

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION**

In re:

OTB HOLDING LLC, et al.,¹

Debtors.

)
) Chapter 11
)
) Case No. 25-52415 (SMS)
) (Jointly Administered)
)
) **Related to Dockets No. 10, 17, 50, 51, 62, 113,**
) **154, 157, 167, 168, 180, 181, 182, 183**

AGENDA FOR APRIL 3, 2025 HEARING

Time and Date of Hearing: **April 3, 2025, at 1:30 p.m. (prevailing Eastern Time)**

Location of In-Person Hearing: The Honorable Sage M. Sigler
United States Bankruptcy Court for the
Northern District of Georgia
Richard B. Russell Federal Building
United States Courthouse
Courtroom 1201
75 Ted Turner Drive, SW
Atlanta, GA 30303

Location of Virtual Hearing: Parties participating in the hearing virtually may do so by using the following link:

<https://www.zoomgov.com/j/1611794270?pwd=N0FtZ0JSU21sMHJqakdEY0x4Szc5UT09>

Phone Number: 833-568-8864
Meeting ID: 161 179 4270

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, include: OTB Holding LLC (3213), OTB Acquisition LLC (8500), OTB Acquisition of New Jersey LLC (1506), OTB Acquisition of Howard County LLC (9865), Mt. Laurel Restaurant Operations LLC (5100), OTB Acquisition of Kansas LLC (9014), OTB Acquisition of Baltimore County, LLC (6963). OTB Holding LLC's service address is One Buckhead Plaza, 3060 Peachtree Road, NW, Atlanta, GA 30305.



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Copies of Pleadings:

A copy of each pleading referenced herein can be viewed on the Court's website at www.ganb.uscourts.gov and the website of the Debtors' proposed claims and noticing agent, Kurtzman Carson Consultants, LLC d/b/a Verita Global at <https://www.veritaglobal.net/ontheborder>. Further information may be obtained by using the "Submit an Inquiry" function at <https://www.veritaglobal.net/ontheborder/inquiry>.

I. Uncontested Matters

- A. Utilities Motion.** *Debtors' Emergency Motion for Entry of Interim and Final Orders (I) Prohibiting Utilities from Altering, Refusing, or Discontinuing Service on Account of Prepetition Invoices; (II) Deeming Utilities Adequately Assured of Future Performance; (III) Establishing Procedures for Determining Adequate Assurance of Payment; and (IV) Granting Related Relief* [Docket No. 10]

Response Deadline: March 21, 2025, at 4:00 p.m. (prevailing Eastern Time). Extended to (i) March 28, 2025, at 4:00 p.m. (prevailing Eastern Time) for the Office of the United States Trustee for Region 21 (the "U.S. Trustee") and (ii) March 31, 2025, at 4:00 p.m. (prevailing Eastern Time) for the official committee of unsecured creditors appointed in the Debtors' cases (the "Committee").

Responses Filed:

- i. **[WITHDRAWN]** *Objection of Certain Utility Companies to the Debtors' Emergency Motion for Entry of Interim and Final Orders (I) Prohibiting Utilities from Altering, Refusing, or Discontinuing Service on Account of Prepetition Invoices; (II) Deeming Utilities Adequately Assured of Future Performance; (III) Establishing Procedures for Determining Adequate Assurance of Payment; and (IV) Granting Related Relief* [Docket No. 113]
 - a. *Notice of Withdrawal Objection of Certain Utility Companies to the Debtors' Emergency Motion for Entry of Interim and Final Orders (I) Prohibiting Utilities From Altering, Refusing, or Discontinuing Service on Account of Prepetition Invoices; (II) Deeming Utilities Adequately Assured of Future Performance; (III) Establishing Procedures for Determining Adequate Assurance of Payment; and (IV) Granting Related Relief* [Docket No. 168]

Related Documents:

- i. *Interim Order (I) Prohibiting Utilities from Altering, Refusing, or Discontinuing Service on Account of Prepetition Invoices; (II) Deeming Utilities Adequately*

Assured of Future Performance; (III) Establishing Procedures for Determining Adequate Assurance of Payment; and (IV) Granting Related Relief [Docket No. 51]

ii. Certificate of Service [Docket No. 105]

iii. *Notice of Filing of Modified Proposed Final Order* [Docket No. 183]

Status: This matter is going forward.

B. DIP Motion. *Debtors' Emergency Motion for Interim and Final Orders (I) Authorizing the Debtors to Obtain Senior Secured Superpriority Postpetition Financing; (II) Granting (A) Liens and Superpriority Administrative Expense Claims and (B) Adequate Protection; (III) Authorizing Use of Cash Collateral; (IV) Modifying the Automatic Stay; (V) Scheduling a Final Hearing; and (VI) Granting Related Relief* [Docket No. 17]

Response Deadline: March 21, 2025, at 4:00 p.m. (prevailing Eastern Time). Extended to (i) March 28, 2025, at 4:00 p.m. (prevailing Eastern Time) for the U.S. Trustee and (ii) March 31, 2025, at 9:30 p.m. (prevailing Eastern Time) for the Committee and certain landlords.

Responses Filed:

- i. **[RESOLVED]** *Objection of Realty Income Corporation, Kite Realty Group, and Regency Centers, L.P. to the Debtors' Emergency Motion for Interim and Final Orders (I) Authorizing the Debtors to Obtain Senior Secured Superpriority Postpetition Financing; (II) Granting (A) Liens and Superpriority Administrative Expense Claims and (B) Adequate Protection; (III) Authorizing Use of Cash Collateral; (IV) Modifying the Automatic Stay; (V) Scheduling a Final Hearing; and (VI) Granting Related Relief* [Docket No. 154]
 - a. *Exhibits re: Objection of Realty Income Corporation, Kite Realty Group, and Regency Centers, L.P. to the Debtors' Emergency Motion for Interim and Final Orders (I) Authorizing the Debtors to Obtain Senior Secured Superpriority Postpetition Financing; (II) Granting (A) Liens and Superpriority Administrative Expense Claims and (B) Adequate Protection; (III) Authorizing Use of Cash Collateral; (IV) Modifying the Automatic Stay; (V) Scheduling a Final Hearing; and (VI) Granting Related Relief* [Docket No. 167]
- ii. **[RESOLVED]** *Limited Objection of Acadia Realty Trust, Arc Ncchrnc001, LLC, Beltline/Airport Freeway, Ltd., and Rivertown Crossings Mall, LLC to Debtors' Emergency Motion for Interim and Final Orders (I) Authorizing the Debtors to Obtain Senior Secured Superpriority Postpetition Financing; (II) Granting (A) Liens and Superpriority Administrations Expense Claims and (B) Adequate Protection; (III) Authorizing Use of Cash Collateral; (IV) Modifying the Automatic*

Stay; (V) Scheduling a Final Hearing; and (VI) Granting Related Relief [Docket No. 157]

Related Documents:

- i. *Notice of Filing Proposed Budget in Connection with Debtors' Emergency Motion for Interim and Final Orders (I) Authorizing the Debtors to Obtain Senior Secured Superpriority Postpetition Financing; (II) Granting (A) Liens and Superpriority Administrative Expense Claims and (B) Adequate Protection; (III) Authorizing Use of Cash Collateral; (IV) Modifying the Automatic Stay; (V) Scheduling a Final Hearing; and (VI) Granting Related Relief* [Docket No. 32]
- ii. *Interim Order (I) Authorizing the Debtors to Obtain Senior Secured Superpriority Postpetition Financing; (II) Granting (A) Liens and Superpriority Administrative Expense Claims and (B) Adequate Protection; (III) Authorizing Use of Cash Collateral; (IV) Modifying the Automatic Stay; (V) Scheduling a Final Hearing; and (VI) Granting Related Relief* [Docket No. 50]
- iii. Certificate of Service [Docket No. 105]
- iv. *Notice of Filing of Proposed Final Order* [Docket No. 180]

Status: This matter is going forward.

- C. Bidding Procedures Motion.** *Debtors' Motion for Entry of an Order Pursuant to 11 U.S.C. §§ 105, 363 and 365 (I) Authorizing and Scheduling an Auction at Which Debtors Will Solicit the Highest or Best Bid for the Sale of Substantially all of Debtors' Assets, (II) Approving Bidding Procedures Related to Conduct of Auction, (III) Approving Bid Protections, (IV) Approving the Form and Manner of Notices of (A) Proposed Sale of the Debtors' Assets, the Auction and the Sale Hearing, and (B) Proposed Assumption and Assignment of Executory Contracts and Leases, (V) Approving the Sale of the Assets to the Party Submitting the Highest or Best Bid, and (VI) Granting Related Relief* [Docket No. 62]

Response Deadline: March 24, 2025, end of the day (prevailing Eastern Time). Extended to (i) March 28, 2025, at 4:00 p.m. (prevailing Eastern Time) for the U.S. Trustee and (ii) March 31, 2025, at 4:00 p.m. (prevailing Eastern Time) for the Committee.

Responses Filed: None.

Related Documents:

- i. Certificate of Service of Motion [Docket No. 64]

ii. *Notice of Filing of Modified Proposed Order* [Docket No. 181]

iii. *Notice of Filing of Amended and Restated Stalking Horse APA* [Docket No. 182]

Status: This matter is going forward.

II. Contested Matters

None.

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Date: April 2, 2025
Atlanta, Georgia

Respectfully submitted,

KING & SPALDING LLP

/s/ Jeffrey R. Dutson

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