| 1 | | |
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| 2 | | |
| 3 | | |
| 4 | IN THE CIRCUIT COURT OF | THE STATE OF OREGON |
| 5 | FOR THE COUNT | Y OF MORROW |
| 6 7 | STATE OF OREGON, by and through DAN RAYFIELD, Attorney General for the State of | Case No. |
| 8 | Oregon, Plaintiff, | COMPLAINT (Breach of Fiduciary Duties; Conflict of Interest; Unjust Enrichment; Injunction) |
| 9 10 | v. JERRY HEALY, MARVIN PADBERG, GARY NEAL, DON RUSSELL, BLAKE LAWRENCE, | [CLAIM NOT SUBJECT TO MANDATORY ARBITRATION] |
| 11 12 | JILL PARKER, RICHARD DEVIN, GREGORY SMITH, WINDWAVE TECHNOLOGIES, INC., an Oregon domestic business corporation, | CLAIM AMOUNT: no less than \$6,900,000 Plaintiff not required to pay filing fees in |
| 13 | WW TECHNOLOGIES, LLC, an Oregon limited liability company, and INLAND DEVELOPMENT CORPORATION, an Oregon | advance - exempt per ORS 20.140 |
| 14 | public benefit corporation. | |
| 15 | Defendants. | |
| 16 17 | | |
| 17 | | |
| 10 | | Dan Rayfield, Attorney General of the State of |
| 20 | Oregon, alleges as follows: | |
| | | • , , 11• 1 1 •, 1 1 1 |
| 21 | The Attorney General brings this case aga | · |
| 22 | abused their authority and breached the public trus | |
| 23 | to a plan they formulated in private, a small cadre | of insiders took advantage of their positions as |
| 24 | directors of Inland Development Corporation, a no | onprofit created to provide internet services to |
| 25 | rural school districts, hospitals, libraries and court | houses. Those insiders – including the Port of |
| 26 | Morrow's General Manager, two Port Commission | ners, and a Morrow County Commissioner – |
| | | |

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| 1 | purchased Windwave Technologies, Inc., a for-profit subsidiary of Inland, based on confidential, |
|----|---|
| 2 | non-public information. They deliberately withheld financial information, including information |
| 3 | about lucrative new business opportunities with Amazon Web Services, to manufacture an |
| 4 | artificially low valuation of Windwave. They even ignored Inland's lawyers' advice to obtain a |
| 5 | "fairness opinion" to ensure that the transaction was fair to the nonprofit Inland. With their low |
| 6 | and inaccurate valuation, the insiders purchased Windwave from Inland for \$2.6 million when it |
| 7 | was worth at least \$9.5 million. The Attorney General, as the chief law enforcement officer of |
| 8 | this state, brings this action to redress the harm caused by the insiders to Inland and to ensure |
| 9 | that the insiders and others involved in the transaction are permanently barred from any further |
| 10 | involvement with any nonprofit organization in Oregon. |
| 11 | PARTIES AND VENUE |
| 12 | 2 |
| 13 | Plaintiff is the State of Oregon, by and through its Attorney General, Dan Rayfield, who |
| 14 | brings this derivative suit as authorized by ORS 65.174(1)(c). The Attorney General further files |
| 15 | this lawsuit as authorized by ORS 128.735 and the common law. |
| 16 | 3 |
| 17 | Defendant Jerry Healy has served on the board of directors for Inland Development |
| 18 | Corporation (hereinafter, "Inland" or "IDC") from 2004 until the present and served on the board |
| 19 | of directors for Windwave Technologies, Inc. (hereinafter, "Windwave" or "WWT") from 2004 |
| 20 | until the present. Defendant Healy is one of the five defendants (hereinafter, the "Insiders") who, |
| 21 | while serving as a director for Inland, Windwave, or both, organized, advocated for, planned for, |
| 22 | aided, contributed to, and otherwise advanced the sale of Windwave to themselves. Defendant |
| 23 | Healy served on the Port of Morrow Commission from July 1993 until August 2023. |
| 24 | 4 |
| 25 | Defendant Marvin Padberg has served on Inland's board of directors from 2004 until the |
| 26 | present and served on Windwave's board of directors from at least 2007 until the present. |
| P | |

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| 1 | Defendant Padberg is an Insider. Defendant Padberg also served on the Port of Morrow |
|----|---|
| 2 | Commission from at least 2013 until June 2023. |
| 3 | 5 |
| 4 | Defendant Gary Neal served on Inland's board of directors from November 2016 until |
| 5 | September 2017 and served on Windwave's board of directors from at least 2005 until the |
| 6 | present. Defendant Neal is an Insider. Defendant Neal was employed as the General Manager of |
| 7 | the Port of Morrow from at least 1989 until 2018. |
| 8 | 6 |
| 9 | Defendant Don Russell served on Inland's board of directors from November 2016 until |
| 10 | September 2017 and served on Windwave's board of directors from at least 2005 until the |
| 11 | present. Defendant Russell is an Insider. Defendant Russell served on the Morrow County Board |
| 12 | of Commissioners from 2015 through 2022. |
| 13 | 7 |
| 14 | Defendant Blake Lawrence served on Inland's board of directors from approximately |
| 15 | January 2017 until September 2017 and served on Windwave's board of directors from |
| 16 | approximately January 2017 until the present. Defendant Lawrence was appointed as the Chief |
| 17 | Executive Officer of Windwave in March 2017. Defendant Lawrence has served as the |
| 18 | Executive Director of Inland since 2017. Defendant Lawrence is an Insider. |
| 19 | 8 |
| 20 | Defendants Jill Parker, Richard Devin, and Gregory Smith (hereinafter, "Replacement |
| 21 | Directors") were recruited by the Insiders to join Inland's board of directors to serve as |
| 22 | disinterested directors to approve Inland's sale of Windwave to the Insiders. The Replacement |
| 23 | Directors had longstanding personal, professional, and governmental ties to the Insiders. On or |
| 24 | around September 5, 2017, the Insiders voted to appoint the Replacement Directors to Inland's |
| 25 | board. Immediately upon voting the Replacement Directors onto Inland's board, Insiders Russell, |
| 20 | board. Initicalatery upon voting the Replacement Directors onto initial 3 board, insiders Russen, |

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| 1 | Neal, and Lawence quit Inland's board but remained on Windwave's board. Insiders Healy and |
|------|--|
| 2 | Padberg remained on both Inland's and Windwave's boards. |
| 3 | 9 |
| 4 | Defendant Windwave Technologies, Inc., is an Oregon corporation with its principal |
| 5 | place of business in Morrow County. |
| 6 | 10 |
| 7 | WW Technologies, LLC, is an Oregon limited liability company established by the |
| 8 | Insiders in January 2018 to facilitate their purchase of Windwave from Inland. In March 2019, |
| 9 | the Oregon Secretary of State administratively dissolved WW Technologies, LLC. On |
| 10 | information and belief, the Insiders own and control WW Technologies, LLC, and they own and |
| 11 | control Windwave, either directly or through WW Technologies, LLC. |
| 12 | 11 |
| 13 | Defendant Inland is an Oregon nonprofit public benefit corporation and is a nominal |
| 14 | defendant. The Attorney General brings this action in the right of Inland as authorized by ORS |
| 15 | 65.174(1)(c). |
| 16 | 12 |
| 17 | Venue is proper in the Morrow County Circuit Court according to ORS 14.030 because |
| 18 | this cause of action arose in Morrow County. |
| 19 | DEMAND ALLEGATIONS REQUIRED BY ORS 65.174(3) |
| 20 | 13 |
| 21 | As authorized by ORS 65.174(1)(c), the Attorney General brings this action derivatively |
| 22 | in the right and for the benefit of Inland to redress injuries suffered and to be suffered by Inland |
| 23 | as a direct result of breaches of fiduciary duties owed by the Insiders. Inland is named as a |
| 24 | nominal defendant solely in a derivative capacity. |
| 25 | /// |
| 26 | /// |
| Page | 4 – COMPLAINT |

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| 1 | 17 |
|------|--|
| 2 | Plaintiff has not made a demand on any of the Defendants because doing so would be |
| 3 | futile due to the following factors. First, the Plaintiff has communicated the substance of the |
| 4 | allegations in this Complaint to the Defendants, and they have made no effort to remedy their |
| 5 | wrongful acts. Second, the Defendants have each contributed fault to the unlawful acts alleged in |
| 6 | this Complaint, and they are therefore unable to conduct an independent and objective |
| 7 | investigation of their own wrongdoing. Third, the unlawful acts alleged herein are the acts of the |
| 8 | Defendants; they know the subject matter of this Complaint and have taken no corrective action. |
| 9 | Fourth, Inland and Windwave lack any truly disinterested directors who were not parties to the |
| 10 | transaction or who did not approve the transaction. |
| 11 | FACTS |
| 12 | 15 |
| 13 | In 2004, Inland was established as a nonprofit corporation to provide fiber optic |
| 14 | broadband services to public sector and educational facilities in eastern Oregon. |
| 15 | 16 |
| 16 | In 2004, Inland established Windwave as a for-profit subsidiary to provide broadband |
| 17 | services to private businesses and individuals. Over time, Windwave became Inland's sole |
| 18 | service provider, installing and maintaining its fiber optic network in eastern Oregon. |
| 19 | 17 |
| 20 | As data centers proliferated in northeastern Oregon from 2011 through 2017, Windwave |
| 21 | grew rapidly and dramatically increased in value. |
| 22 | 18 |
| 23 | In 2016 or early 2017, the Insiders decided that they were interested in buying Windwave |
| 24 | from Inland. |
| 25 | /// |
| 26 | /// |
| Page | e 5 – COMPLAINT State v. Healy, <i>et al.</i> DEPARTMENT OF JUSTICE 1162 Court Street NE Salem, OR 97301-4096 PHONE: (503) 934-4400 |

1 19 2 To facilitate their purchase of Windwave from Inland, in May 2017 the Insiders retained 3 Cogence Group, a Portland financial forensics and business valuation firm, to conduct a valuation of Windwave. 4 20 5 6 To advance the valuation, the Insiders provided financial and other information to 7 Cogence Group, including Windwave's audited financials for 2016, Windwave's profit and loss 8 statements for 2017 through March 31, 2017, and Windwave's balance sheet as of March 31, 9 2017. The Insiders did not provide any documentation of Windwave's finances after March 31, 10 2017. 11 21 12 On or around July 14, 2017, based on the documentation and interviews with the Insiders, 13 Cogence group produced a valuation, which estimated that Windwave's fair market value as of 14 July 14, 2017, was \$1.878 million. The valuation was premised on the assumption, based on interviews with the Insiders, that Windwave's future revenues would likely decline from their 15 2016 levels. 16 22 17 18 On or around March 20, 2018, to account for a change in federal tax law, Cogence 19 provided a revised valuation. Cogence's recalculated value for Windwave was \$2.612 million, 20 \$734,000 more than the original value. The revised valuation did not consider any new 21 information relating to changes in Windwave's finances or business prospects during the period 22 after the initial valuation was issued in July 2017. The Insiders purchased Windwave for the 23 approximate amount of the revised valuation, \$2.614 million, in May 2018. 24 /// 25 /// 26 ///

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1

23

| 2 | Windwave's profits increased significantly over the course of 2017. This information was | |
|------|--|--|
| 3 | not provided to Cogence, which, as mentioned, limited its analysis to financial data that ended on | |
| 4 | March 31, 2017. | |
| 5 | 24 | |
| 6 | Prior to the issuance of the revised valuation and their purchase of Windwave in May | |
| 7 | 2018, however, the Insiders possessed information that showed 2017 and 2018 would be | |
| 8 | unprecedently profitable for Windwave. In addition, the Insiders possessed information that | |
| 9 | tended to show that Windwave was about to enter a long-term period of unprecedented growth. | |
| 10 | 25 | |
| 11 | For example, as of March 28, 2018, Insider Healy was clearly aware that 2017 was a | |
| 12 | much more profitable year than previous years. In an email to the other Insiders (and no one | |
| 13 | else), he wrote that the "delay [of the Insider's purchase of Windwave] over the last year has | |
| 14 | already cost us 2017 net profits of \$1,500,000" | |
| 15 | 26 | |
| 16 | Therefore, no later than March 28, 2018, the Insiders had reason to believe that | |
| 17 | Windwave's 2017 profits threw Cogence's valuation into doubt. Nevertheless, they did not | |
| 18 | provide this information to Cogence. | |
| 19 | 27 | |
| 20 | After Cogence authored its valuations, but before the sale was closed, the Insiders knew | |
| 21 | or should have known that 2018 as well would also be unprecedently profitable for Windwave, | |
| 22 | to an extent that rendered Cogence's valuation inaccurate and unreliable. | |
| 23 | 28 | |
| 24 | The Insiders knew or should have known that, beginning in 2017, Windwave would enter | |
| 25 | into a new era of unprecedented profits because its single largest customer intended to build | |
| 26 | numerous, large-scale data centers in northeastern Oregon. As mentioned, one of the Insiders, | |
| Page | 7 – COMPLAINT | |

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1 Gary Neal, was the General Manager of the Port of Morrow, a government entity that facilitated 2 Amazon.com's purchase of multiple land parcels where it intended to develop new data center 3 sites in Morrow County. Two of the other Insiders, Marvin Padberg and Jerry Healy, attended Port of Morrow Commission closed executive sessions where Neal disclosed his non-public 4 5 communications with Amazon.com representatives relating to Amazon.com's plans to purchase 6 land parcels in Morrow County. 7 29 8 Despite possessing this information, the Insiders failed to take appropriate and prudent

actions, including actions that were expressly recommended by Inland's counsel, to protect

30

10 Inland.

11

9

For example, Inland's attorneys repeatedly recommended that Inland obtain a "fairness opinion" relating to the sale of Windwave. Fairness opinions are used in transactions such as the Insider's purchase of Windwave to ensure that the selling organization is treated fairly by its directors. The Insiders disregarded the advice of Inland's attorneys and did not obtain a fairness opinion.

Inland's attorneys also repeatedly recommended in late 2017 that Inland obtain an
updated valuation from Cogence. The Insiders disregarded this advice as well. Moreover, the
Insiders specifically instructed Cogence not to consider 2017 year-end Windwave financial data
when it calculated the Revised Valuation in March 2018.

31

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17

32

23 The Insiders did not disclose to Cogence or the Replacement Directors that they

24 possessed information showing that Cogence's valuation was likely too low because it was based

25 on outdated financial and business information.

26 ///

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1 33 2 The Insiders did not advocate for the sales agreement to include a provision that protected Inland if, after the sale, the Cogence valuation proved to be low. Such provisions are not 3 4 uncommon. 5 34 6 Instead, with reason to believe that Cogence's valuation of Windwave was too low, the 7 Insiders moved forward with buying Windwave from Inland as soon as it was possible. 8 35 9 When they voted to approve Windwave's sale to the Insiders, the Replacement Directors 10 relied entirely upon information and analysis that was produced or managed by the Insiders. 11 36 12 The Replacement Directors did not perform any independent analysis of the Insiders' 13 purchase of Windwave, despite knowing that the transaction was subject to numerous conflicts 14 of interest and therefore required the Independent Directors to exercise exacting and rigorous 15 analysis independently from the self-interested information provided to them by the Insiders. 37 16 17 The Cogence valuation was sought out, managed, and facilitated entirely by the Insiders. 18 Yet, the Replacement Directors relied on the Cogence valuation when deciding whether to 19 support the sale to the Insiders. 20 38 21 In December 2017, Cogence offered to meet with the Replacement Directors to explain 22 the valuation with them. The Replacement Directors did not take advantage of this opportunity to 23 educate themselves about Cogence's valuation. 24 39 25 The Replacement Directors were inadequately engaged in reviewing the transaction at Inland board meetings. On March 28, 2018, Defendant Healy wrote: "Rich [Devin]'s no show 26 Page 9 – COMPLAINT State v. Healy, et al. TH:tn1/993806524 DEPARTMENT OF JUSTICE 1162 Court Street NE

> Salem, OR 97301-4096 PHONE: (503) 934-4400

1 and Greg [Smith]'s disconnect did not set well with [the] attorneys. They did not think Jill 2 [Parker] should be put in [a] position of her alone making decision[s]. They stated that [the] final decision would need to be made by [the] independent board members, not Jerry [Healy] and 3 4 Marv [Padberg]. I believe [R]ich and Greg have already dealt with this more than they 5 committed for and [their] attendance will probably only get worse." 40 6 7 On or about April 5, 2018, the Replacement Directors voted to approve Inland's sale of 8 Windwave to the Insiders. 9 41 10 On May 3, 2018, the Insiders formally closed the transaction with Inland, purchasing 11 Windwave for a total of \$2.614 million, an amount at least \$6.9 million less than its actual value based on information known to the Insiders as of the date of sale. 12 13 42 As part of the sale, Inland maintained an existing loan to Windwave of approximately 14 15 \$2.185 million. In addition, after Cogence issued its revised valuation, the Insiders negotiated for 16 Windwave and WW Technologies, LLC (the Insider's company) to borrow an additional 17 \$734,000 from Inland, an amount corresponding to the difference between the original and 18 revised valuations. Both loans were at sub-market interest rates and required a one-time balloon 19 payment of the loan's balance after five years. Further, as part of the sale, the Insiders agreed that 20 Windwave would continue to provide services to Inland at a price of \$200,000 per year for five 21 years. 22 43 23 The Insiders knew that Windwave's services were vital to Inland and allowed Inland to 24 achieve its charitable mission of serving rural Oregonians and their public services, such as 25 schools, libraries, hospitals, courts, law enforcement, and veteran's services. 26 ///

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1

In February 4, 2018, three months before the sale closed, in an email sent to the other four Insiders (and no one else), Insider Healy wrote: "After 5 years there is no commitment to continue services or any set price. I would think at the 5 year mark we would want to continue to provide services conditioned on, at cost or cost plus and rolling the balloon for at least another 5 years, or year to year???" 45 Therefore, in addition to negotiating an artificially low sales price, Insider Healy and the

44

9 other four Insiders negotiated contractual terms to place Inland in a position of vulnerability and 10 contemplated using that position to extract loan terms that favored the Insiders and potentially 11 harmed Inland's charitable mission and the public. Indeed, based on IRS informational returns 12 filed by Inland, in 2019, just one year after the sale, Windwave almost doubled the annual price 13 of the services it provided to Inland, to \$350,000 per year (from the \$200,000 that the original 14 sales contract had guaranteed through 2023). 15 46 16 In this way and, others to be proven at trial, the Insiders put their own interests ahead of 17 those of Inland, to which they owed a fiduciary duty.

18

47

The Plaintiff has investigated this transaction and, in the process, Windwave produced documents. As part of that production of documents, Windwave and the Plaintiff entered into a confidentiality agreement, pursuant to which Windwave is entitled to notice before the Plaintiff publicizes any documents or information Windwave designated as confidential, so that Windwave may seek a protective order if it elects to do so. 48

Nothing in this Complaint is subject to confidential treatment pursuant to confidentiality
agreement described above. Plaintiff, however, reserves the right to file an Amended Complaint

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| 1 | with additional allegations after conferring with Windwave regarding the extent to which the |
|----|--|
| 2 | documents it provided should remain confidential. |
| 3 | 49 |
| 4 | Plaintiff further reserves the right to seek leave to amend this Complaint to assert a claim |
| 5 | for punitive damages pursuant to ORS 31.725(2). |
| 6 | FIRST CLAIM FOR RELIEF – BREACH OF FIDUCIARY DUTIES |
| 7 | ORS 65.357 |
| 8 | (Against Insiders) |
| 9 | 50 |
| 10 | Plaintiff re-alleges all preceding paragraphs as though set forth fully here. |
| 11 | 51 |
| 12 | As directors and officers of Inland and Windwave, the Insiders owed fiduciary duties to |
| 13 | Inland pursuant to ORS 65.357, ORS 65.377, ORS 60.357, and ORS 60.377. These duties |
| 14 | required the Insiders to act in good faith, with the care an ordinarily prudent person in a like |
| 15 | position would exercise under similar circumstances, and in a manner they reasonably believed |
| 16 | to be in the best interests of Inland. The Insiders did not act in good faith because they had |
| 17 | knowledge concerning a transaction that made their reliance on an expert's opinion, such as |
| 18 | Cogence's valuation, unwarranted under ORS 65.357(3), ORS 65.377(3), ORS 60.357(3), and |
| 19 | ORS 60.377(3). |
| 20 | 52 |
| 21 | The Insiders breached these duties in ways that include one or more of the following |
| 22 | respects: |
| 23 | a. By purchasing Windwave from Inland with knowledge or reason to believe that the |
| 24 | Cogency valuation was too low; |
| 25 | b. By failing to provide material information to Cogence that would cause Cogence to |
| 26 | revise its valuation of Windwave; |
| | |

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| 1 | с. | By disregarding and/or causing the Replacement Directors to disregard the advice of |
|----|-------------|---|
| 2 | | counsel that Inland should obtain a revised valuation and fairness opinion to protect |
| 3 | | the interests of Inland; |
| 4 | d. | By failing to ensure the Replacement Directors had all material facts and analysis to |
| 5 | | properly scrutinize and investigate the valuation and the terms of the sale of |
| 6 | | Windwave; |
| 7 | e. | - · · · · · · · · · · · · · · · · · · · |
| 8 | 0. | placed Inland at the mercy of Windwave with respect to future business transactions |
| 9 | | with Windwave; and |
| 10 | f. | By consummating the transaction knowing or having reason to know that the |
| | 1. | |
| 11 | | Replacement Directors were not adequately diligent in their review of the transaction. |
| 12 | | 53 |
| 13 | As | s a direct result of the Insiders' breaches, Inland has been damaged in an amount no less |
| 14 | than \$6.9 | million, the difference between price the Insiders paid for Inland and its actual value at |
| 15 | the time o | f sale based on information known to the Insiders as of the date of sale. |
| 16 | SI | ECOND CLAIM FOR RELIEF – COMMON LAW FIDUCIARY DUTIES |
| 17 | | (Against Insiders) |
| 18 | | 54 |
| 19 | Pla | aintiff re-alleges all preceding paragraphs as though set forth fully here. |
| 20 | | 55 |
| 21 | Ur | nder the common law, persons who exercise control over charitable assets have |
| 22 | fiduciary | duties of reasonable care and prudence in the administration of charitable assets. They |
| 23 | also owe a | a duty of loyalty to the charitable organization and its beneficiaries, which requires that |
| 24 | charitable | fiduciaries place the interests of the charitable organization and its beneficiaries ahead |
| 25 | of their pe | ersonal interests. In addition, corporate directors and officers have a duty of disclosure |
| 26 | or candor, | requiring them not to withhold relevant facts and circumstances in their knowledge |
| | | |

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| 1 | from corporate decisionmakers. Directors and officers of for-profit corporations owe these |
|--|--|
| 2 | fiduciary duties to a corporation's shareholders or owners, including to parent companies such as |
| 3 | Inland. Under the common law, an officer or director may only rely upon an expert's opinion, |
| 4 | such as a business valuation, in good faith; he or she is not entitled to rely on such an opinion if |
| 5 | he or she is aware of facts and circumstances such as would render the expert's opinion |
| 6 | unreliable. |
| 7 | 56 |
| 8 | All Insiders, as board members and officers of Inland and Windwave, breached these |
| 9 | fiduciary duties as alleged above. |
| 10 | 57 |
| 11 | As a direct and proximate result of the Insiders' breaches, Inland has been damaged in an |
| 12 | amount no less than \$6.9 million. |
| 13 | THIRD CLAIM FOR RELIEF – CONFLICT OF INTEREST |
| | |
| 14 | ORS 65.361 |
| 14 15 | ORS 65.361 (Against Insiders) |
| | |
| 15 | (Against Insiders) |
| 15 16 | (Against Insiders) 58 |
| 15 16 17 | (Against Insiders) 58 Plaintiff re-alleges all preceding paragraphs as though set forth fully here. |
| 15 16 17 18 | (Against Insiders) 58 Plaintiff re-alleges all preceding paragraphs as though set forth fully here. 59 |
| 15 16 17 18 19 | (Against Insiders) 58 Plaintiff re-alleges all preceding paragraphs as though set forth fully here. 59 The Insiders breached their statutory fiduciary duties under ORS 65.361 by failing to |
| 15 16 17 18 19 20 | (Against Insiders) 58 Plaintiff re-alleges all preceding paragraphs as though set forth fully here. 59 The Insiders breached their statutory fiduciary duties under ORS 65.361 by failing to ensure that the Replacement Directors had full knowledge of the material facts of the transaction |
| 15 16 17 18 19 20 21 | (Against Insiders) 58 Plaintiff re-alleges all preceding paragraphs as though set forth fully here. 59 The Insiders breached their statutory fiduciary duties under ORS 65.361 by failing to ensure that the Replacement Directors had full knowledge of the material facts of the transaction and causing the Replacement Directors to approve the transaction without such full knowledge. |
| 15 16 17 18 19 20 21 22 | (Against Insiders) 58 Plaintiff re-alleges all preceding paragraphs as though set forth fully here. 59 The Insiders breached their statutory fiduciary duties under ORS 65.361 by failing to ensure that the Replacement Directors had full knowledge of the material facts of the transaction and causing the Replacement Directors to approve the transaction without such full knowledge. 60 |
| 15 16 17 18 19 20 21 22 23 | (Against Insiders) 58 Plaintiff re-alleges all preceding paragraphs as though set forth fully here. 59 The Insiders breached their statutory fiduciary duties under ORS 65.361 by failing to ensure that the Replacement Directors had full knowledge of the material facts of the transaction and causing the Replacement Directors to approve the transaction without such full knowledge. 60 The Insiders' failure to comply with the standards set forth in ORS 65.361 has resulted in |

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| 1 | FOURTH CLAIM FOR RELIEF – UNJUST ENRICHMENT |
|----|---|
| 2 | (Against Insiders) |
| 3 | 61 |
| 4 | The Insiders acquired or retained the property of Inland, namely Windwave, and any |
| 5 | profits or distributions they subsequently received therefrom, through breaches of fiduciary duty, |
| 6 | through soliciting or otherwise causing the Replacement Directors and others to breach their |
| 7 | fiduciary duties, and/or through fraud, misrepresentations, concealment, undue influence, or |
| 8 | other similar circumstances that render it unconscionable for the Insiders to retain and enjoy such |
| 9 | property. |
| 10 | 62 |
| 11 | A constructive charitable trust should be imposed on Windwave and all real or personal |
| 12 | properties, or other assets or interests, the Insiders subsequently obtained from Windwave or any |
| 13 | profits or distributions therefrom. The Court should order the Insiders to return Windwave to |
| 14 | Inland and all real or personal property, or other assets or interests, obtained using Windwave or |
| 15 | any profits or distributions therefrom. |
| 16 | FIFTH CLAIM FOR RELIEF – BREACH OF FIDUCIARY DUTIES |
| 17 | ORS 65.357 |
| 18 | (Against Replacement Directors) |
| 19 | 63 |
| 20 | Plaintiff re-alleges all preceding paragraphs as though set forth fully here. |
| 21 | 64 |
| 22 | As directors of Inland, the Replacement Directors owed fiduciary duties to Inland |
| 23 | according to ORS 65.357. These duties required the Insiders to act in good faith, with the care an |
| 24 | ordinarily prudent person in a like position would exercise under similar circumstances, and in a |
| 25 | manner they reasonably believed to be in the best interests of Inland. |
| 26 | /// |

| 1 | | 65 |
|----|-------------|---|
| 2 | Th | e Replacement Directors breached these duties in ways that include one or more of the |
| 3 | following | respects: |
| 4 | a. | By failing to exercise adequate diligence and reasonably and meaningfully investigate |
| 5 | | Windwave's business or scrutinize the sale of Windwave to the Insiders; |
| 6 | b. | By not independently seeking a valuation of Windwave; |
| 7 | с. | By relying on a valuation of Windwave that was produced at the behest of the buyers |
| 8 | | of Windwave; using information the provision of which was controlled by the |
| 9 | | Insiders; |
| 10 | d. | By failing to obtain a revised valuation or fairness opinion; and |
| 11 | e. | By failing to otherwise ensure that the terms of the transaction were fair to Inland. |
| 12 | | 66 |
| 13 | As | a direct and proximate result of the Replacement Director's breaches, Inland has been |
| 14 | damaged | in an amount no less than \$6.9 million to be proven at trial. To the extent the foregoing |
| 15 | constitute | s gross negligence, the Replacement Directors are liable to the full extent of the |
| 16 | damages o | caused to Inland. |
| 17 | S | SIXTH CLAIM FOR RELIEF – COMMON LAW FIDUCIARY DUTIES |
| 18 | | (Against Replacement Directors) |
| 19 | | 67 |
| 20 | Pla | aintiff re-alleges all preceding paragraphs as though set forth fully here. |
| 21 | | 68 |
| 22 | Ur | nder the common law, persons who exercise control over charitable assets have |
| 23 | fiduciary | duties of reasonable care and prudence in the administration of charitable assets. They |
| 24 | also owe a | a duty of loyalty to the charitable organization and its beneficiaries, which requires that |
| 25 | charitable | fiduciaries place the interests of the charitable organization and its beneficiaries ahead |
| 26 | of their pe | ersonal interests. |

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DEPARTMENT OF JUSTICE 1162 Court Street NE Salem, OR 97301-4096 PHONE: (503) 934-4400

| 1 | 69 |
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| 2 | The Replacement Directors, while they were members of Inland's board of directors, |
| 3 | breached these duties as alleged above. |
| 4 | 70 |
| 5 | As a direct and proximate result of the Replacement Director's breaches, Inland has been |
| 6 | damaged in an amount no less than \$6.9 million to be proven at trial. To the extent the foregoing |
| 7 | constitutes gross negligence, the Replacement Directors are liable to the full extent of the |
| 8 | damages caused to Inland. |
| 9 | SEVENTH CLAIM FOR RELIEF – INJUNCTION |
| 10 | (Against Insiders and Replacement Directors) |
| 11 | 71 |
| 12 | Plaintiff realleges each of the preceding paragraphs as if fully set forth herein. |
| 13 | 72 |
| 14 | The Attorney General is authorized to protect charitable interests and assets and to |
| 15 | protect the public from breaches of duties owed by charitable fiduciaries. To prevent the Insiders |
| 16 | and Replacement Directors from further profiting from the diversion of charitable assets for their |
| 17 | personal benefit or otherwise breaching duties owed the charitable public, the Court should |
| 18 | enjoin them from acting as officers, directors, trustees, fiduciaries, key employees, or managers, |
| 19 | whether compensated or volunteer, of any charitable corporation, trust, association, or other |
| 20 | charitable organization and from handling any money or financial matters for any charitable |
| 21 | organization in the future. |
| 22 | 73 |
| 23 | To prevent the Insiders and Replacement Directors from further breaching duties owed |
| 24 | the charitable public, the Court should enjoin them from acting as officers, directors, trustees, |
| 25 | fiduciaries, key employees, or managers, whether compensated or volunteer, of any charitable |
| 26 | /// |
| | |

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| 1 | corporation, trust, association, or other charitable organization and from handling any money or | |
|----|--|--|
| 2 | financial matters for any charitable organization in the future. | |
| 3 | | 74 |
| 4 | Plaintiff has no practical, efficient, or adequate remedy at law. | |
| 5 | | PRAYER FOR RELIEF |
| 6 | WHEREFORE, Plaintiff prays for a judgment against Defendants that includes the | |
| 7 | following: | |
| 8 | 1. | A money judgment, for which Defendants will be jointly and severally liable, in favor |
| 9 | | of the Plaintiff that awards Plaintiff for all damages caused by any breach of fiduciary |
| 10 | | duty discovered and proven in this action, in an amount to be proven at trial but no |
| 11 | | less than \$6.9 million, plus costs and disbursements as authorized by statute; |
| 12 | 2. | In the alternative to an award of damages, the Plaintiff may seek to place Windwave |
| 13 | | and all of the Insiders' distributions from Windwave into a constructive trust and for |
| 14 | | its sale to the Insiders to be voided; |
| 15 | 3. | An award of its attorney fees, costs, and disbursements, including its investigative |
| 16 | | costs, incurred in this action pursuant to ORS 128.735; |
| 17 | 4. | Enjoining the Individual Defendants from acting as officers, directors, trustees, |
| 18 | | fiduciaries, key employees, or managers, whether compensated or volunteer, of any |
| 19 | | charitable organization and from handling any money or financial matters for any |
| 20 | | charitable organization in the future; and |
| 21 | /// | |
| 22 | /// | |
| 23 | /// | |
| 24 | /// | |
| 25 | /// | |
| 26 | /// | |
| | | |

| 1 | 5. Awarding such other and further relief that the court deems just and equitable. | |
|----|--|--|
| 2 | DATED this 15th day of July, 2025. | |
| 3 | Respectfully Submitted, | |
| 4 | DAN RAYFIELD | |
| 5 | Attorney General | |
| 6 | /s/ Thomas Hojem | |
| 7 | Thomas Hojem, OSB #162304 Assistant Attorney General | |
| 8 | Department of Justice 1162 Court Street NE | |
| 9 | Salem, OR 97301-4096 Telephone: (503) 934-4400 | |
| 10 | Trial Attorney for Plaintiff thomas.hojem@doj.oregon.gov | |
| 11 | | |
| 12 | | |
| 13 | | |
| 14 | /s/ Mark Kleyna | |
| 15 | Mark Kleyna, OSB #145004 Assistant Attorney General | |
| 16 | Department of Justice 1162 Court Street NE | |
| 17 | Salem, OR 97301-4096 Telephone: (503) 934-4400 | |
| 18 | Trial Attorney for Plaintiff mark.a.kleyna@doj.oregon.gov | |
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