



Selection criteria for the awarding of

Last updated: October 2022

Procedure for the awarding of leases for city-owned commercial spaces

1. General

The awarding of city-owned commercial property sites takes place within the scope of business support policy on the basis of a selection procedure which was last updated by the City Council via a resolution adopted on 27 April 2022. This procedure facilitates a comparable assessment of parties interested in acquiring a site by using criteria which are relevant to economic policy.

If collective wage agreements are in force in the respective sector, participation in the selection procedure requires a declaration stating that the employees of the company are paid in accordance with or above the pay rates set out in these agreements. Installation of photovoltaic systems is mandatory too and is therefore also a prerequisite for application.

2. Selection procedure

In the case of criteria which relate to the labor market and to economic strength, operationally specific data from the respective company is used for the purpose of assessment. With regard to environmental protection, a judgment is made on the fundamental endeavors carried out by a company in this area and on the improvement in the environmental situation on the ground brought about by the relocation of the company.

A minimum score of 10 points in all three areas is required in order to reach the capping limit.

	Points score	
Labor market		
• Jobs in relation to the space requirements	18 points	
• Training places in relation to the space requirements	5 points	33P
• Company housing	10 points	
Economic strength		
• Trade tax performance in relation to the space requirements (alternatively: profits)	25 points (25 points)	33P
• Regional interconnectedness	8 points	
Environmental protection and ecological economic activity		
• Environmental protection assessment	8 points	
• Ecological economic activity	25 points	33P
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Total:	99 points	

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2.1 Labor market criteria (total points available: 33)

- Jobs in relation to the space requirements (18 points)

Workplace density takes into account all jobs at a company that are subject to social insurance contributions and are affected by the location/relocation and relates these to the space requirements requested.

- Training places in relation to the space requirements (5 points)

In the case of training places, the number of trainees affected by the location/relocation is related to the space requirements requested.

- Company housing / provision of residential accommodation (10 points)

The criterion of company housing is measured by the number of residential units that a company makes available to its employees. The following activities of a company in the Munich city area and/or in a directly adjacent district are conceivable: traditional company housing construction on company-owned land; purchase/securing of occupancy rights for apartments; cooperation with or establishment of a housing association with corresponding occupancy rights. The crucial factor in terms of the assessment is the number of rental units or occupancy rights at the time when the application is made. All employees (excluding trainees) in the city of Munich and directly adjacent districts are counted. The scoring system used is as follows.

2 points	1 residential unit per 60 employees
4 points	1 residential unit per 50 employees
6 points	1 residential unit per 40 employees
8 points	1 residential unit per 30 employees
10 points	1 residential unit per 20 employees

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2.2 Economic strength (total points available: 33)

-Trade tax performance in relation to the space requirements (25 points)

Trade tax performance is evaluated using the average trade tax payment for the last five years, adjusted to the Munich assessment rate and related to the requested property site. In the case of partial relocations, the trade tax to be taken into account is calculated proportionally according to the number of jobs to be relocated.

- Alternatively: profits in relation to the space requirements

In the case of applications from companies based outside Germany, profits (positive difference between a company's income and expenses) for the last five years are used as a benchmark instead of trade tax and are related to the requested property site. In the case of partial relocations, the procedure is analogous to that used for trade tax payment performance.

- Regional interconnectedness (8 points)

In the case of regional interconnectedness, consideration is given to the distance between the current location (head office, branch, subsidiary) to be relocated or expanded and the property site for which a lease is to be awarded. Assessment takes place in accordance with the following scoring system:

1 point	40 km distance (as the crow flies)
2 points	35 km distance (as the crow flies)
3 points	30 km distance (as the crow flies)
4 points	25 km distance (as the crow flies)
5 points	20 km distance (as the crow flies)
6 points	15 km distance (as the crow flies)
7 points	10 km distance (as the crow flies)
8 points	5 km distance (as the crow flies)

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2.3 Environmental protection and ecological economic activity (total points available: 33)

- Environmental assessment at the present location (8 points)

Companies already based in Munich are investigated in terms of their traffic and emission-related impact on the environment and then assessed in order to determine whether their relocation would lead to a reduction in environmental pollution at their current location.

- Ecological economic activity (25 points)

1 – a maximum of 10 points	<u>Implementation of individual environmental measures within the past three years:</u> • Per measure: 1 point • Maximum: 10 points “Individual environmental measures” are defined as verifiably implemented projects and activities that have reduced the company's environmental impact. Recognition is <u>particularly</u> accorded to: • Switching to green electricity • Investments in the field of electromobility (vehicles, charging infrastructure) • Investments in the area of “environmentally friendly processes and production” (energy efficiency, circular economy, filter technologies) • Measures from the area of “environmentally friendly procurement” (e.g. a systematic switch to recycled paper) • Measures from the area of company mobility management (e.g. promotion of car pooling, ecological alignment of company car or business travel policy) • Energy consultancy carried out (e.g. within the scope of <u>the funding program of the City of Munich</u>) • Participation in <u>climate protection pilot projects of the City of Munich</u> • Regional marketing • Regulations for working from home (above and beyond coronavirus stipulations) • Provision of free MVV tickets for staff • Avoidance of soil sealing (e.g. via grass pavers)
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A company's environmental protection endeavors are assessed by means of the following evaluation matrix. The individual categories may not be added together or combined.

Sub-division of the 25 points from the area of “Ecological economic activity”:

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12 points	Introduction of an energy management system pursuant to ISO 50.001* or introduction of an alternative (potentially sector-specific) environmental management system* (such as QuB)
15 points	ÖKOPROFIT-Betrieb* Award
20 points	Introduction of an environmental management system pursuant to ISO 14.001*
25 points	Introduction of an environmental management system pursuant to EMAS*

Maximum points score is **25**, totals may not be added together or combined!
(e.g.: ÖKOPROFIT + individual measure = 15 points, not 16)

* Evidence to be provided in the form of a certificate, official document or similar, not older than three years