TOG-WAJAALE CITY ADMINISTRATION
Maamulka Magaalada Tog-Wajaale · Somali Regional State, Ethiopia

CONSOLIDATED INVESTMENT & DELIVERY BRIEF

— REVISED DRAFT, VERSION 3 —

Reconciling the Urban Expansion Plan, EACC Investment Posters, the Corridor Delivery Framework and the Master Investment Project Report

Prepared for the Third East Africa City Corridor (EACC) Dialogue

Original brief: 25 August 2026 · Hargeisa

First revision: 26 August 2026 — following cross-check against the TOG-WAJAALE EACC Priority Investment Project Master Report

Second revision (v2): 27 August 2026 — incorporated the TWCA Road Project Decision Memo and one additional consistency-check finding

This revision (v3): 28 August 2026 — cross-checked against the newly issued TWCA EACC Project Portfolio poster set (2026 edition)

UPDATE NOTE (v3):
The TWCA EACC Project Portfolio (2026 edition — the six-project investment poster set actually being used for the Dialogue) has now been reviewed directly. Its road-project poster (card 03) shows the 20 km / USD 40M / Stage 1 / concessional loan-grant profile — matching Master Report Ch. 3.3 / §4.9 in every respect. This is new, concrete evidence that the version actually in circulation is the USD 40M version, not the BRT/USD 50M version from the Master Report's Document 7 annex — contrary to what the 26 August revision assumed. The other four projects (Urban Expansion, Solid Waste, Youth Skills, Reception Centre) and the USD 380.0M portfolio total also check out against the Master Report. See Section 3.1 and Section 6 for details.

INTERNAL BRIEFING DOCUMENT — TWCA USE

Executive Summary

Tog-Wajaale City Administration (TWCA) is presenting two priority investment projects — a road/transport corridor upgrade and a trade zone — at the Third East Africa City Corridor (EACC) Dialogue. This brief consolidates and cross-checks four source documents: the city's 30-year Urban Expansion Plan, the EACC investment posters, the EACC Corridor Delivery Framework, and the TOG-WAJAALE EACC Priority Investment Project Master Report (the underlying evidence base for all six priority projects).

The 26 August revision corrected two figures in the road project's financing profile that had no source anywhere in the reviewed documents, two "Value Created" rows drawn from the wrong project, and flagged one unresolved conflict between two cost/scope/readiness profiles for the road project that both appear in the Master Report itself. That conflict remains unresolved as of this version; a decision memo laying out three options has been prepared for TWCA leadership and is pending sign-off (see Section 3.1 and Section 7).

The 27 August revision (v2) added a second finding: a portfolio-wide readiness-stage contradiction in the Master Report, separate from the road-specific one (one passage states overall portfolio readiness is "Stage 2 (Pre-Feasibility)", another states "all six projects are at Stage 1 (Concept)"). That remains open.

This version (v3) reviews the actual TWCA EACC Project Portfolio poster set (2026 edition) that is being used for the Dialogue. Its road-project poster matches the USD 40M / 20 km / Stage 1 / Ch. 3.3-§4.9 profile exactly — not the BRT/USD 50M Document 7 version. This is strong practical evidence for resolving the Section 3.1 conflict in favor of the USD 40M version, though formal TWCA sign-off on the decision memo is still the right way to close it out and correct the Master Report's own internal inconsistency. The four other priority projects and the USD 380.0M six-project portfolio total were also checked against this poster set and match the Master Report.

Key figures at a glance

Item	Figure	Status
City population, 2024 → 2055	82,064 → 554,700 (Medium-Growth Scenario)	Confirmed — matches Master Report
Urban area, 2024 → 2055	711 ha → 8,990 ha	Confirmed — matches Master Report
Road/Corridor project — investment sought	USD 40.0M (per Master Report Ch. 3.3 / §4.9)	Matches the 2026-edition investment poster (card 03) — formal sign-off on decision memo still pending (§3.1, §7)
Trade Zone project — investment sought	USD 250.0M	Confirmed — matches Master Report and poster
Combined capital sought (2 priority projects)	USD 290.0M (USD 40M road + USD 250M trade zone)	Now supported by matching poster figures for both projects
Full six-project portfolio total	USD 380.0M	NEW — confirmed against Master Report and poster set
Portfolio readiness stage	Stage 2 (Pre-Feasibility) per §6.4.1 vs. Stage 1 (Concept) per §11.3 — poster set states Stage 1 for all six	Still unresolved within the Master Report, see Section 6

Item	Figure	Status
Next milestone window	M4–6 of the EACC Delivery Framework (through ~February 2027)	Unchanged

1. Purpose

This brief consolidates four source documents into a single reference for TWCA leadership and delegation members attending the Third EACC Dialogue: (1) the Tog-Wajaale City Urban Expansion Plan Report, (2) the EACC investment posters for Tog-Wajaale's priority projects, (3) the EACC Corridor Delivery Framework discussion draft, and (4) the TOG-WAJAALE EACC Priority Investment Project Master Report. It cross-checks figures for consistency across all four and extracts the action items, leads and deadlines that fall to TWCA.

2. City Growth Context

The Urban Expansion Plan projects growth under three scenarios; TWCA selected the Medium-Growth Scenario as the most sustainable and feasible pathway to 2055. This section is unchanged — all figures matched the Master Report on cross-check.

Metric	2024 baseline	2055 projection (selected scenario)
Population	82,064	554,700 (Medium-Growth Scenario)
Built-up / urban area	711 hectares	8,990 hectares (≈12.6× current)
Population density	115.4 people/ha	≈61.7 people/ha
Annual growth rate	6.4%	—

3. Priority Investment Projects — Reconciled Figures

Figures below have been cross-checked against the Master Report's project-specific chapters (Ch. 3 summary profiles and Ch. 4 detailed profiles), not only against the EACC investment posters and Delivery Framework.

3.1 Project 1 — Tog-Wajaale Road / Corridor Upgrade

UNRESOLVED WITHIN THE MASTER REPORT — DECISION MEMO PENDING FORMAL SIGN-OFF:
The Master Report itself contains two different profiles for this project: Chapter 3.3 / §4.9 describe a 20 km arterial and corridor road upgrade at USD 40M, Stage 1 of 5 (Concept), delivered as a public TWCA capital works programme. A separate annex ("Document 7 — Third EACC Dialogue Project Poster", filed within the same Master Report) describes a 10 km BRT corridor at USD 50M, Stage 2 of 5 (Pre-feasibility), with a PPP/DBO delivery structure. The table below presents the USD 40M / Ch. 3.3 profile because it is the version used consistently across the Master Report's executive summary, portfolio ranking table, and detailed profile. ***A standalone TWCA Decision Memo (dated 26 August 2026) was prepared, setting out three options — adopt the USD 40M/20 km version, adopt the USD 50M/BRT version, or present the scope as still under active scoping — and is circulating for TWCA sign-off.*** *This brief cannot be formally finalized for external use until that sign-off is recorded.*

UPDATE (v3) — poster set confirms which version is actually in use:
The actual TWCA EACC Project Portfolio poster set (2026 edition), reviewed for this v3 update, shows the road project (poster card 03, "Corridor & Arterial Road Upgrade") as: 20 km, USD 40M sought (of USD 40M), Stage 1 of 5 · Concept, concessional loan/grant. This matches Ch. 3.3 / §4.9 point for point, and directly contradicts the 26 August assumption that the BRT/USD 50M Document 7 version was the one in current delegation materials. In practice, the USD 40M version already appears to be TWCA's working position for the Dialogue. The remaining step is formal: get the decision memo signed off so the Master Report's own Document 7 annex is corrected or retired, rather than sitting as an unreconciled internal contradiction.

Field	Detail	Source / Note
Scope	20 km programme of arterial and corridor road upgrades — drainage, pedestrian facilities, lighting, green buffers	Master Report Ch. 3.3 / §4.9.3
Sector	Transport Infrastructure	Confirmed
Total project cost	USD 40.0M (≈ Birr 6,401,276,000)	Unresolved vs. USD 50M — see decision memo
Financing sought / secured	USD 40.0M sought. No secured-financing figure is given in the Master Report.	No secured-financing figure in Master Report
Instrument	Concessional loan / grant	Per Ch. 3.3
Funding mix	Public capital budget + donor grant/concessional debt; TWCA own-source revenue supports O&M, not earmarked as capital	No percentage breakdown appears in the Master Report
Delivery structure	Public delivery — TWCA capital works programme	Per Ch. 3.3
Revenue source	Municipal budget allocation; potential road-user fees	Per Ch. 3.3 / §4.9

Field	Detail	Source / Note
Implementation period	Not specified in Ch. 3.3 / §4.9. (The BRT annex gives 2025–2030 / 60 months, but describes the alternative USD 50M scope.)	Do not carry over BRT annex timeline without resolving scope first
Readiness stage	Stage 1 of 5 — Concept	Conflicts with BRT annex (Stage 2) — see decision memo
Value created	82,064+ people/businesses served (growing to 554,700 by 2055) · ~900 construction jobs · 30% reduction in travel time · 50% reduction in road accidents · reduced flooding on priority routes	Per §4.9.4 — project's own value-creation metrics

3.2 Project 2 — Tog-Wajaale Inland Special Trade Zone & Logistics Hub

Unchanged from the 26 August revision. The Master Report names this project the “Inland Special Trade Zone & Logistics Hub” with a dry-port/logistics framing throughout (executive summary, portfolio table, and detailed profile §4.10). If “Free Trade Zone” is TWCA's preferred external-facing name, that should be applied consistently across all source documents.

Field	Detail	Source / Note
Scope	50-hectare special trade zone and dry port adjacent to the border crossing — warehousing, customs facilitation, industrial park space	Master Report §4.10.1 / §4.10.3
Sector	Trade & Industrial Infrastructure	Confirmed
Total project cost	USD 250.0M (≈ Birr 40,007,975,000)	Confirmed
Financing sought / secured	USD 250.0M sought. Financing secured: TWCA land in-kind (0% cash).	Confirmed — matches §4.10.6
Instrument	PPP / concession	Confirmed
Funding mix	Private equity/debt + government land as equity-in-kind; TWCA own-source revenue (ETB 144M FY2018EC → ETB 195M FY2019EC, ≈ USD 0.9–1.2M) supports municipal capacity only — not earmarked as zone capital	Confirmed — matches §4.10.6 almost verbatim
Delivery structure	PPP/concession via a dedicated Special Purpose Vehicle (SPV)	Confirmed
Revenue source	Land lease, service charges and tenant fees	Confirmed
Implementation period	Not specified for this project in §4.10. The only related timeline in the Master Report is a generic 30–36-month financial-close/construction-start milestone in the cross-project partnership engagement timeline (§8.4.1) — not project-specific.	Previous “36 months (phased)” figure was not sourced to this project
Readiness stage	Stage 1 of 5 — Concept	Confirmed
Value created	~6,000 direct and indirect jobs · 100+ companies established · USD 500M+ annual trade volume · USD 50M+ annual tax revenue · 5%+ contribution to city GDP · 40% target for women in employment	Per §4.10.4 — project's own value-creation metrics

4. Readiness Gaps — What's Still Missing

Confirmed against Master Report §4.9.5 (road) and §4.10.5 (trade zone). Unchanged from the 26 August revision, except that the road project's Cost Estimate/BOQ status remains contingent on the Section 3.1 scope decision.

Requirement	Road / Corridor project	Trade Zone project
Cost estimate / BOQ	In progress — indicative cost (USD 40M) exists; needs detailed BOQ from design consultant. Contingent on resolving the Section 3.1 scope question.	In progress — needs detailed BOQ from design consultant
Environmental/social/ climate screening	Gap — flood-risk zones mapped (TWUEP Ch. 4); needs ESIA and resettlement action plan	Gap — ESIA/safeguard instruments not yet established
Revenue, O&M & delivery model	Gap — develop O&M budget and maintenance plan	Gap — financial model, lease/tariff structure
Procurement / transaction plan	Gap — draft procurement/contractor-sourcing strategy	Gap — transaction strategy & investor sounding

5. TWCA Action Tracker

Deliverables where TWCA is the named or co-named lead under the EACC Corridor Delivery Framework. Unchanged — the Delivery Framework's milestone structure (P1.1, P1.2, P2.3, P2.4) does not appear in the Master Report and could not be cross-checked against it; it is carried forward from the Delivery Framework document as originally sourced.

Deliverable	TWCA Role	Key Milestones	Target
P1.1 Approved & budgeted urban expansion plan	Lead (corridor city)	M0–3 confirm plan status/gaps · M4–9 update plan & cost 3-yr schedule · M10–12 city approval + budget submission · M13–18 secure financing route	Approved plan + costed schedule by M12; budget allocation or confirmed financing by M18
P1.2 Investment-ready project packages	Lead (project owner) — both submitted projects	M0–3 submit project profile (done — gallery walk 25 Aug 2026) · M4–6 select as priority package · M7–12 complete feasibility/land/safeguard/costing · M13–18 submit to appraisal/financing/procurement	2 project packages matured by M12–18; at least one into formal apprais al/financing by M18
P2.3 Costed border/logistics node package	Joint lead — Tog Wajaale/Togochal e + border authorities	M0–3 joint site walk-through · M4–6 prepare & approve costed package · M7–12 secure funding for ≥2 items · M13–18 start/complete improvements	1 costed package by M6; ≥2 improvements funded/commit ted by M12, started by M18
P2.4 Jobs & inclusion action products	Lead (city economic development focal point)	M0–3 opportunity/inclusion scan · M4–6 Action Note + 2 pilot proposals · M7–12 launch ≥2 pilots · M13–18 results note	2 pilots launched by M12; results documented by M18

6. Consistency Check

The 25 August version stated that all figures were checked and consistent across the Urban Expansion Plan, the EACC posters, and the Delivery Framework — but not against the Master Report. The 26 August revision extended that check to the Master Report and corrected several items. The 27 August revision (v2) added a portfolio-wide readiness-stage finding. This version (v3) cross-checks the actual TWCA EACC Project Portfolio poster set (2026 edition) — the six-project poster document itself — against both the brief and the Master Report.

Confirmed consistent

- City growth figures (population, urban area, density, 6.4% growth rate) match the Master Report exactly.
- Trade Zone project's delivery structure, revenue model, funding mix, and readiness-gap status match Master Report §4.10.5–6 almost verbatim.
- **NEW (v3):** The 2026-edition poster set confirms, project by project: Trade Zone USD 250M; Urban Expansion Programme USD 63M (matches the sum of Master Report §4.8.3 components: 20+15+10+8+10); Solid Waste Management USD 10M (matches §3.5.1/4.11); Youth Skills, Enterprise & Migration Centre USD 10M (matches §3.6.1/4.12); Reception & Reintegration Centre USD 7M (matches §3.7.1/4.13). The six-project portfolio total of USD 380.0M also checks out (250+63+40+10+10+7).
- **NEW (v3):** The poster set's road-project card (03) matches the USD 40M / 20 km / Stage 1 / concessional loan-grant profile from Ch. 3.3 / §4.9 exactly — see the update in Section 3.1.

Corrected in the 26 August revision

- Road project cost, instrument, delivery structure, revenue source and funding mix aligned to Master Report Ch. 3.3 / §4.9 (see Section 3.1).
- Road project's “Value created” row corrected to the road project's own figures per §4.9.4 (previously carried the Urban Expansion Programme's figures).
- Trade Zone's “Value created” row corrected to the Trade Zone's own figures per §4.10.4 (previously carried the Youth Skills Centre's training target and an unsourced women-led-business figure).
- Trade Zone project name aligned to the Master Report's “Inland Special Trade Zone & Logistics Hub”.

Unresolved — requires a TWCA decision

- **Road project scope/cost/readiness conflict (largely resolved in practice, formal sign-off pending):** USD 40M vs. USD 50M, 20 km arterial upgrade vs. 10 km BRT corridor, and Stage 1 vs. Stage 2 readiness, between Master Report Ch. 3.3/§4.9 and the Master Report's own Document 7 annex. The 2026-edition poster set now shows the USD 40M version is what's actually being used, so the practical answer is clear — a decision memo with three options is circulating for formal TWCA sign-off so the Master Report itself can be corrected — see Section 7.
- **NEW (v2) — Portfolio-wide readiness-stage conflict:** the Master Report's Bankability Assessment Matrix (§6.4.1) states overall portfolio readiness is “Stage 2 (Pre-Feasibility) — all projects require significant development of technical, financial, and environmental documentation to achieve bankability” — while the Conclusion (§11.3) states “all six projects are at Stage 1 (Concept) of the readiness scale, with clear next steps identified to advance each project toward bankability.” This is a portfolio-level version of the same kind of internal contradiction already flagged for the road project specifically, and should be resolved alongside it so that TWCA is not citing two different overall readiness postures to the same Dialogue audience.

Minor item — low priority

• The Master Report's Phase 1 sequencing diagram (§4.6/§4.7) lists Solid Waste and Youth Centre at USD 8M each and Reception Centre at USD 6M, with no “(partial)” qualifier — unlike the same diagram's entries for Priorities 01–03, which are explicitly labelled as feasibility-stage or Phase-1-only amounts. Elsewhere in the Master Report (§3.5–3.7, §4.11–4.13) and in the 2026-edition poster set, these three projects are consistently costed at USD 10M, USD 10M and USD 7M (their full project totals). This brief uses the full-total figures throughout, since they are the ones consistently used everywhere except the one sequencing diagram; the diagram's labelling is worth tidying up in the Master Report's next edit pass, but does not affect any figure in this brief.

7. Recommended Next Actions for TWCA

• **Formally sign off the TWCA Road Project Decision Memo (26 August 2026)** confirming the USD 40M / 20 km / Stage 1 version — the 2026-edition poster set shows this is already the working position in practice, so this step is about correcting the Master Report's Document 7 annex to match, not about choosing between live alternatives.

• **Resolve the portfolio-wide Stage 1 vs. Stage 2 readiness statement (new in v2)** alongside the road decision above, and align the two so the Master Report does not contradict itself on overall portfolio readiness.

• Confirm the source or basis for the road project's proposed funding-mix percentages, PPP/DBO delivery option, and revenue model (farebox/levy/ads/cross-border fees) — or remove them from Dialogue materials until a financial model is developed, consistent with the “Revenue, O&M & Delivery Model” gap already identified in Section 4.

• Commission a detailed Bill of Quantities and cost-benefit analysis for the road project once its scope is confirmed.

• Initiate the ESIA and safeguard-instrument process for the Trade Zone in parallel with land survey and titling.

• Confirm the Trade Zone's external-facing name (“Inland Special Trade Zone & Logistics Hub” vs. “Free Trade Zone & Industrial Park”) and apply it consistently across all documents.

• Name a focal person for each of the four TWCA-led deliverables (P1.1, P1.2, P2.3, P2.4) within 30 days of the Dialogue, per the Framework's practical rule.

• Prepare the first one-page progress update ahead of the M3 baseline review.

• Confirm whether TWCA wants to lead the Dialogue with the two priority projects only (USD 290.0M combined) or the full six-project portfolio (USD 380.0M) now that all six are confirmed consistent across the Master Report and the 2026-edition poster set.

Sources: Tog-Wajaale City Urban Expansion Plan Report · Tog-Wajaale Investment Posters (EACC Gallery Walk) · EACC Corridor Delivery Framework, TWCA-branded discussion draft · TOG-WAJAALE EACC Priority Investment Project Master Report · TWCA Road Project Decision Memo (26 August 2026) · TWCA EACC Project Portfolio, 2026 edition (six-project investment poster set)