



Order Filed on October 21, 2025
by Clerk
U.S. Bankruptcy Court
District of New Jersey

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

In re:

CCA Construction, Inc.,¹

Debtor.

Chapter 11

Case No. 24-22548 (CMG)

**ORDER GRANTING DEBTOR'S MOTION TO
SEAL SPECIAL COMMITTEE INVESTIGATION REPORT**

The relief set forth on the following pages numbered three (3) through five (5) is

ORDERED.

DATED: October 21, 2025



Honorable Christine M. Gravelle, Chief Judge
United States Bankruptcy Judge

¹ The last four digits of CCA's federal tax identification number are 4862. CCA's service address for the purposes of this chapter 11 case is 445 South Street, Suite 310, Morristown, NJ 07960.



24225482510240000000000001

Caption in Compliance with D.N.J. LBR 9004-1(b)

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Debtors: CCA CONSTRUCTION, INC.

Case No. 24-22548 (CMG)

Caption of Order: Order Granting Debtor's Motion to Seal Special Committee Investigation Report

Upon the *Motion to File Under Seal the Report of the Special Committee of Independent Directors of CCA Construction, Inc.* [Docket No. 422] (the “**Motion**”),² of the above-captioned debtor and debtor in possession (collectively, the “**Debtor**”) for entry of an order (this “**Order**”) (a) authorizing the Debtor to redact and file under seal the Special Committee Investigation Report and (b) granting related relief, all as more fully set forth in the Motion; and the Court having jurisdiction to consider the Motion and the relief requested therein pursuant to 28 U.S.C. §§ 157 and 1334 and the Standing Order of Reference to the Bankruptcy Court Under Title 11 of the United States District Court for the District of New Jersey, entered July 23, 1984, and amended on June 6, 2025 (Bumb, C.J.); and this Court having found that venue of this proceeding and the Motion in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and this Court having found that sufficient cause exists for the relief set forth herein; and this Court having found that the Debtor's notice of the Motion was appropriate under the circumstances and no other notice need be provided; and this Court having reviewed the Motion; and this Court having determined that the legal and factual bases set forth in the Motion establish just cause for the relief granted herein; and upon all of the proceedings had before the Court and after due deliberation and sufficient cause appearing therefor **IT IS HEREBY ORDERED THAT:**

1. The Motion is granted as set forth herein.
2. The Special Committee Investigation Report shall be sealed in the partially redacted form attached as Exhibit A to the *Supplemental Notice of Filing of the Report of the Special Committee of Independent Directors of CCA Construction, Inc.* [Docket No. 502] until the

² Capitalized terms used but not otherwise defined herein have the meanings ascribed to them in the Motion.

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Debtor: CCA CONSTRUCTION, INC.

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expiration of the judiciary records retention period at which time the document will be permanently deleted.

3. Notwithstanding the foregoing, the portions of the Special Committee Investigation Report attached as Exhibit A to the joint letter submitted by CSCEC Holding Company, Inc. and BML Properties, Ltd. [Docket No. 499] (the “**Joint Letter**”) that are identified with “blue highlighted text” (the “**Disputed Redactions**”) may be used in any proceeding in The Bahamas in furtherance of enforcing, executing, or otherwise satisfying the Baha Mar Judgment and/or BMLP’s creditor rights (the “**Bahamian Proceedings**”), which are hereby deemed Permitted Proceedings (as defined in the *Confidentiality Stipulation and Protective Order* [Docket No. 86]), *provided that* all parties shall use their best efforts to maintain the confidentiality of the Disputed Redactions if such Disputed Redactions are used in the Bahamian Proceedings, including seeking to seal or otherwise prevent the public disclosure of the Disputed Redactions under the applicable procedures in the Bahamian Proceedings. For the avoidance of doubt, (i) the portions of the Special Committee Investigation Report attached as Exhibit A to the Joint Letter that are identified with “orange highlighted text” shall not be used in the Bahamian Proceedings, and (ii) nothing herein shall modify the Protective Order or be deemed to expand the definition of Permitted Proceedings as it relates to any information other than the Disputed Redactions.

4. The Debtor is authorized to cause the unredacted version of the Special Committee Investigation Report to be served on the Court, the Examiner, the Debtor, BMLP, CSCEC Holding Company, Inc., and the U.S. Trustee.

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Debtor: CCA CONSTRUCTION, INC.

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5. For the avoidance of doubt, this Order is without prejudice to the rights of the U.S. Trustee or any party in interest to seek to unseal the Special Committee Investigation Report, or any part thereof.

6. Any party who receives the Special Committee Investigation Report in accordance with this Order shall not disclose or otherwise disseminate such information to any other person or entity, including in response to a request under the Freedom of Information Act.

In re:
CCA Construction, Inc.
Debtor

Case No. 24-22548-CMG
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Oct 21, 2025

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 23, 2025:

Recip ID	Recipient Name and Address
db	+ CCA Construction, Inc., 445 South Street, Suite 310, Morristown, NJ 07960-6475

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 23, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 21, 2025 at the address(es) listed below:

Name	Email Address
Andrew Behlmann	on behalf of Interested Party CSCEC Holding Company Inc. abehlmann@lowenstein.com
Brett S. Theisen	on behalf of Creditor BML Properties Ltd. btheisen@gibbonslaw.com, nmitchell@gibbonslaw.com
Colleen Restel	on behalf of Interested Party CSCEC Holding Company Inc. crestel@lowenstein.com, elawler@lowenstein.com;cgauvin@lowenstein.com;KMOYNIHAN@LOWENSTEIN.COM;dclaussen@lowenstein.com
Courtney Brown	on behalf of Creditor Korcomptenz Inc cmbrown@vedderprice.com ecfnydocket@vedderprice.com,courtney-brown-3667@ecf.pacerpro.com
Deanna Boll	on behalf of Examiner Todd Harrison Examiner dboll@mwe.com, dnorthrop@mwe.com

District/off: 0312-3

User: admin

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Date Rcvd: Oct 21, 2025

Form ID: pdf903

Total Noticed: 1

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on behalf of Debtor CCA Construction Inc. fyudkin@coleschotz.com, fpisano@coleschotz.com

Fran B. Steele

on behalf of U.S. Trustee U.S. Trustee Fran.B.Steele@usdoj.gov

Julia E Duffy

on behalf of Interested Party Plaza Construction Group Florida LLC jduffy@carltonfields.com

Kevin Gary

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Kyle McEvilly

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Mark S. Gamell

on behalf of Creditor Zurich American Insurance Company mgamell@tlggr.com

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Michael D. Sirota

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Michael D. Sirota

on behalf of Attorney Cole Schotz P.C. msirota@coleschotz.com fpisano@coleschotz.com; ssallie@coleschotz.com; lmorton@coleschotz.com; pratkowiak@coleschotz.com; ddelehanty@coleschotz.com

Michael T. Hensley

on behalf of Interested Party Plaza Construction Group Florida LLC mhensley@carltonfields.com, aaugenstein@carltonfields.com; mgarcia-sales@carltonfields.com; bking@carltonfields.com

Morris S. Bauer

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Morris S. Bauer

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Nicole M. Fulfree

on behalf of Interested Party CSCEC Holding Company Inc. nfulfree@lowenstein.com, dclaussen@lowenstein.com; elawler@lowenstein.com; cfrankel@lowenstein.com

Robert Malone

on behalf of Creditor BML Properties Ltd. rmalone@gibbonslaw.com, nmitchell@gibbonslaw.com

Savanna Cruz

on behalf of U.S. Trustee U.S. Trustee savanna.bierne1@usdoj.gov

Shella Borovinskaya

on behalf of Interested Party Certain Non-Debtor Affiliates of CCA Construction Inc sborovinskaya@ycst.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 22