

**From:** [REDACTED]  
**To:** [ipam\\_comms](#); [IPAM – Independent Project Accountability Mechanism](#)  
**Subject:** Complaint Regarding Property and Business Damage Linked to EBRD-Funded Project  
**Date:** 13 November 2024 12:39:47  
**Attachments:** [REDACTED]

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Dear Mr/Mrs,

I hope this message finds you well.

**Subject:** Complaint Regarding Property and Business Damage Linked to EBRD-Funded Project

I am writing to formally present a complaint regarding the ongoing project financed by the European Bank for Reconstruction and Development (EBRD) titled "Rehabilitation of the Albanian Railway from Tirana to Durrës and the construction of a road segment linking it to Nënë Tereza International Airport."

The core of this complaint revolves around the detrimental impact on properties and businesses caused by the contracting authority and the implementing companies. These effects are directly linked to the aforementioned project and have caused significant harm to local residents and businesses.

Despite potential solutions and alternative options that could mitigate the adverse effects of the project, these have not been adequately considered or offered by the responsible parties. For further details, I have attached the petition from the residents and the formal complaints from two businesses directly affected by this project.

#### **"Regarding the basis of the complaint"**

- 1. High Costs and Consequences for Businesses and Properties** The implementation of the current easement route will result in significant costs, severely affecting the established activities of our entities. Investments in our properties will be damaged, leading to additional expenses for repairs and expropriations, which will jeopardize the daily operations of our businesses and contractual relationships.
- 2. Procedural Violations and Lack of Transparency** The decision-making process has been incomplete and has not been accompanied by genuine public consultations. The authorities have not considered alternative options that would have a lesser impact on our properties, neglecting the possibilities for a more just and acceptable solution.
- 3. Favoritism Towards Illegal Constructions** We have observed that the authorities have favored residents with illegal constructions, causing harm to our properties, which are properly documented. This favoritism is unjustifiable and places legal property owners in an unequal position.
- 4. Financial Damages to [REDACTED] and [REDACTED]** [REDACTED] risks losing its contractual relationship with [REDACTED], a foreign company with over 900 employees, due to the planned interventions that affect the necessary surface area for the company's operations. [REDACTED] faces infrastructure damage, increased costs, and uncertainty regarding the health of the animals due to noise and pollution.
- 5. Support for Alternatives** We request a review of the current route and propose alternatives that minimize the damage to our properties and protect our economic interests.
- 6. Review and Suspension of Expropriations** We request the suspension of expropriations for

Segment 3 of the railway until this complaint is fully addressed and the proposed alternatives are reviewed.

**In conclusion**, we kindly request that EBRD thoroughly assess our case, and we await your response as the matter is urgent and a prompt reaction is necessary before proceeding with decisions regarding expropriations. Additionally, we seek guidance or confirmation on whether our complaint has been correctly addressed to the EBRD.

Please also include the EBRD office in Albania, as they have easier access to project data and its current phase. Attached, you will find the complaint of the two businesses whose properties are affected, one of which was financed by the EBRD for the construction of its property. For convenience, a translated English copy of the complaint is also provided.

We kindly request that this matter be thoroughly reviewed and that appropriate measures are taken to address the concerns outlined.

Thank you for your attention to this urgent matter. Should you require any further information or clarification, please feel free to contact me.

"Attached you will find the complaint in Albanian and translated into English."