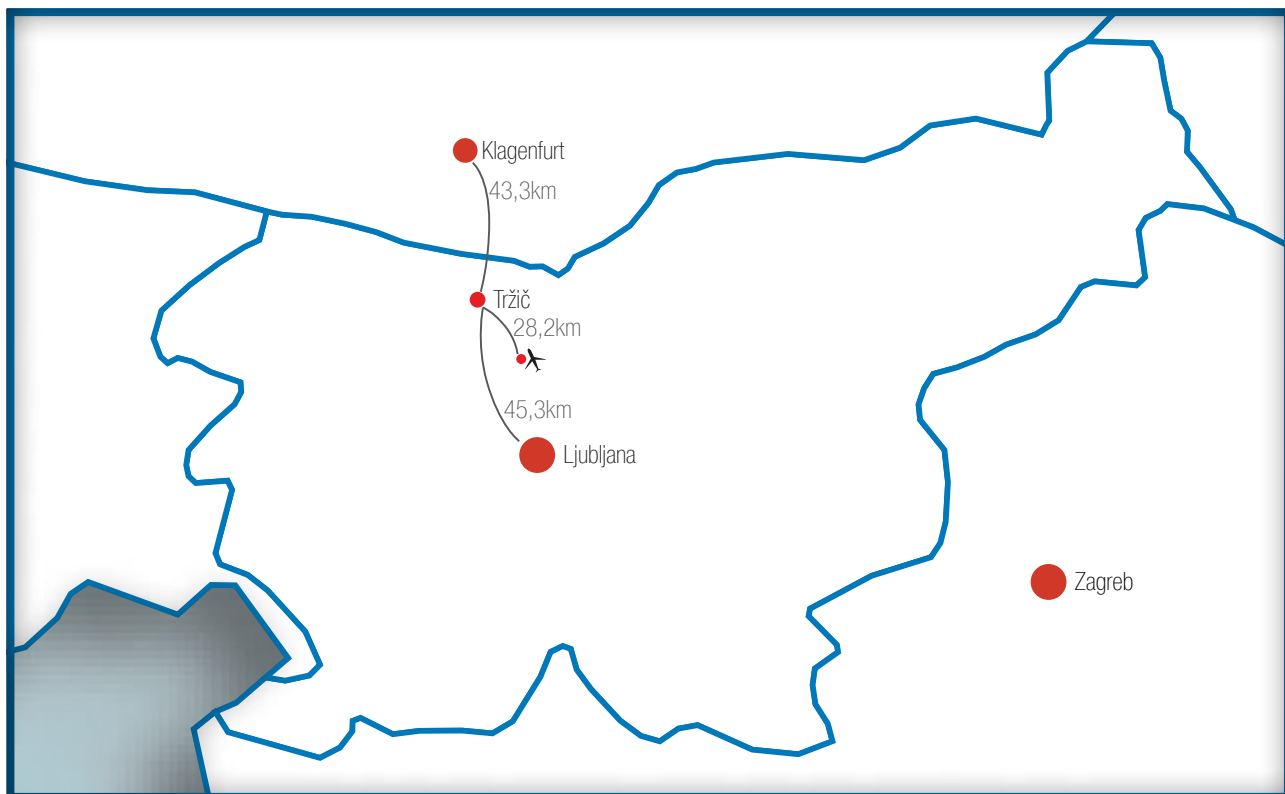
## 1. COMPETITIVE ADVANTAGES OF TRŽIČ

Tržič is located in the northern part of Slovenia, Europe, bordering Austria. A town with around 15,000 inhabitants, it has a strong industrial tradition and there are many well-known natural and cultural attractions in the area.

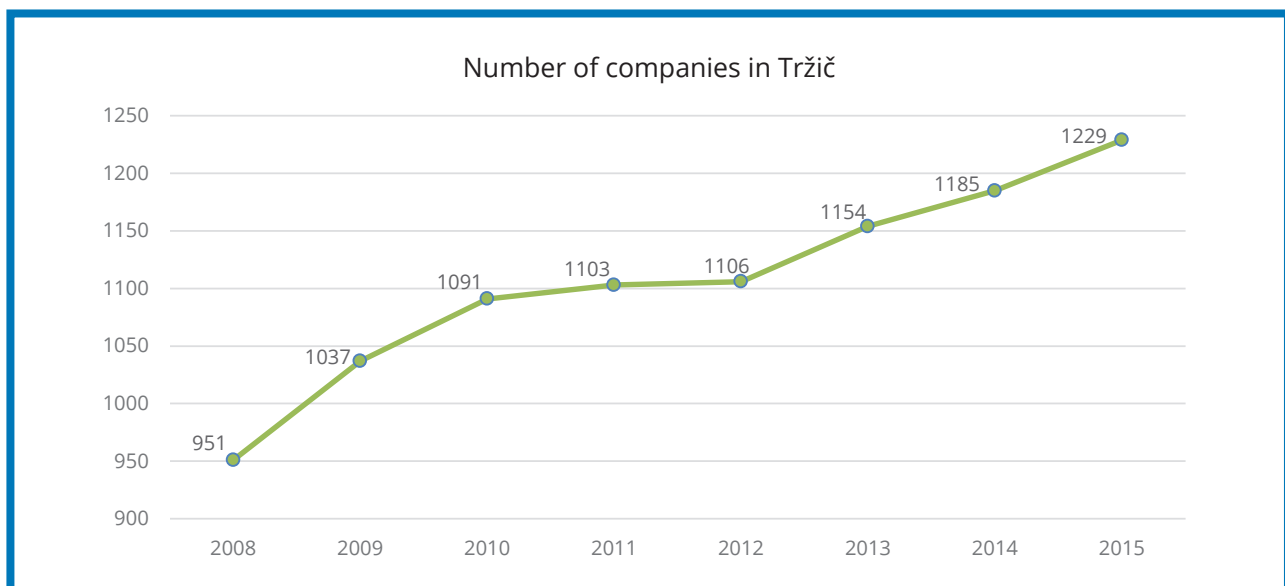
If you would like to work in an environment with a tradition of crafts and industry as well as knowledge and skills, and you're not interested in just green fields where you can build a new factory or business premises Tržič is the right place for you. Would you like to establish an encouraging business environment in buildings with a tradition and industrial heritage? Tržič is the answer.

Real estate is available at prices that are lower than those in the rest of the Gorenjska region, yet the location is still

- only 38 min or 45.3 km to Ljubljana,
- only 54 min or 43.4 km to Klagenfurt,
- only 20 min or 28.2 km to Jože Pučnik Airport in Ljubljana.

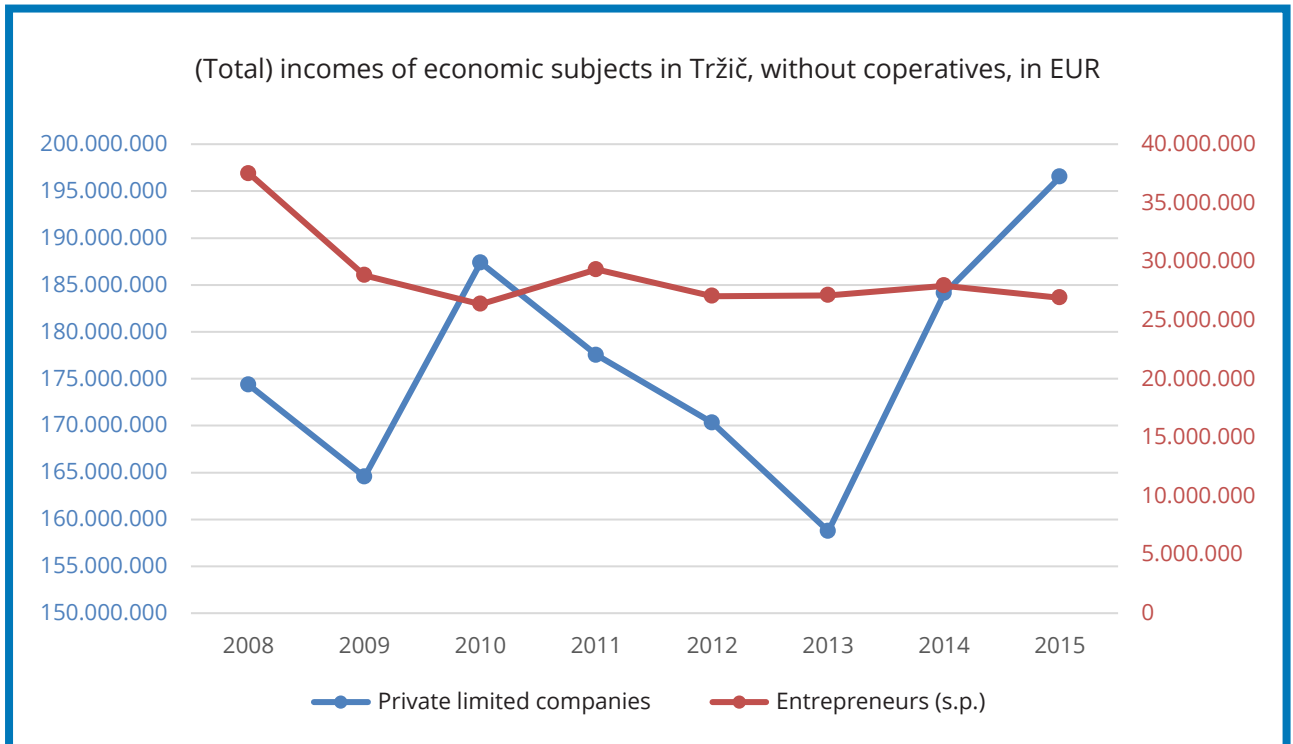


Many companies in the municipality are growing relatively fast:



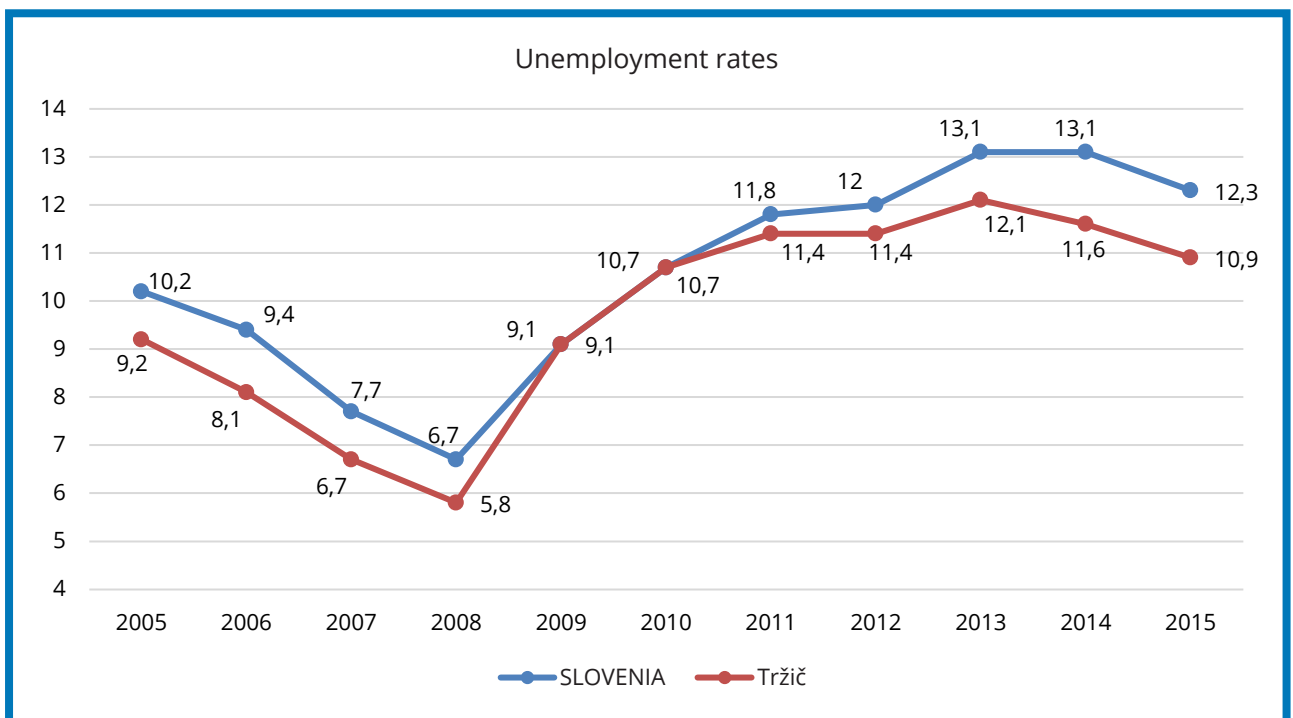
Source: SURS, Si-Stat database, January 2017, own display

After 2013 the revenues of companies increased sharply:



Source: AJPES, Fi-Po database, January 2017, own display

The number of registered unemployed is also decreasing faster than the Slovenian average, despite the closure of some major companies:

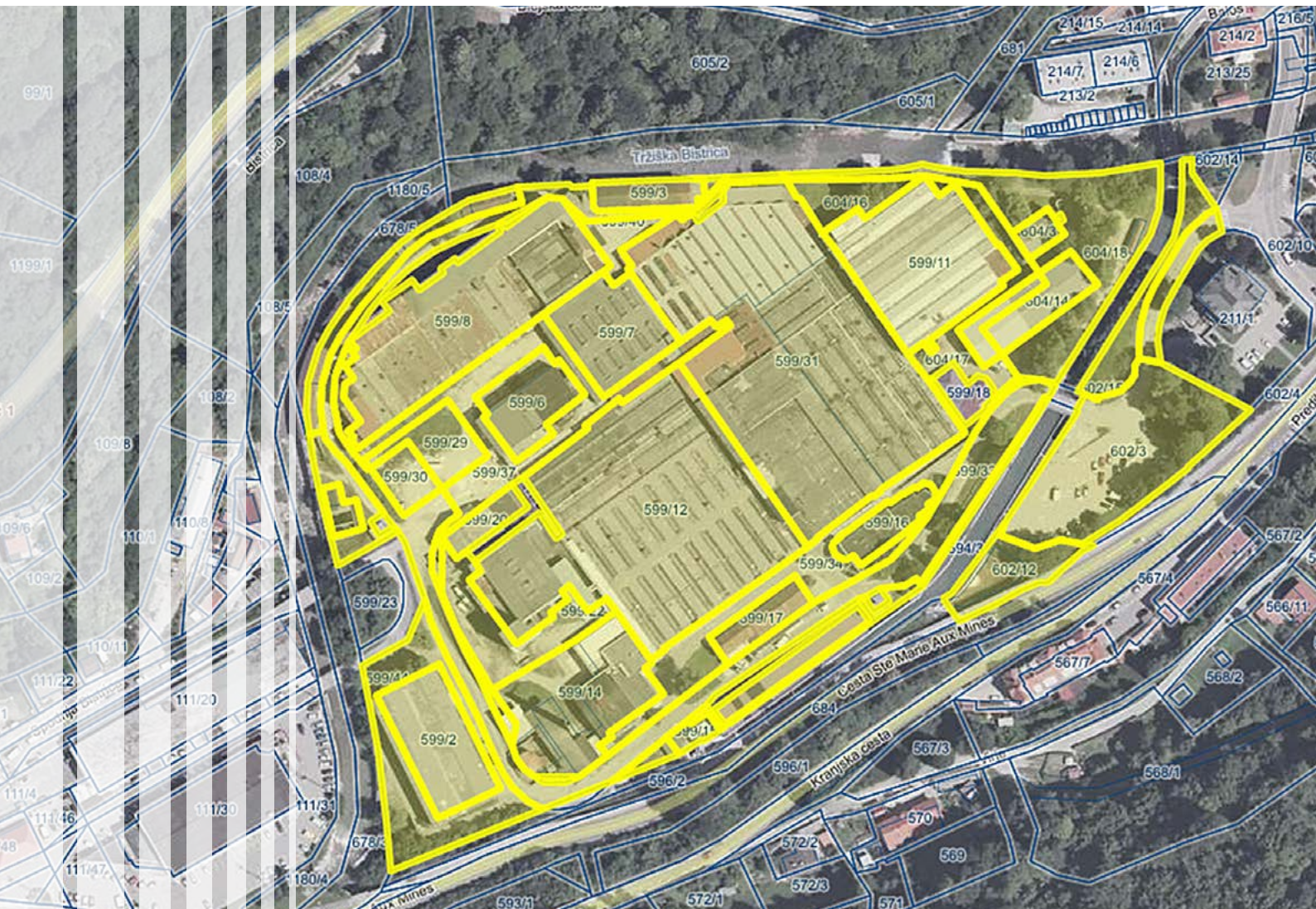


Source: SURS, Si-Stat database, January 2017, own display

## 2. SPECIFIC INVESTMENTS AND BUSINESS OPPORTUNITIES

### 2.1. BROWNFIELD INVESTMENTS

#### 2.1.1. The site of the former cotton spinning and weaving mill (BPT complex)



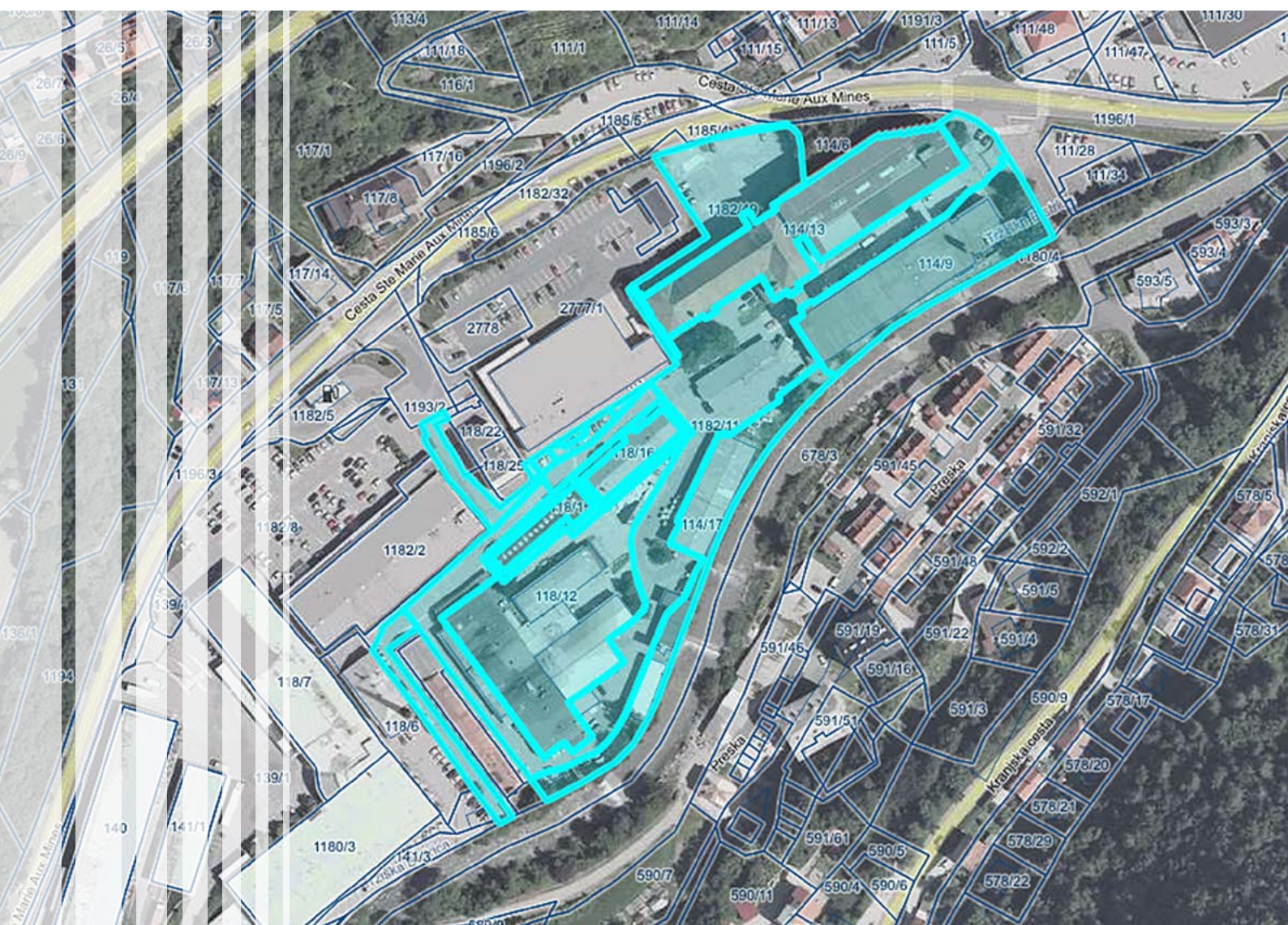
<b>Description:</b>	<p>The factory complex of the cotton spinning and weaving mill (the BPT complex, using the Slovenian acronym) is located in the southern part of the town of Tržič and extends on a plateau delimited on the north and west by the Tržič Bistrica River.</p> <p>The area is about 4.6 hectares in size and is located at the entrance to the old town centre. The BPT area is partially abandoned, since the main industrial textile production and power plant are no longer operational. The complex is fully privately owned.</p>
<b>Area:</b>	cca. 46.000 m <sup>2</sup>
<b>Location:</b>	The town of Tržič

<b>Municipal infrastructure:</b>	Yes, but improvements are needed.
<b>Land use:</b>	<p>Central areas of central activities, such as areas of historical or new cores, in which there is an overlapping of retail, supply, service, health, educational, cultural, religious and similar activities, and residence.</p> <p><b>Permissible uses or activities:</b></p> <ul style="list-style-type: none"> <li>• housing;</li> <li>• tertiary and quaternary activities;</li> <li>• production activities that take place in closed quarters and do not have an excessive environmental impact.</li> </ul> <p><b>Permissible types of building activity:</b></p> <ul style="list-style-type: none"> <li>• construction of new buildings;</li> <li>• maintenance, reconstruction, and additions to existing buildings, vertical additions, rebuilding of buildings and removal of buildings;</li> <li>• changes in use of existing buildings;</li> <li>• placement of simple structures;</li> <li>• installation of infrastructure;</li> <li>• water supply installations;</li> <li>• landscaping of public spaces.</li> </ul>
<b>Possibilities for acquisition:</b>	The sale of lots, leasing
<b>Contact for further information:</b>	Ms. Damjana Habjan, d.habjan@siol.net, tel.: +386 31 667 026, <a href="http://www.bpt.si/projekt/">http://www.bpt.si/projekt/</a>

### Current condition:

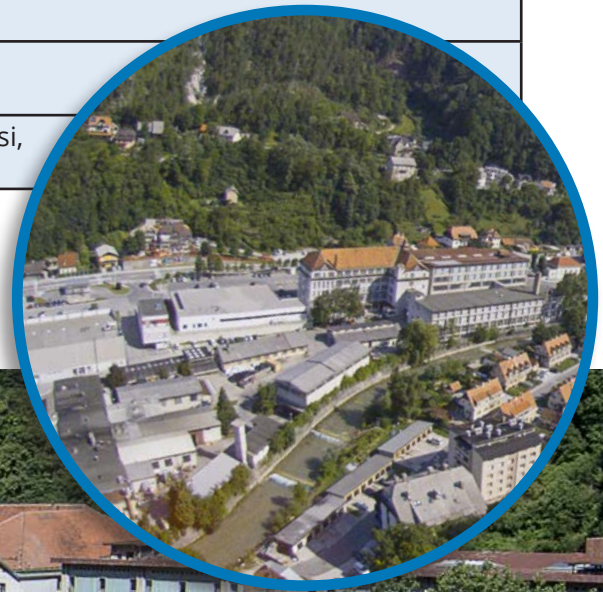


## 2.1.2. The site of the former Peko d.d. factory



<b>Description:</b>	The factory complex of the former Peko plant is located between the settlements of Bistrica pri Tržiču and Tržič. The area is being offered for sale or lease as part of bankruptcy proceedings. The company Peko INDE d.o.o., which is a leading company in the manufacturing of soles, is still operational in part of the area. Spar Slovenija and Hofer stores are located in the immediate vicinity.
<b>Area:</b>	cca. 21.000 m <sup>2</sup>
<b>Location:</b>	Outskirts of Tržič
<b>Municipal infrastructure:</b>	Yes, but improvements are needed.

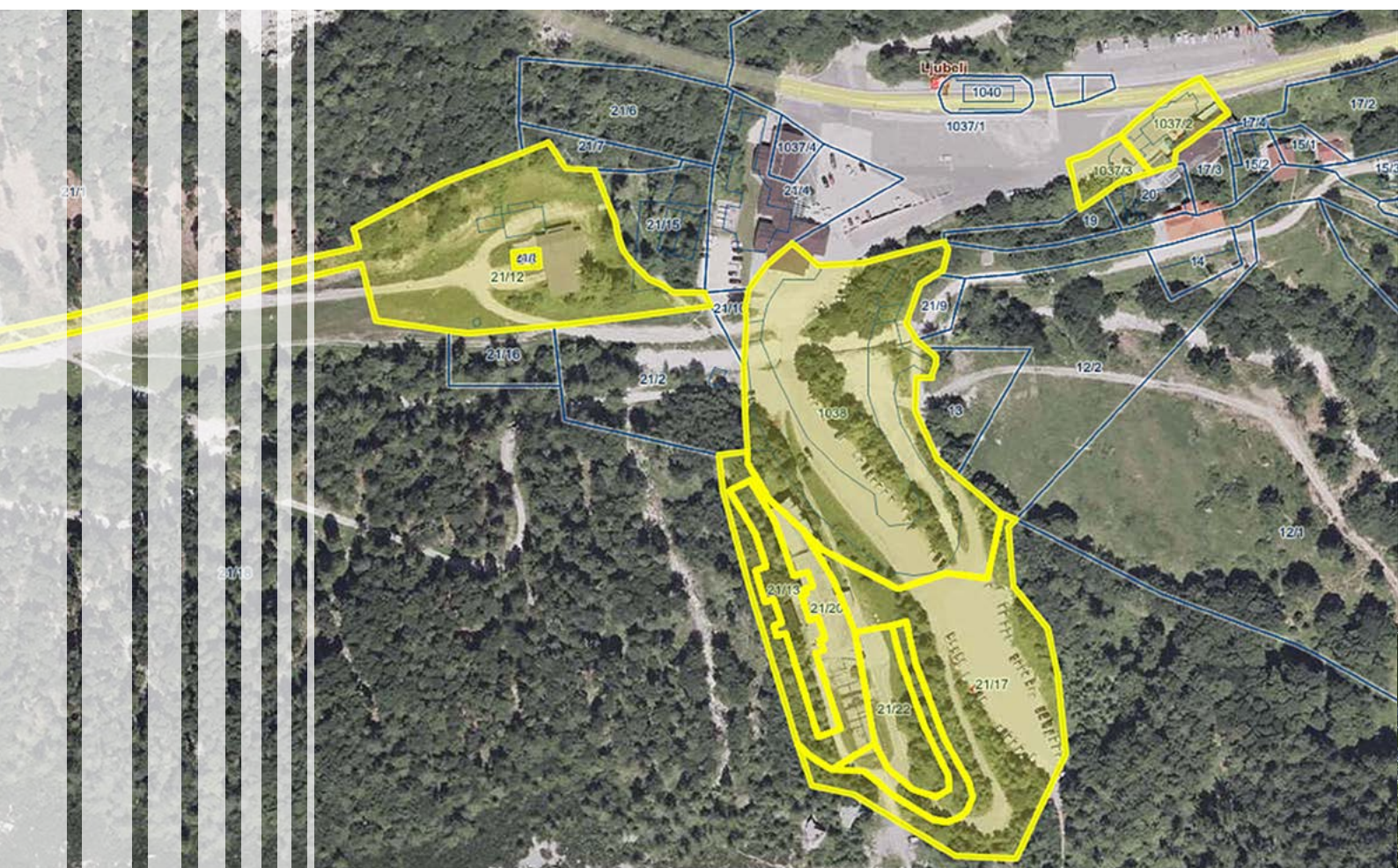
<p><b>Land use:</b></p>	<p>Business zones intended for crafts, warehousing, transportation, merchant, business and manufacturing activities.</p> <p><b>Permissible uses or activities:</b></p> <ul style="list-style-type: none"> <li>• service activities;</li> <li>• manufacturing activities with low environmental impact;</li> <li>• warehousing;</li> <li>• transportation needs.</li> </ul> <p><b>Permissible types of building activity:</b></p> <ul style="list-style-type: none"> <li>• construction of new buildings, except in parks and other green spaces;</li> <li>• maintenance, reconstruction, and additions to existing buildings, vertical additions, rebuilding of buildings and removal of buildings;</li> <li>• changes in use of existing buildings:</li> <li>• placement of simple structures;</li> <li>• installation of infrastructure (transportation, municipal, communications, and energy supply network and devices and environmental protection infrastructure);</li> <li>• water supply installations;</li> <li>• landscaping of public spaces.</li> </ul>
<p><b>Possibilities for acquisition:</b></p>	<p>The sale of lots, leasing</p>
<p><b>Contact for further information:</b></p>	<p>Ms. Tadeja Tamše, tadeja.tamse@odt.si, tel.: +386 41 764 358</p>



**Current condition:**



## 2.1.3. Ljubelj plateau site



<p><b>Description:</b></p>	<p>The Ljubelj plateau site is located directly adjacent to the international border crossing of the same name between Slovenia and Austria. The site has tremendous potential due to the heavy daily flow of tourist traffic, the picturesque surroundings, and the fascinating local history. Currently there is a well-visited store, Kompas shop d.d., operating at the location, and the same company also owns a hotel and restaurant with a scenic terrace there, both currently abandoned. At the lower southeastern side of the plateau, on land zoned for building but currently undeveloped, it would be possible to expand the tourism complex (e.g. glamping). The Ljubelj plateau is located in the broader area of Zelenica and the Karawanks range, which offers exceptional potential for tourism. Zelenica was once a popular alpine skiing centre and is today known for being the ski touring area closest to Ljubljana, while in summer the area offers outstanding possibilities for hiking and biking.</p>
<p><b>Area:</b></p>	<p>cca. 20.000 m<sup>2</sup></p>
<p><b>Location:</b></p>	<p>Environs of Tržič</p>
<p><b>Municipal infrastructure:</b></p>	<p>Yes, partial, in need of improvement. For new construction, certain regulations/ordinances and a Detailed Spatial Planning Act would still need to be adopted.</p>

<p><b>Land use:</b></p>	<p>Areas for tourism, intended for hotels, bungalows, and other buildings for tourism amenities and accommodation.</p> <p><b>Permissible uses and activities:</b></p> <ul style="list-style-type: none"> <li>• tertiary activities for the needs of the area;</li> <li>• sport, recreational, entertainment, event and similar activities.</li> </ul> <p><b>Permissible types of building activity:</b></p> <ul style="list-style-type: none"> <li>• new construction of buildings;</li> <li>• maintenance, reconstruction, and additions to existing buildings, vertical additions, rebuilding of buildings and removal of buildings;</li> <li>• changes in use of existing buildings;</li> <li>• placement of simple structures;</li> <li>• installation of infrastructure (transportation, municipal, communications, and energy supply network and equipment, telecommunications network and equipment, and environmental protection infrastructure);</li> <li>• water supply installations;</li> <li>• landscaping of public spaces.</li> </ul>
<p><b>Possibilities for acquisition:</b></p>	<p>sale</p>
<p><b>Contact for further information:</b></p>	<p>Ms. Helena Šparovec, +386 51 609 944, helena.sparovec@kompas-mts.si; Municipality of Tržič, +386 4 5971 510, obcina@trzic.si</p>

**Current condition:**



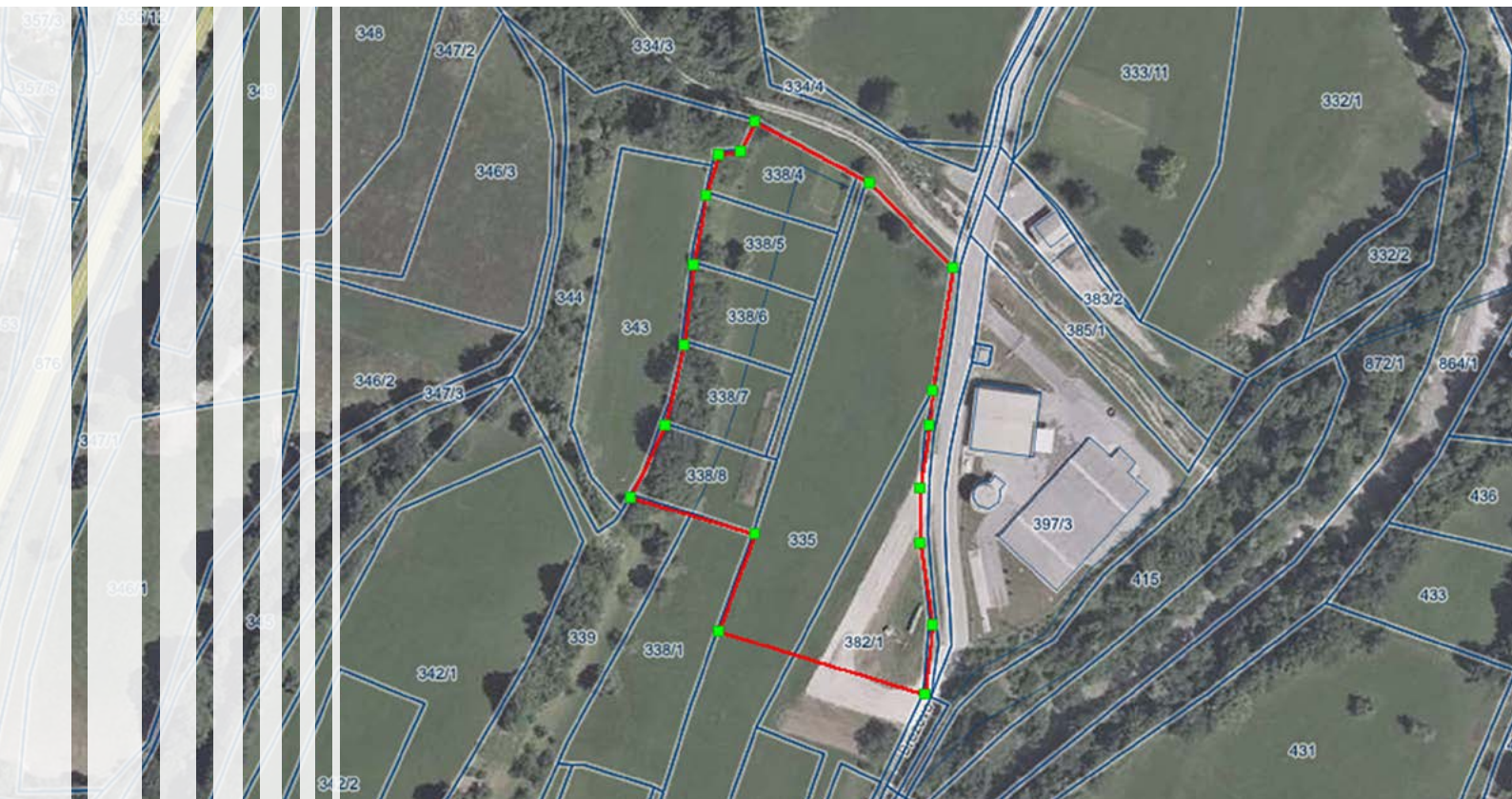
## 2.1.4. Other possibilities for leasing or buying premises

No.	Premises	Owner	Type of availability	Contact	Telephone	E-mail	Description	Lot no.	Cadastral commune
1	Kozorog restaurant	Kompas MTS	For sale (catering, tourism)	Ms. Helena Šparovec	+386 (0) 51 609 944	helena.sparovec@kompas-mts.si	Formerly a restaurant at the border crossing – in need of renovation	1037/2, 1037/3	Podljubelj
2	Zelenica – lower and upper cableway stations	Municipality of Tržič	For sale or lease (tourism)	Municipality of Tržič	+386 (0) 4 5971 510	obcina@trzic.si	Former chairlift stations – conversion possible	21/12, 21/8	Podljubelj
3	Peko PUR	Municipality of Tržič	For sale or lease (business or other use)	Municipality of Tržič	+386 (0) 4 5971 510	obcina@trzic.si	Former industrial premises - in need of renovation	309, 311	Tržič
4	Neuhaus Castle	Municipality of Tržič	For lease (tourism, organizations, catering)	Municipality of Tržič	+386 (0) 4 5971 510	obcina@trzic.si	Former castle – in need of renovation	90, 91, 92, 93/16	Tržič
5	Buildings and premises in the Mlaka business zone	Gorenjska gradbena družba d.d.	For lease (various uses)	Mr. Aleš Hostar	/	ales.hostar@ggd.si	6 vacant offices, conference room, warehouse, rooms for overnight accommodation for ca. 10 people	485/1, 485/4, 490/1	Križe
6	Trio Tržič	Pernecom d.o.o.	For sale or lease (manufacturing and business use)	Mr. Vinko Perne	+386 (0) 41 643 506	vinko.perne@trio-trzic.si	Manufacturing premises 400 m <sup>2</sup> , office space 200 m <sup>2</sup> , shop 200 m <sup>2</sup> , energy supply premises 200 m <sup>2</sup>	484/1, 486/4, 486/14, 486/15, 486/16, 486/17, 486/18, 487/3, 479/11, 479/12, 479/13, 479/15, 479/16, 479/17, 479/5, 479/10, 479/14	Lom pod Storžičem
7	Krško Panorama	Krško holiday community	For sale (tourism)	Mr. Anton Podgoršek, director	+386 (0) 31 681 621	tajnistvopsk.krsko@siol.net	Former holiday facility – in need of renovation	2/2	Podljubelj
8	Izolacija Kopic d.o.o. - in bankruptcy proceedings	In bankruptcy proceedings	For sale or lease – in conformance with insolvency legislation	Ms. Alja Markovič Čas	/	odvetnica@markovic-cas.si	Workshops (ca. 600 m <sup>2</sup> ), unfinished rooms – for employees	324/1, 323/1, 323/3, 323/4, 323/6, 323/7, 323/8, 324/2, 324/3	Tržič
9	TOKOS	AB TOKOS d.o.o.	For lease (office use)	g. Aljaž Cotelj	+386 (0) 40 884 043	aljaz.cotelj@tokos.si	Vacant offices (5-6) – in need of renovation	65/1	Tržič
10	Vila Bistrica	Jereb Aleksander	For sale or lease	Akustika group d.o.o.	+386 (0) 51 200 400	nepremicnine@akustikagroup.si	Former reception premises – condition unknown	309/2	Bistrica



## 2.2. GREENFIELD INVESTICIJE

### 2.2.1. Brezovo industrial zone



<b>Description:</b>	The Brezovo industrial zone is located at the southern edge of the Municipality of Tržič and is intended for the construction of industrial and business premises. It has relatively good road connections. There is a central wastewater treatment plant located in the immediate vicinity.
<b>Area:</b>	cca. 12.000 m <sup>2</sup>
<b>Location:</b>	The southern part of the Municipality of Tržič
<b>Municipal infrastructure:</b>	No. Principal infrastructure is located relatively nearby. The preparation of a Detailed Spatial Planning Act is necessary.



<p><b>Land use:</b></p>	<p>Business zones intended for crafts, warehousing, transportation, merchant, business and manufacturing activities.</p> <p><b>Permissible uses or activities:</b></p> <ul style="list-style-type: none"> <li>• service activities;</li> <li>• manufacturing activities with low environmental impact;</li> <li>• warehousing;</li> <li>• transportation needs.</li> </ul> <p><b>Permissible types of building activity:</b></p> <ul style="list-style-type: none"> <li>• construction of new buildings, except in parks and other green spaces;</li> <li>• maintenance, reconstruction, and additions to existing buildings, vertical additions, rebuilding of buildings and removal of buildings;</li> <li>• changes in use of existing buildings;</li> <li>• placement of simple structures;</li> <li>• installation of infrastructure (transportation, municipal, communications, and energy supply network and devices and environmental protection infrastructure);</li> <li>• water supply installations;</li> <li>• landscaping of public spaces.</li> </ul>
<p><b>Possibilities for acquisition:</b></p>	<p>sale</p>
<p><b>Contact for further information:</b></p>	<p>Several private owners. More information: Municipality of Tržič, +386 4 5971 510, <a href="mailto:obcina@trzic.si">obcina@trzic.si</a></p>

**Current condition:**



## 2.3 SELECTION OF SOME OF THE LARGEST AND BUSINESS ATTRACTIVE COMPANIES IN THE MUNICIPALITY OF TRŽIČ

LARGEST, FASTEST GROWING COMPANIES AND SUCCESSFUL SMALL ENTREPRENEURS	BRIEF DESCRIPTION	WEBSITE	E-MAIL	ADDRESS	PHONE
CABLEX-T, company for the manufacturing, marketing, and servicing of electrotechnical products, d.o.o. and/ or CABLEX, d.o.o.	The Calex Group is a systems developer and supplier of cable harnesses, plastic and silicon parts and various mechanical assemblies. With more than 2000 employees, eight production units in different parts of Europe and a new production location in China, the company is able to meet global market challenges. Their main customers come from the areas of household appliances, the automotive industry, and other industries for which the Calex Group develops and manufactures highly advanced technological products.	www.calex.si	cablex@cablex.si	Cesta Ste Marie aux Mines 9, 4290 Tržič	+386 4 5969 100
KVIBO, trading and services company, d.o.o.	The KVIBO d.o.o. company was founded in Tržič in 1997. It deals with the distribution of various food products, among them fresh and frozen meat, meat products, frozen vegetables and fruit, frozen potato products, cheese and dairy products, canned products and similar.	www.kvibo.si	kvibo@kvibo.si	Mlaka 2, 4290 Tržič	+386 4 5981 500
INTEC MKD, metal constructions, d.o.o.	The company Intec MKD has a proud tradition of more than forty years of top quality sheet metal processing. Over this period it has become an internationally respected company that is the equal of the best European companies in every aspect.	www.intec.si	mkd@intec.si	Retnje 1A, 4294 Križe	+386 4 5951 140
UČILA INTERNATIONAL, publishing house, d.o.o., Tržič	The company was founded in 1994, originally under the name Učila ("Teaching Aids"), since initially it produced mainly children's literature and teaching and learning aids. Soon the range began to expand and also include works for adults and young adults, primarily fiction, biography, educational literature, and handbooks. The publishing house took a big step forward in 2002, rising to the very top of Slovenian publishing through a comprehensive overhaul of its book publishing program, the founding of the FELIX book club, and the opening of its first own bookstore under the name of FELIX.	felix.si	ucila@ucila.si	Cesta Kokrškega odreda 18, 4294 Križe	+386 4 5980 000
PGP INDE, production of footwear soles, d.o.o.	The primary activity of the company since 1993 has been the production of the lower parts of shoes. It is one of the leading companies in Europe in the manufacturing of high quality soles made from polyurethane, rubber, thermoplastic materials, and combinations of materials. In addition to the manufacturing of soles the company has its own tool-making shop where tools for even the most technologically demanding soles are made. It cooperates with domestic as well as foreign experts in design and stays abreast of fashion trends.	www.pgp.si/si	info@pgp.si	Cesta Ste Marie aux Mines 5, 4290 Tržič	+386 4 5981 600
MALI-E-TIKO, manufacturing of elements for electronics and metal equipment, d.o.o.	The company Mali Elektronika has been involved professionally in the manufacturing of metal products since 1988. It is a successful supplier that has earned the trust of many Slovenian and international companies with its long tradition, knowledge, quality, and innovativeness.	mali-tiko.com	info@me-t.si	Loka 121, 4290 Tržič	+386 4 5971 404
KNIFIC TOOLMAKING, manufacturing and trade, d.o.o.	Knific Toolmaking is a recognized manufacturer of high quality metal tools for the injection of polymers and polymer products. The company's activities are oriented towards end users in the electrical, household appliances, and telephony industries.	www.rodjarstvo-knific.si	info@rodjarstvo-knific.si	Pot na Pilarno 12, 4290 Tržič	+386 4 5943 000

SANIKOM, manufacturing, sales, and services, d.o.o.	The Sanikom company deals with the development and marketing of solutions and of materials used for the maintenance of pipelines. It enters new markets primarily through specialized fairs abroad, where it networks with customers, and through websites.	www.sanikom.si	info@sanikom.si	Vrtna ulica 39, 4294 Križe	+386 5 9084 885
SEMAGO contracting, trade, and construction, d.o.o.	The company was founded in 2004 and is registered to carry out trading, contracting, and construction activities. The main activity consists of services in the area of construction, supported by a wealth of experience: new construction, adaptations, repairs, exteriors, sales and installation of building furniture, consulting, and planning.	www.semago.si	neza.horvat@semago.si	Cesta na Loko 11, 4290 Tržič	+386 41 960 400
GAJ LES trade and services, d.o.o.	Specialized company for the comprehensive cleanup of sites after logging and the reliable preparation and supply of both smaller and larger boiler rooms. The company provides a continuous supply of wood chips. It also offers truck transport services for bulk cargo (up to 80 nm3) as well as grinding of wood chips to desired size and quantity.	www.facebook.com/gajles	ales@gajles.si	Cankarjeva cesta 1, 4290 Tržič	+386 51 230 041
AVRORA AS, distribution and publishing, d.o.o.	The online bookshop Galarna.si of the Avrora publishing house strives to entertain, teach, relax and inspire readers and buyers of books by offering a broad range of books from many publishers. It offers a wide selection of books in which you will surely find something for yourself and your family.	www.galarna.si	info@avrora.si	Podljubelj 20, 4290 Tržič	+386 5 9932 107
PINSTEP KRIŽE d.o.o., manufacturing of anatomical insoles for shoes	Pinstep is a company for the manufacture of anatomical insoles for shoes: with 20 years of experience on foreign and domestic markets, reliable, high quality and precise services, an innovative and and creative approach in cooperation with partners, and a highly developed sense for the individual wishes of the customer in pursuing new technological solutions and improvements.	www.pinstep.si	pinstep@siol.net	Pod slemenom 30, 4294 Križe	+386 4 5956 140
SAX KONSTRUKCIJE, professional processing of sheet metal, d.o.o.	The company specializes in working sheet metal to 3 mm (punching, bending, welding and polishing sheet metal, assembly of components, stamping of inserts).	www.sax-konstrukcije.si	sax.konstrukcije@siol.net	Retnje 1A, 4294 Križe	+386 8 2056 255
MARN, design, engineering and management, d.o.o.	The company specializes in wastewater treatment and disposal and water supply. The main activity is carried out in the area of municipal wastewater treatment, municipal pumps, and drinking water pumps. It provides comprehensive solutions from the planning stage to implementation and operation.	www.marn-wwt.si	info@marn-wwt.si	Retnje 1, 4294 Križe	+386 41 611 538
PRIMAKEM, d.o.o., Chemical products	Primakem d.o.o. is a company involved in the production and marketing of cleaning products, metal processing agents, separation agents for casting, biologically degradable lubricants, and anti-corrosion, polishing, and degreasing agents. The company has its own development and production facilities for cleaning agents, and in this way is able to simply and effectively adapt to the individual needs and requirements of users. Besides production its activity also includes representation of renowned foreign manufacturers of equipment for different industrial washing and cleaning methods and wastewater treatment (vacuum distillation – evaporators).	www.primakem.si/	info@primakem.si	Cesta na Loko 2, 4290 Tržič	+386 41 644 426

LARGEST, FASTEST GROWING COMPANIES AND SUCCESSFUL SMALL ENTREPRENEURS	BRIEF DESCRIPTION	WEBSITE	E-MAIL	ADDRESS	TELEPHONE
MIGI, footwear manufacturing and trade d.o.o., Tržič	The MIGI brand is distinguished by a long family tradition of shoemaking, which led in 1988 to the founding of a family-owned company, MIGI, which brings together the years of experience of previous generations with contemporary needs for demanding footwear. The MIGI brand is distinguished by high quality shoes and insoles made from soft, lightweight materials.	www.migi.si	j.krsnik@migi.si	Kovorska cesta 74, 4290 Tržič	+386 4 5923 020
BAKTI, WORKS CARRIED OUT IN HARD TO REACH PLACES, MIHA DOLES S.P.	The name Bakti is synonymous with dedication to achieve a higher goal. This is also the principle guiding the company in its work and implementation of the projects it takes on. The company carries out its work with quality and commitment, and is especially distinguished by its fast response time and solution of problems. It achieves this as an outstanding team of coworkers with a wealth of experience in different fields. This experience is further supported and developed through training and formal certificates, which testify to their qualifications. They prove themselves most in challenging jobs carried out in hard to reach places, oftentimes places where few others dare to go.	bakti-team.com	bakti.sp@gmail.com	Žiganja vas 2, 4294 Križe	+386 40 737 478
MANA ORIGINAL consulting and engineering d.o.o.	The company Mana Original is a family-owned company founded in 1999. Peter Tomazin, an innovator and fan of ski-jumping, makes all-season ski tracks. The company strives for improvements and innovations that contribute to the technological development of equipment and consequently to the development of ski jumps in the future.	www.topspeed.si	info@manaoriginal.eu	Žiganja vas 90, 4294 Križe	+386 40 580 212
AB Tokos, company for the production of stonemasonry tools d.o.o.	The company AB Tokos d.o.o. is continuing an almost 300-year-old tradition of making tools for handicrafts. Due to the high level of quality and the best materials it has achieved more than 90% exports. Business partners are large companies that supply demanding markets and through their preferences communicate modern trends, which influences the continuous improvement and development of products. The TOKOS brand represents a guarantee of quality to its customers.	tokos.si	info@tokos.si	Popovo 6, 4290 Tržič	+386 46 201 511
Alja Viryent & Co. manufacturing of footwear d.o.o.	Alja Viryent is committed to preserving the shoemaking industry in Tržič. Her work has been well received both in Slovenia and abroad. Her vision is to have small-batch production of shoes that will employ highly skilled shoemakers, needle workers, modelers, and designers. The company's foundation is the achievement of high added value through niche, high quality, and boutique footwear.	www.viryent.com	alja@viryent.com	Predilniška cesta 14, 4290 Tržič	+386 40 323 522

## 3. THE TOWN OF TRŽIČ AS AN ATTRACTIVE BUSINESS AND INVESTMENT DESTINATION IN SLOVENIA AND IN THE GORENJSKA REGION

### 3.1. Economic development in Tržič

The economic development of the municipality and town of Tržič can be divided roughly into three phases:

1. PEAK – A century ago Tržič was one of the most developed smaller cities in Central Europe in the field of technology, industry, and artisanry.
2. DECLINE – Due to political and economic changes and rapid global economic trends beginning a quarter century ago, there has been a strong industrial decline in the municipality.
3. CURRENT STATE (REVITALIZATION) – Entrepreneurial business activity and some investors who have already come to Tržič are crucial building blocks in the new structure of the economy and a strong factor behind the encouraging trends of more recent years. **A considerable number of currently vacant business and industrial premises enable new opportunities for new investors.**
4. THE FUTURE – **The municipality's strong infrastructure, spatial and other conditions that are attractive for business and investment.**

### 3.2. The future of economic development

In order to support goal **#4, THE FUTURE**, in 2017 the Municipality of Tržič prepared an action plan containing specific policies to address two issues:

1. HOW TO ATTRACT MORE INVESTMENT TO TRŽIČ,
2. HOW TO ENCOURAGE AND FACILITATE ENTREPRENEURSHIP IN TRŽIČ.

### 3.3. What can the Municipality of Tržič offer investors?

The Municipality of Tržič welcomes new investors as well as the ongoing development of existing small and medium-sized companies, which together can create new synergies.

What do we already offer?

- partial exemption from payment of municipal contributions, usually 50%;
- allocation of direct subsidies for small and medium-sized companies at an annual level of about 170,000 EUR:
  - incentives for startup investments and investments for the expansion of activities and development,
  - incentives for job creation and self-employment,
  - incentives for promotion in foreign markets,
  - incentives for room renting infrastructure;
- support in the search for locations and/or business and industrial premises, networking with owners, support in arranging required documentation and acquiring permits.



## 3.4 WHAT ARE THE MUNICIPALITY OF TRŽIČ'S PLANS?

### Plan for revitalization of the BPT complex:



Source and more information: <http://www.bpt.si/projekt/>

### 3.4. What are the Municipality of Tržič's plans?

**A.** Expansion of buildable areas for industrial and/or business purposes through amending and supplementing spatial plans. For this reason we intend to expand building land for industrial and/or business purposes through amending and supplementing spatial plans.

**B.** Revitalization of the large BPT industrial complex (ca. 50,000 m<sup>2</sup>) – construction of transportation and municipal infrastructure.

**C.** Other stimulative measures for economic and entrepreneurial development.

## 4. CONCLUSION

Although the Tržič region has also been affected in recent decades by the impact of the crisis experienced by labour-intensive industrial regions, **statistical data are already showing economic recovery. Based on a number of indicators, economic conditions are above the average for the country.**

**We welcome even more investments, investors, and jobs.**

The Municipality of Tržič has held a series of meetings to which we systematically invited key stakeholders from Tržič (business owners, municipal advisors, officials, representatives of public agencies, educators, and other interested publics) and successful individuals from various successful centres around Slovenia, who in their local areas have managed to achieve an economic breakthrough and whose examples of good practice could be transferred to Tržič. They were mayors, representatives of foreign investors, successful Slovenian entrepreneurs and businesspeople, and government officials charged with the promotion of Slovenia as an attractive country for investors.

We have identified a number of development opportunities arising from the exceptionally good strategic location of Tržič (proximity to the airport, motorway, capital city, Austria and Italy), large volume of building space for the purposes of industrial production, and human resources with appropriate skills and work habits.

The crucial issue was not “What we used to have in Tržič, what we used to do, and how successful we used to be” but rather **“Which contemporary global economic trends can Tržič, based on its natural, spatial, and human resources, best take advantage of in order to become an exceptional economically prominent area?”**

In this connection we have prepared a programme of measures based on three crucial pillars:



**a. Encouraging entrepreneurship among residents:** promoting an entrepreneurial way of thinking among all categories of residents, lifelong learning and generation of entrepreneurial ideas. We want to provide a suitable supporting environment so that individuals with entrepreneurial ideas can realize them. With this purpose in mind we have also established the Tržič creative centre, which operates as part of the People’s University of Tržič;

**b. Encouraging development and networking among existing companies:** we want more collaboration among companies, more exchange of experience. For this purpose we would like to establish a Tržič Entrepreneurs’ Club. We are also encouraging the development of companies through municipal tenders;

**c. Encouraging domestic and foreign investments:** we want to create a stimulating business environment and enable the growth of Tržič companies while also attracting potential foreign investors to the area.



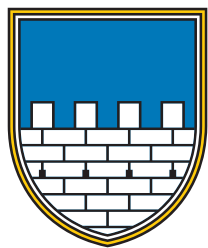
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