



CALL FOR EXPRESSION OF INTEREST

Information memorandum

Article L. 2122-1-1 CGPPP

Port activity area

Implementation of logistical or industrial activities in connection with existing or developing port activities in the business area of the Port of Dieppe.

Deadline for submission of proposals

15 October 2024 - 2.00 pm

Deadline extended to 22 October 2024 - midnight

CONTENTS

1.	AIM OF THE DOCUMENT	3
2.	CONTEXT	3
3.	AIM OF THE CALL FOR EXPRESSION OF INTEREST	4
3.1	Aim.....	4
3.2	Selection criteria	4
3.3	Legal framework and contractual aspects	5
3.4.	Advertising procedures	6
3.5.	Candidacy file	6
4.	PRESENTATION OF THE PORT OF DIEPPE.....	8
4.1.	General presentation	8
4.2.	Presentation of the Paris Basin Trade business.	8
4.3.	Presentation of fishing activities.....	9
4.4.	Presentation of the Cross-Channel business	9
4.5.	Yachting business presentation.....	9
4.6.	Presentation of the technical area.....	10
5.	LAND LOTS AVAILABLE.....	11
5.1.	Characteristics of the available surface areas	11
5.2.	Surface areas available	11
6.	ANNEXES	12

1. THE AIM OF THE DOCUMENT

This document, referred to as "information memorandum", aims to present the main characteristics of the Port of Dieppe, as well as those of the plots of land to be rented bare or to be built. It also sets out the expectations and guidelines of the Régie Dieppoise des Activités Portuaires towards future tenants.

2. CONTEXT

The Régie Dieppoise des Activités Portuaires (referred to as "the Régie" below) is a local public company of an industrial and business nature, created by the mixed union "Ports de Normandie" (referred to as "the SMPN" below) on 29 March 2019.

The Régie was set up to provide the SMPN's industrial and business services relating to the Port of Dieppe. Within the territory of the SMPN and in accordance with the management agreement signed between the SMPN and the Régie on 12 June 2019, the Régie is responsible for:

- Management and operation of the Port of Dieppe, including business and cross-Channel activities, technical area, fishing and yachting activities
- Any port management and operation activity in Normandy related to the Port of Dieppe's activities.

The Port of Dieppe has quayside **hangars** on the eastern side of the "Bassin de Paris". These hangars are obsolete and need to be refurbished. Recent audits have highlighted the urgent need to remedy the situation to guarantee the safety and reliability of port operations. As a result, existing activities in the hangars have been stopped.

Moreover, numerous requests from the port's customers have also highlighted the incompatibility of these hangars with emerging traffic opportunities and evolving needs.

So these hangars and warehouses will be demolished, and a reorganization of the area is planned and will be a strategic opportunity for the port to reinvent itself, as well as modernize and develop its activities. The demolition project is being carried out jointly by Ports de Normandie and the "Etablissement Public Foncier (EPF)". Studies for the demolition project began in the second quarter of 2024.

The main aim of this project is to create a modern, efficient port environment that complies with current regulations. The demolition of the existing warehouses is a great opportunity for **rethinking the layout of the area**, enabling a more judicious use of space and optimizing port facilities. This initiative also aims to **strengthen the competitiveness of the Port of Dieppe** by adapting to new market trends and anticipating emerging logistical needs linked with the port's activities.

Thanks to its strategic geographical location and its ability to adapt, the Port of Dieppe can further logistical links with all local, regional and national industrial actors.

Furthermore, this project will also benefit from a favorable and dynamic economic context, with the start-up of the **Penly EPR** (European Pressurised Reactor) **construction project** and the **Dieppe - Le Tréport offshore wind farm** construction project.

In this synergistic and mutually reinforcing context, the Régie is launching a call for expression of interest with a view to issuing temporary occupancy authorizations or agreements, with or without rights in rem, in accordance with the provisions of the French General Code of Public Property (CGPPP), the French Transport Code and the French General Code of Local Authorities (CGCT).

3. AIM OF THE CALL FOR EXPRESSION OF INTEREST

3.1 AIM

Since the SAPIN II legislation (no. 2016-1691 of 9 December 2016) **came into effect**, the issuing of occupancy authorizations in the French public domain has been subject to a specific procedure depending on the activity carried out as part of the occupancy. COTs (Contract for Occupancy) allowed contract) issued for any economic activity must be subject to a competitive tender and a prior selection procedure in compliance with the principles of impartiality, transparency and publicity, in accordance with article L. 2122-1-1 of the General Code on the Ownership of Public Persons (CGPPP).

The purpose of this Call for Expression of Interest (CEI) is to invite applications and proposals from one or more companies wishing to work in the Port of Dieppe.

Depending on the nature and interest of the applications received under this call for tenders, a second call for tenders may be issued for the allocation of additional areas.

The CEI is open to all interested companies or groups of companies that have expressed a need for land and/or property and wish to develop related economic activities:

- Logistics or port services;
- Companies transiting all or part of their flows by sea.

Shipbuilding, ship repair, refit and the processing of seafood products will be the subject of a second call for tenders. The Régie is already open to receiving proposals to prepare this second CEI.

The CEI is a procedure open to dialogue and co-construction of the company's project, in order to create the most favorable conditions for its success.

Projects must support maritime traffic and/or the use of port facilities and promote employment.

3.2 Selection criteria

Each project must include:

- **A link with port activity and correspond to a maritime flow.**
- **Revenues to be generated** by the project, including:
 - o Commitment by the applicant as to the volume of traffic from the time he takes possession of the land lot, depending on the nature of the project.
 - o In the absence of port traffic or in the event of non-compliance with the commitment, financial compensation for participation in the port economy must be offered.
- **The maturity, commitment and sustainability of the project** presented: ability to make a commitment to the Régie within 12 months of submitting the application.

When land lots are awarded (phase n°2), failure to comply with these commitments may result in penalties. These will be defined later and may be subject to negotiation during the awarding phase. They may involve financial compensation depending on the nature of the traffic.

Information on rates and the composition of the fee:

- Régie tariffs: Public tariffs indexed to the IRL (rent review index).

For example, the current rate is €1.56 per m² per year for areas to be developed and €3.20 per m² per year for quayside areas.

- Variable part: **The candidate must propose a method for calculating the variable part of the fee. The basis for calculating this variable component may, for example, relate to a target number of merchandise transiting through the port each year.**

The candidate must consider the following points:

- Taking into account of **site constraints** related to restricted access to certain land lots, the presence of road traffic and traffic flows.
- In the case of a construction project, taking into account some architectural constraints and urban planning coherence with the existing building.
- Specify the **desired starting date** and duration of **occupancy**.

The term of occupancy will be determined based on the depreciation period required for the investment made by the occupier. In the absence of depreciation, the term of occupancy will consider **regular re-competition**.

Finally, the quality of the project presented and its relevance to the Port of Dieppe's expectations will also be taken into account.

The Régie will study all the applicants' proposals. All proposals will also be analyzed even if the project presented does not strictly comply with this Information Memorandum. In any case, the applicants' proposals will help identify and specify the coherence of the projected implementations.

3.3 Legal framework and contractual aspects

Candidate or projects may relate to the land lots identified (Z.3) and possibly to one or more other land lots which may be the subject of a second CEI.

The lease of land and property is part of an agreement for the occupancy of the public port domain, which may constitute rights in rem, in accordance with articles L. 1311-5 of the French General Code of Local Authorities.

The provisional duration of the COT (Contract of Occupancy) is to be defined during the negotiations and is calculated based on the investments made by the contractor and their amortization period.

A standard agreement is presented in Appendix 03.

In return for a rent, local economic spin-offs and the use of port resources and facilities, applicants will be guaranteed the use of port land and property located in the vicinity of the space occupied.

There are several options available to the candidate for the construction of buildings on land:

- Make their own investments.
- Have investments made by any third party.

In any case, developments or constructions will be subject to prior approval by the Régie after consultation and must comply with regulatory requirements (planning permission, statement of work, etc.).

Consequently, the Régie invites any interested person or entity to apply for the development of their project in the port. The application does not imply any commitment on the part of the parties. It may, however, be preselected to take part in the second phase of available space attribution.

Applicants may also express an interest in one or more of the land lots they wish to reserve. Once the application has been analyzed in the light of the above criteria and made public, a reservation may be made, at a price to be determined at a later date and subject to the express agreement of the Régie, which is under no obligation to accept the proposed projects.

3.4. Advertising procedures

This invitation to tender will be published:

- on the website of the Régie du Port de Dieppe, at the following address:
<https://www.portdedieppe.fr> - from the beginning of September 2024 until 15 October 2024, deadline for submission of applications.
- in the monthly magazine "Le Marin", in its September 2024 issue

3.5. Candidacy file

Your application should be sent either by:

- post: "Call for expressions of interest - Setting up in the Commerce zone" Régie Dieppoise des Activités Portuaires, 1 quai du Tonkin, 76200 DIEPPE
- email: patrimoine@regieportdedieppe.fr

Before: 15 October 2024, 2pm

Deadline extended to 22 October 2024 - midnight

Those wishing to express their interest must send a file containing the following documents:

- Documents identifying the applicant: surname, first name, company name, kbis extract or other document for companies, contact details and any documents attesting to the applicant's technical and human resources, professional references of dedicated staff.
- Postal address, e-mail address, telephone number and name of contact person.
- Applicant's financial strength, job creation, etc.;
- Financial proposal for the variable part and the traffic commitment presented in point 3.2 "Criteria»;

- Documents enabling a clear understanding of the proposed project: location map, financing plan and business plan, desired overall surface area, content(s) and description of the activity, project timetable, specific technical requirements and any other document useful for a clear understanding of the applicant's project.
- Meet the criteria set out in this Information Memorandum.

4. PRESENTATION OF THE PORT OF DIEPPE

4.1. General presentation

Part of the Mixed Union Ports de Normandie, the specific mission of the “Régie Dieppoise des Activités Portuaires” is to manage and operate the Port of Dieppe, including commercial, cross-channel, fishing, yachting and ship repair activities in the technical area, as well as any port-related management and operating activities in Normandy that can be linked to the Port of Dieppe's activities. The “Régie dieppoise des activités portuaires” guarantees users and staff an efficient and responsive method of local management of activities and provides long-term support for the entire port community.

The Port of Dieppe's main assets are its easy access and its geographic location: it is at the heart of a dynamic regional economy and mid-way between Paris and London. It is an ideal business opportunity for any trade activity open onto the Channel and for all maintenance operations on offshore wind farms. It is open 7 days a week, and 24 hours when required.

4.2. Presentation of the Paris Basin Trade business

The business benefits from port infrastructures that comply with international security standards (ISPS).

- Fast access to the sea, behind a 26 m wide lock, in a basin with 1200 m of linear quay.
- Accessible to ships up to 160 m long with a draught of 8 to 9 m.
- 4 to 6 berths for crane operations.

In-house expertise in high-performance, high-capacity tooling

- a mobile harbor crane 40 tons at 24 m.
- a mobile harbor crane with a capacity of 63 tons at 20 m.
- a mobile harbor crane with a capacity of 120 tons at 20 m.
- a telescopic crane 40 tons at 10 m.
- a telescopic crane 18 tons at 10 m.
- an 8-ton lifting shovel up to 8 m high;
- a 60-ton trailer

4.3. Presentation of fishing activities



Dieppe is renowned for its fleet of 80 shellfish boats, trawlers and gillnetters and more than 8,000 tons of landed sea products - scallops, sea bass, grey sea bream, red gurnard, monkfish, plaice, turbot, whiting, red mullet, herring, lobster, Saint Pierre, sole, dab, pollack, cod, whelk, , mackerel, conger eel, edible crab, squid and cuttlefish.

The Port of Dieppe boasts of an 870 m² refrigerated hall, weighing and unloading equipment with several 300 and 1000 kg cranes, an ice tower, tide shops and a shipping platform. The computerized fish auction partners with Fécamp's. The Régie staffs prepares the auction from Monday to Friday.

4.4. Cross-Channel business presentation

The ferry service is operated by DFDS Seaways, with two to four daily crossings between Dieppe and Newhaven, each lasting between 4 and 6 hours.

The cross-Channel site and facilities comply with international port security regulations (ISPS Code), reinforcing the strategic position of the Channel in freight activities.

The ships can accommodate up to 54 lorries and trailers, 320 cars depending on the freight vehicles and 600 passengers. The Terminal has an attractive outdoor public area dedicated to passenger pre-boarding and visitor parking. The new terminal guarantees the best possible reception conditions for passengers and carriers.

Freight traffic represents 25,000 lorries and over 3,000 unaccompanied trailers transiting through the Terminal every year.

4.5. Yachting business presentation

In the heart of the historic town center, with shops and services close by, the Port has 800 berths and up to date sanitary and comfort facilities. 50 moorings are reserved for visitors. Yachters benefit from a full range of services, as well as a careening area with all lifting facilities and necessary equipment.

Dieppe Marina has been awarded 5 star "Quality Yachting" label and holds the "Pavillon Bleu" label and is a member of the Trans Europe Marinas' association.

4.6. Presentation of the technical area

The Port of Dieppe has a renovated infrastructure and the adequate tools for lifting vessels of up to 360 tons, dedicated to the repair of fishing boats, service and other vessels. We offer a complete range of services to accommodate all vessels. The harbor spaces available meet regulatory and environmental requirements as well as the needs of professionals and private individuals. One of the Port of Dieppe's key development priorities is to support the development of the nautical and naval industries.

The technical activity totals the dry-docking of 150 ships a year.

5. LAND LOTS AVAILABLE

5.1. Characteristics of the available surface areas

The provision of the land will include:

- A nearby water supply ;
- A nearby electricity supply or sub-meter ;
- A weak current nearby.

It will be possible to make dimensioning requests based on the project presented as part of the response file.

5.2. Surface areas available

All the areas affected by the project, as well as the areas immediately available (surface area Z.3), are shown on the attached **map** (annex no. 02). However, **only area Z.3** is concerned by this CEI. The lease will grant authorization for temporary occupancy (AOT or COT) of the public domain.

The attached **map** is allowed to change depending on the project.

Office space is also available in the Africa hangar. Office space are publicized independently. They can be consulted on the “Régie dieppoise des activités portuaires” website at the following address : <https://www.portdedieppe.fr>

For further information, please contact the Régie:

Management of the Port of Dieppe Estate
Heritage Department
Contact : Patricia NIQUET 02.35.06.86.35

The content of this CEI is subject to change while it is being advertised.

6. ANNEXES

Annex 01: General presentation of the port of Dieppe

Annex 02: MAP of the Business area

Annex 03: Standard occupancy agreement

Technical annexes: to be supplied on receipt.