

FILED
Clerk
District Court
JUN 28 2024

IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN MARIANA ISLANDS
BANKRUPTCY DIVISION

for the Northern Mariana Islands
By JP
(Deputy Clerk)

In re

Case 1:24-bk-00002

IMPERIAL PACIFIC INTERNATIONAL
(CNMI), LLC,

Debtor and
Debtor-in-Possession.

**SECOND INTERIM ORDER
AUTHORIZING DEBTOR TO OBTAIN
POSTPETITION INDEBTEDNESS**

The *Motion for Authorizing Debtor to Obtain Postpetition Secured Indebtedness* (as modified, the “Motion,” ECF No. 12),¹ filed by IMPERIAL PACIFIC INTERNATIONAL (CNMI), LLC, debtor and debtor-in-possession (the “Debtor”) on April 23, 2024, came on for a continued interim hearing before the Honorable Ramona V. Manglona, United States Bankruptcy Judge for the United States District Court for the Northern Mariana Islands (the “Court”) on June 21, 2024.

Chuck C. Choi, Esq. (vtc),² Allison A. Ito, Esq. (vtc), Charles H. McDonald II, Esq., and Michael Chen, Esq. (vtc) appeared on behalf of the Debtor. (Mins., ECF No. 134.) Howyo Chi, the Debtor’s representative, also appeared. (*Id.*) Neil J. Verbrugge, Esq. (vtc) appeared for the Office of the United States Trustee (“UST”). (*Id.*) Aaron Halegua, Esq. (vtc) appeared for Joshua Gray (“Gray”).

¹ Capitalized terms not herein defined shall have the meaning set forth in the Motion.

² “(vtc)” denotes that the appearance was made via video conference.



1 (*Id.*) Michael White, Esq., appeared on behalf of Clear Management. (*Id.*) Martin Wright (vtc) and
2 Tim Shepherd (vtc), representatives for Clear Management also appeared. (*Id.*) Robert Glass, Esq.
3 appeared for the Commonwealth of the Northern Mariana Islands (“CNMI”). (*Id.*) Christopher K.
4 Wong, Esq. (vtc), and Keith Chambers, II, appeared (as proposed counsel) for the Official Committee
5 of Unsecured Creditors (the “Committee”). (*Id.*) Colin Thompson, Esq. appeared for USA Fanter and
6 other creditors. (*Id.*) Michael Dotts, Esq. appeared for Dotts Law Office. (*Id.*) Karla Malagon Castillo,
7 Esq. (vtc) appeared for the U.S. Department Of Labor (“USDOL”). (*Id.*) Vincent Seman, Esq.
8 appeared for Kan Pacific. (*Id.*) Steven Pixley, Esq. appeared for Take Care. (*Id.*) Joey San Nicolas,
9 Esq. appeared for Loi Lam Sit. (*Id.*)

10
11 Having reviewed the Motion (ECF No. 12) and all papers filed in support thereof, the
12 Declaration of Howyo Chi in Support of “First Day” Motions (ECF No. 14), the Amended Loan Term
13 Sheet (ECF No. 47-1), the DIP Loan Agreement (ECF No. 47-2), the UST’s Statement Regarding
14 Debtor’s First Day Motions (ECF No. 19), the Declaration of Loi Lam Sit (ECF No. 111), and the
15 UST’s Supplemental Statements Regarding [the Motion] (ECF Nos. 53, 114), the oppositions filed by
16 CNMI (ECF Nos. 84, 119), Gray (ECF Nos. 30, 86, 117), the Committee (ECF Nos. 87, 116), and
17 USDOL (ECF No. 118) and having heard the statements of counsel regarding the interim relief
18 requested in the Motion at the hearing, the Court finding that (a) it has jurisdiction over this matter
19 pursuant to 28 U.S.C. §§ 157 and 1334, (b) this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2),
20 (c) notice of the interim hearing on the Motion was sufficient under the circumstances; (d) interim
21 relief is necessary to avoid harm to the business pending a final hearing, and (e) the legal and factual
22 bases set forth in the Motion and at the Hearing establish that the legal and factual bases set forth in
23 the Motion to grant the requested relief on an interim basis, and good cause therefore,
24

IT IS HEREBY ORDERED that:

1 1. The Motion is GRANTED only to the extent provided herein on a further interim basis.

2 To the extent the Amended Term Sheet or Loan Agreement is inconsistent with the terms of this Order,
3 this Order shall govern.

4 a. Second Interim Advance. Lender is immediately authorized to loan, on an interim
5 basis, and subject to final approval, an amount not to exceed \$150,000.00 (the
6 “Second Advance”). For clarity, the Debtor may only draw down up to \$550,000.00
7 of the proposed DIP Financing, pending a further final hearing on the Motion.

8 b. Use of Proceeds & Carve Out. The debtor-in-possession credit facility not to exceed
9 the \$550,000.00 (the “DIP Credit Facility”) shall be used to pay post-petition
10 administrative expenses of the Chapter 11 Case, subject to the Budget attached
11 hereto as Exhibit “1”, including but not limited to, payment for maintenance and
12 preservation of the property of the Debtor’s estate, rent, insurance, utility services,
13 operating expenses and court-approved professional fees and as such pre-petition
14 expenses as may be approved by the Bankruptcy Court; provided, however,
15 Lender’s administrative expense claim shall be subject to the following “carve
16 outs” (“Carve Out”): (1) U.S. Trustee quarterly fees; (2) in the event this case is
17 converted to a proceeding under Chapter 7 of the Bankruptcy Code, any
18 administrative expense claim created or recognized by this Order shall be
19 subordinated to the chapter 7 trustee’s fees and expenses, but not including the fees
20 and expenses of the chapter 7 trustee’s professionals; and (3) a further \$100,000
21 shall be “carved out” and set aside for fees and expenses of professionals employed
22 at the expense of the estate (including attorneys, accountants and appraisers) as may
23 be approved by the Bankruptcy Court, and as set forth in the budget approved by
24

1 the Lender.

- 2 c. No Cap on Carve Out for Committee Professionals. Notwithstanding anything
3 contained in this Order, the Amended Term Sheet or Loan Agreement, there shall
4 be no limit on the Carve Out for any Committee professionals.
- 5 d. Priority: The Second Advance shall be afforded administrative priority status
6 pursuant to 11 U.S.C. § 364(b) as an administrative expense only for funds actually
7 advanced by Lender to benefit the estate pursuant to the Budget; provided,
8 however, that Lender's priority shall be subject to the Carve Out.
- 9 e. Interest Rate. Simple interest at the rate of 10% per annum shall accrue. Default
10 interest shall accrue at an additional 2% per annum.
- 11 f. Maturity. The DIP Credit Facility shall be due on or before the earlier of: (a) the
12 occurrence of an Event of Default, (b) entry of an order converting the chapter 11
13 case to a case under chapter 7 of the Bankruptcy Code or dismissing the chapter 11
14 case, (c) the entry of an order appointing a chapter 11 trustee or examiner, (d) the
15 effective date of a chapter 11 plan; or (e) December 31, 2024.
- 16 g. Loan Documents. Borrower shall execute and deliver, and cause to be executed and
17 delivered to Lender a Promissory Note, and such other documents as are
18 reasonable and customary for similar loans.
- 19 h. Fees and Expenses. Upon closing of the DIP Credit Facility, Borrower will pay
20 Lender's reasonable attorneys' fees and expenses incurred in connection with
21 documenting and obtaining approval of the DIP Credit Facility; provided, however,
22 prior to Debtor paying any of Lender attorneys' fees and expenses, Lender shall
23 first provide a copy of any invoices to the Unsecured Creditors' Committee
24

1 (“Committee”) and United States Trustee (“UST”) and provide at least 14 days for
2 the Committee and UST to review and object to the payment of any attorneys’ fees
3 or expenses. In the event of an unresolved objection, the Lender may file a motion
4 to seek Court approval of its reasonable attorneys’ fees and expenses.

5 i. Governing Law. The Amended Term Sheet, Loan Agreement, and any related
6 loan documents shall be governed by and interpreted under the Bankruptcy Code
7 (as codified in Title 11 of the United States Code), the Federal Rules of Bankruptcy
8 Procedure and the laws of the Commonwealth, where applicable.

9 j. Events of Default. Customary defaults shall exclude (a), (d), (e) and (f) of Section
10 7.1 of the proposed Loan Agreement filed herein as ECF 47-2.
11

12 2. Lender shall be deemed a good faith lender pursuant to 11 U.S.C. § 364(e).

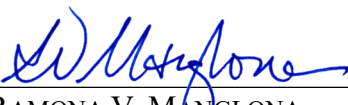
13 3. The Debtor is authorized to transfer into a separate debtor-in-possession account
14 designated “Professionals’ Fee Account” the sum of \$200,000, consisting of: (i) \$100,000 from the
15 “Initial Advance” authorized in paragraph 3 of the Court’s “first” interim order, and (ii) \$100,000 from
16 the Second Advance contemplated by this Order.

17 4. This Order shall be binding on the Debtor, its estate, creditors, and any subsequently
18 appointed Chapter 7 Trustee, provided however, that the priorities granted to the Lender shall be
19 subordinate to the fees and costs of any Chapter 7 Trustee, but not the fees and costs of the Chapter 7
20 Trustee's professionals.

21 5. This Order shall inure to the benefit of the Lender and the Debtor and their respective
22 successors and assigns.

23 6. A final hearing on the Motion shall be held on **June 27, 2024 at 8:30 a.m.**
24

1 It is SO ORDERED nun pro tunc this 28th day of June 2024.

2 
3 _____
4 RAMONA V. MANGLONA
5 Chief Judge

6 Approved as to form:

7 /s/ Neil J. Verbrugge
8 _____
9 Curtis B. Ching, Esq.
10 Neil J. Verbrugge, Esq.
11 Counsel for Office of the U.S. Trustee

12 Approved as to form:

13 /s/ Christopher Wong
14 _____
15 Aram Ordubegian, Esq.
16 Christopher Wong, Esq.
17 Keith Chambers, II, Esq.
18 Proposed Counsel for the Official Committee of Unsecured Creditors
19
20
21
22
23
24

EXHIBIT 1

	May-24	Jun-24	Jul-24
Beginning cash balance	-	1,122.50	(3,090,755.00)
SALES	-	-	-
DIP Loan	400,000.00	200,000.00	200,000.00
GROSS PROFIT	400,000.00	200,000.00	200,000.00
OPERATING EXPENSES			
AUTO EXPENSES	200.00	200.00	200.00
BANK FEES	37.50	37.50	37.50
COMMONWEALTH CASINO COMMISSION/ CNMI Treasury*		3,150,000.00	3,000,000.00
EQUIPMENT LEASES			
INSURANCE	50,000.00		
PROFESSIONAL SERVICES (NONBANKRUPTCY)	3,000.00	3,000.00	3,000.00
RENT - DPL	207,000.00	-	-
REPAIRS & MAINTENANCE	950.00	950.00	950.00
SALARIES & WAGES	30,000.00	30,000.00	30,000.00
GENERAL ADMIN EXPENSES	300.00	300.00	300.00
TAX - GENERAL EXCISE			
TAX- PAYROLL	4,500.00	4,500.00	4,500.00
TAX - REAL PROPERTY			
TAX - OTHERS			
UTILITIES (ELECTRICITY/WATER)	2,500.00	2,500.00	2,500.00
UTILITIES (COMMUNICATIONS / PHONE / INTERNET)	300.00	300.00	300.00
UTILITIES (GARBAGE)	90.00	90.00	90.00
CHAPTER 11 EXPENSES (UST Quarterly Fees)			24,726.04
CHAPTER 11 PROFESSIONALS	100,000.00	100,000.00	100,000.00
TOTAL EXPENSES	398,877.50	3,291,877.50	3,166,603.54
NET OPERATING INCOME (LOSS)	1,122.50	(3,091,877.50)	(2,966,603.54)
Ending cash balance	1,122.50	(3,090,755.00)	(6,057,358.54)
* Subject to approval of settlement by CNMI and Court			