

RESOLUTION NO. 25-197

RESOLUTION AUTHORIZING THE EXECUTION OF LANDLORD AND MORTGAGEE WAIVER AND OTHER ACTS RELATED TO THE COMMUNITY DEVELOPMENT LOAN FOR AGWOOD MILL & LUMBER CO.

WHEREAS, on November 10, 2009, the Mendocino County Board of Supervisors adopted Resolution 09-260 authorizing an application for funding from the economic development allocation of the State Community Development Block Grant (CDBG) program, which included a \$2,000,000 loan to Agwood Mill & Lumber Company to support economic recovery and job retention following the 2008 recession; and

WHEREAS, in 2010, Mendocino County issued a \$2,000,000 loan to Agwood Mill & Lumber Company with a 2% interest rate and a maturity date of September 1, 2030, using CDBG economic development funds; and

WHEREAS, on August 28, 2012, the Board of Supervisors authorized the Executive Office to issue a letter acknowledging and not opposing a \$500,000 loan from the Savings Bank of Mendocino County to Agwood Mill & Lumber Company, subordinating the County's lien position accordingly; and

WHEREAS, on June 3, 2025, the Board of Supervisors adopted Resolution 25-103 authorizing the execution of subordination Agreements and other acts related to the community development loan for Agwood Mill & Lumber Company; and

WHEREAS, on September 23, 2025, the Board of Supervisors adopted Resolution 25-154 authorizing the execution of landlord and mortgagee waiver Agreement excepting a leased structure from lien attachment by the County and other acts related to the community development loan for Agwood Mill & Lumber Company; and

WHEREAS, Agwood Mill & Lumber Company has repaid approximately 70% of the original loan, and is current on all payments with no history of delinquency, as confirmed by the County's loan servicer, the Economic Development & Financing Corporation (EDFC); and

WHEREAS, Agwood Mill & Lumber Company has now entered into a lease agreement with Farm Credit Leasing Services Corp. for new equipment, to enhance their local business operations, and seeks to sever said equipment from the real property parcel which would except that equipment from any security liens the County may issue against the Property related to grant re-payments; and

WHEREAS, Farm Credit Leasing Services Corp. seeks assurances that the newly leased equipment will not be subject to a lien by the County and such waiver by the County is necessary to secure the transaction intended for the use and benefit of Agwood Mill & Lumber Company, and their operations in Mendocino County which provides local jobs and revenue.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Supervisors has reviewed Agwood Mill & Lumber Company's request to sever specified structures and equipment from the real property owned by Randy W Huffman and Kimberly E. Huffman, Trustees of the Randy W. Huffman and Kimberly E. Huffman Trust, resulting in a waiver by the County of any security rights as to the newly leased equipment described in Exhibit A of the attached Agreement; That Agwood and lender, Farm Credit Leasing Services Corp., have declared this waiver to be necessary as part of the financing agreement to secure the equipment; The agreement seeks to insulate the new equipment from use as a security instrument by the County in event of default on the County's existing County Business Loan to Agwood of \$2,000,000 from the Community Development Block Grant program.

2. The Board of Supervisors find that the Landlord and Mortgagee Waiver agreement will continue to facilitate the rehabilitation of Agwood Mill & Lumber, preserve local jobs, and address the prevention of blight and the continued economic rehabilitation of the Company.
3. The Board of Supervisors hereby authorizes the Chief Executive Officer, or designee, to execute the Landlord and Mortgagee Waiver Agreement between the County and Agwood's proposed lender regarding the severing of new business equipment from the real property parcel, and authorizes additional acts and documents necessary to effectuate such waivers and to support of the rehabilitation of local business, Agwood Mill and Lumber.

The foregoing Resolution introduced by Supervisor Williams, seconded by Supervisor Cline, and carried this 16th day of December, 2025, by the following vote:

AYES: Supervisors Cline, Mulheren, Haschak, Norvell, and Williams
NOES: None
ABSENT: None

WHEREUPON, the Chair declared said Resolution adopted and SO ORDERED.

ATTEST: DARCIE ANTLE
Clerk of the Board

JOHN HASCHAK, Chair
Mendocino County Board of Supervisors

Deputy

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

APPROVED AS TO FORM:
BRINA BLANTON
Acting County Counsel

BY: DARCIE ANTLE
Clerk of the Board

Deputy