

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF CONNECTICUT

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In re

Eternal Enterprise, Inc.,

Case No. 14-20292

Debtor.

Chapter 11

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MOTION TO USE CASH COLLATERAL FROM ADVANCE INSURANCE PROCEEDS TO  
PAY A.D. PROPERTY MANAGEMENT

Eternal Enterprise, Inc. (the “Debtor”) through its undersigned counsel files this Amended Motion for Authority to Use \$15,203.00 from insurance proceeds from the property located at 270 Laurel Street, Hartford, Connecticut, pursuant to 11 U.S.C. § 363(c)(2) and Fed. R. Bankr. P. 4001(b), and in support thereof, respectfully states as follows:

JURISDICTION

1. This Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334. This matter is a “Core Proceeding” as defined by 28 U.S.C. § 157(b). Venue is proper before this court pursuant to 28 U.S.C. §§ 1408 and 1409.
2. The statutory predicate for the relief requested herein is 11 U.S.C § 363 and Fed. R. Bankr. P. 4001.

BACKGROUND

1. The Debtor filed a petition for relief pursuant to chapter 11 of the Bankruptcy Code on February 19, 2014.
2. On June 6, 2016, a fire occurred at 270 Laurel Street, Hartford, Connecticut (the “Property”). The fire at the Property caused significant damage. The damage has

- rendered the Property uninhabitable and there are currently no tenants living there.
3. The Debtor holds an insurance policy through USI backed by Lloyd's of London to protect the Property.
  4. The Debtor has also employed Vin Vizzo Adjusters, LLC as its private insurance adjuster. (See ECF No. 574.)
  5. The Debtor had previously requested Court approval for an advance of \$750,000 from the anticipated insurance proceeds following the fire at the Property. (See ECF No. 630.)
  6. Following the Debtor's initial motion for authority to use the insurance proceeds following the fire at the Property, Vin Vizzo Adjusters, LLC has provided the Debtor with a more detailed list of expenses, attached hereto as Exhibit A.
  7. To Date the checks received from the insurance advance total \$750,000.00. This sum has been deposited into the insurance account in accordance with the Court's Order.
  8. As detailed in Exhibit A, the Debtor seeks authority to use a \$15,203.00 in proceeds from the insurance policy on the Property.
  9. The Debtor seeks to pay AD Property Management \$14,268.00 for security services, \$375.00 for landscaping, and \$560.00 for snow removal services for the Property.
  10. Previously, the Court approved the Debtor's use of \$216,911.06 of the \$750,000.00 for various expenses and services provided for related to the insurance claims.
  11. To date, \$533,088.94 remains of the original \$750,000.00. After this payment of \$15,203.00 to AD Property Management, a total of \$517,885.94 will remain.
  12. The Property is subject to a consensual lien as the result of a mortgage on the

Property, initially held by Astoria Federal Mortgage Corp., and currently held by Hartford Holdings, Inc.

13. Because the Property is the subject of a lien, insurance proceeds from that building constitute the cash collateral of the lienholder.
14. The requested expenses have been negotiated and approved through the insurance company.
15. There are no grounds to dispute this invoice and Hartford Holdings should have no objections as this does not come out of the final repairs costs.

#### RELIEF REQUESTED

16. By this motion, the Debtor seeks the entry of an Order authorizing its use of the insurance proceeds pursuant to 11 U.S.C. § 363 and Fed. R. Bankr. P. 4001(b)(2).
17. As set forth in the invoices attached hereto as Exhibit A, the Debtor requires the use of this cash collateral to fund necessary expenses of the estate.
18. The Debtor will suffer immediate and irreparable harm if it is not authorized to use the insurance proceeds to fund the expenses set forth in Exhibit A. Absent such authorization, the Debtor will not be able to rebuild or maintain the Property.
19. The Debtor acknowledges that Hartford Holdings, LLC. Has a lien on the cash collateral in accordance with 11 U.S.C. §§ 361 and 363.

#### CASH COLLATERAL AND THE RELIEF SOUGHT BY THE DEBTOR

20. The Debtor's use of property of the estate is governed by 11 U.S.C. § 363, which provides:

If the business of the debtor is authorized to be operated under section ... 1108 ... of this title and unless the court orders otherwise, the [debtor in possession] may enter into transactions, including the sale or lease of property of the estate, in the

ordinary course of business, without notice or a hearing, and may use property of the estate in the ordinary course of business without notice or a hearing.

11 U.S.C. § 363(c)(1). A Debtor in possession has all of the rights and powers of a trustee with respect to property of the estate, including the right to use property of the estate in compliance with section 363 of the Bankruptcy Code. See 11 U.S.C. § 1107(a).

21. When a Chapter 11 debtor in possession is authorized to operate its business, it may use property of the estate in the ordinary course of business, but is prohibited from using cash collateral absent consent of the secured creditor or court authorization.
22. Cash Collateral is defined by the Bankruptcy Code as, “cash, negotiable instruments, documents of title securities, deposit accounts or other cash equivalents whenever acquired in which the estate and an entity and includes the proceeds, products, offspring, rents, or profits of property...” 11 U.S.C. 363(a).
23. The Debtor proposes to use the Cash Collateral in accordance with the terms of Exhibit A. The Debtor also requests that it be authorized: (i) to exceed any line item amount in the budget by an amount of up to 10% of each such line item; or (ii) to exceed any line item by more than ten percent, so long as the total of all amounts in excess of all line items for the budget do not exceed ten percent of the aggregate of the total budget.
  - A. The Court Should Enter an Order Authorizing the Continued Use of Cash Collateral Because the Debtor is Providing the Secured Creditor with Adequate Protection.
24. The Bankruptcy Code does not define “adequate protection” but does provide a non-exclusive list of the means by which a debtor may provide adequate protection,

- including “other relief” resulting in the “indubitable equivalent” of the secured creditors’ interest in such property. *See* 11 U.S.C. § 361.
25. Adequate protection is to be determined on a case by case factual analysis.
  26. Adequate protection is meant to insure that the secured creditors receive the value for which they originally bargained for prior to the bankruptcy.
  27. In the instant case, adequate protection is being provided to Hartford Holdings in compliance with the orders of this Court.
  28. Hartford Holdings is receiving further adequate protection in the form of the bank account the Debtor opened to hold the insurance proceeds.
  29. This bank account, established in accordance with the Court’s order, requires a signature from an authorized representative of Hartford Holdings to disburse funds, as well as electronic approval for the use of any such funds from Hartford Holdings’ attorneys.
  30. The Use of Cash Collateral will Preserve the Debtor’s Interest in the Property which will Benefit All Creditors.
  31. The repair of the Property will preserve and potentially increase the value of the Property. Protecting the value of the Property will allow the Debtor to propose a confirmable chapter 11 plan. If the Debtor is not able to use the insurance proceeds it will be unable to repair the Property, which will hinder the Debtor’s sale efforts.
  32. The Debtor will use the cash collateral in the manner set forth in the annexed exhibit.
  33. The Debtor believes that the use of cash collateral pursuant to the terms and conditions set forth above is fair and reasonable and adequately protects Hartford

Holdings in this case. The combination of (i) the Debtor's ability to preserve the value of the Property; and (ii) providing Hartford Holdings with the other protections set forth herein, adequately protects its secured position under 11 U.S.C. § 361.

34. The Debtor believes that the approval of this motion is in the best interest of the Debtor, its creditors and its estate because it will enable the Debtor to (i) preserve and protect the value of the Property and (ii) complete a plan of reorganization.

WHEREFORE, the Debtor respectfully requests that this Court enter an order authorizing the Debtor's use of cash collateral in accordance with the attached exhibit and related adequate protection and granting such other relief as the Court deems just and proper.

Date: February 3, 2017

By: /s/ Irene Costello  
Irene Costello  
Shipkevich, PLLC  
65 Broadway, Suite 508  
New York, NY 10006  
646-588-2795

**EXHIBIT A**

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF CONNECTICUT

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In re

Eternal Enterprise, Inc.

Case No. 14-20292

Debtor.

Chapter 11

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PROPOSED ORDER

**WHEREAS**, Eternal Enterprise Inc. (the “Debtor”) owns property located at 270 Laurel Street, Hartford Connecticut (the “Property”); and

**WHEREAS**, a fire occurred at the Property, resulting in severe damage; and

**WHEREAS**, the Debtor has an advance on insurance proceeds, which constitute the cash collateral of Hartford Holdings, LLC; and

**WHEREAS**, the Debtor requires the use of cash collateral of Hartford Holdings, LLC to pay for repairs to the Property;

NOW, THEREFORE, IT IS

**ORDEREED**, that the Debtor may use cash collateral of up to \$15,203.00 to pay for the expenses discussed in the Debtor’s motion.



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NOTICE OF CONTESTED MATTER RESPONSE DATE

Eternal Enterprises, (the “Movant”) has filed a MOTION FOR USE OF CASH COLLATERAL FROM INSURANCE ADVANCE FOR PAYMENT OF AD PROPOERTY MANAGEMENT, with the U.S. Bankruptcy Court. Notice is hereby given that any response to the Contested Matter must be filed with the Court no later than 14 days from the date the Contested Matter was filed with the Court, in accordance with Federal Rules of Bankruptcy Procedure 2002(a) and 9014 \*. In the absence of a timely filed response, the proposed order in the Contested Matter may enter without further notice and hearing, see, 11 U.S.C. § 102(1).

UNITED STATES BANKRUPTCY COURT  
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CERTIFICATE OF SERVICE

I hereby certify that on January 8, 2017, the foregoing Motion for Use of Cash Collateral was filed electronically. Notice of the foregoing filing and this Certification of Service will be sent by e-mail to all parties by operation of the Court's electronic filing system and by mail to any parties who are unable to accept electronic filing. Parties may access the foregoing filing and this Certification of Service through the Court's system. A copy of the Application was sent by mail to:

Norman Benedict  
Norman Benedict Associates, Inc  
2795 Whitney Avenue  
Hamden, CT 0651

Michael H. Clinton  
212 A New London Tpke.  
Glastonbury, CT 06033

Steven E. Mackey  
Office of the U.S. Trustee  
The Giaimo Federal Building  
150 Court Street, Room 302  
New Haven, CT 06510

Michael B. McDonald  
Morning Investments, LLC  
76 English Lane Shelton, CT 06484

Richard Pelletier  
270 Laurel Street  
Hartford, CT 06105

# Invoice

Date: January 2, 2017  
 Invoice#: 637  
 Customer ID: Eternal

A.D. Property Preservation &  
 Management, LLC

[info@adpropertypreservation.com](mailto:info@adpropertypreservation.com)

TO: Vera Mladen  
 Eternal Enterprise Inc  
 270 Laurel St.  
 Hartford, CT 06040

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
	270 Laurel St.	Due upon receipt	

Hours	DESCRIPTION	Date	UNIT PRICE	LINE TOTAL
12	Security Services	Thursday, December 1, 2016	\$ 29.00	\$ 348.00
12	Security Services	Friday, December 2, 2016	\$ 29.00	348.00
24	Security Services	Saturday, December 3, 2016	\$ 29.00	696.00
24	Security Services	Sunday, December 4, 2016	\$ 29.00	696.00
12	Security Services	Monday, December 5, 2016	\$ 29.00	348.00
12	Security Services	Tuesday, December 6, 2016	\$ 29.00	348.00
12	Security Services	Wednesday, December 7, 2016	\$ 29.00	348.00
12	Security Services	Thursday, December 8, 2016	\$ 29.00	348.00
12	Security Services	Friday, December 9, 2016	\$ 29.00	348.00
24	Security Services	Saturday, December 10, 2016	\$ 29.00	696.00
24	Security Services	Sunday, December 11, 2016	\$ 29.00	696.00
12	Security Services	Monday, December 12, 2016	\$ 29.00	348.00
12	Security Services	Tuesday, December 13, 2016	\$ 29.00	348.00
12	Security Services	Wednesday, December 14, 2016	\$ 29.00	348.00
12	Security Services	Thursday, December 15, 2016	\$ 29.00	348.00
12	Security Services	Friday, December 16, 2016	\$ 29.00	348.00
24	Security Services	Saturday, December 17, 2016	\$ 29.00	696.00
24	Security Services	Sunday, December 18, 2016	\$ 29.00	696.00
12	Security Services	Monday, December 19, 2016	\$ 29.00	348.00
12	Security Services	Tuesday, December 20, 2016	\$ 29.00	348.00
12	Security Services	Wednesday, December 21, 2016	\$ 29.00	348.00
12	Security Services	Thursday, December 22, 2016	\$ 29.00	348.00
24	Security Services	Friday, December 23, 2016	\$ 29.00	696.00
24	Security Services	Saturday, December 24, 2016	\$ 29.00	696.00
24	Security Services	Sunday, December 25, 2016	\$ 29.00	696.00
24	Security Services	Monday, December 26, 2016	\$ 29.00	696.00
12	Security Services	Tuesday, December 27, 2016	\$ 29.00	348.00
12	Security Services	Wednesday, December 28, 2016	\$ 29.00	348.00
12	Security Services	Thursday, December 29, 2016	\$ 29.00	348.00
12	Security Services	Friday, December 30, 2016	\$ 29.00	348.00
12	Security Services	Saturday, December 31, 2016	\$ 29.00	348.00
5	Landcaping July 2016 - November 2016		\$ 75.00	375.00
1	Snow removal services for December 2016			560.00

SUBTOTAL	\$ 15,203.00
SALES TAX	
TOTAL	\$ 15,203.00