

August 3, 2023 (via email)

**To: City of Calgary Mayor, Jyoti Gondek
City of Calgary Councillor, Ward 7, Terry Wong**

Re: City of Calgary Expropriation of River Run Families

The Inquiry Officer appointed by the province, to preside over the public hearing of this matter, concluded (report attached): “*I find that the intended takings are **not** fair*” (emphasis in original).

This report confirms that the City’s conduct towards River Run families has been prejudicial, opaque, unfair, high-handed, unduly inflexible and not in good faith. Further, to date: “*transparent and forthright communication from The City to the Owners was in short supply or clearly absent*”. Importantly, the report identifies that: “*process improvements as well as a culture shift in how owners are viewed within The City’s real estate groups and related teams are in order*”.

We have raised concerns regarding the City’s unfair conduct for years. We escalated our concerns, in writing, through all levels of the City up to the entire City Council. At no time has anyone from the City meaningfully discussed, let alone addressed, our concerns. This conduct erodes trust.

We are hopeful that the City will use this situation as an opportunity to rebuild trust by taking the concerns of the Inquiry Officer seriously and immediately commencing good faith discussions with River Run families for fair compensation in the circumstances. We would be pleased to discuss a process, and timeline for such process to take place, with the appropriate team from the City. In our view, such process should include:

- the City reimbursing our reasonable cost for independent advice to date;
- the City providing copies of the appraisals that we understand the City has had prepared, but has not disclosed to the owners, for 20 of the 23 River Run homes; and
- the City agreeing to reimburse our reasonable cost for independent advice for:
 - our appraiser to review the City’s appraisals,
 - our appraiser to prepare appraisals for either a select few, or all, River Run homes based on expropriation principles, and
 - our counsel to advise whether there are any other considerations River Run families should be aware of prior to entering into discussions with the City.

We look forward to hearing from the City as soon as practical.

- ***River Run Board of Directors and Owners’ Committee***