

TRANSMITTAL  
**NO 100002911**

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

FILED  
01 APR 23 PM 4:15  
SECRETARY OF STATE  
TALLAHASSEE, FL 32314

**SUBJECT:** Tampa Development Consortium, Inc.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☒ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

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-04/23/01--01113--009  
\*\*\*\*\*87.50 \*\*\*\*\*87.50

FROM: Ron Zigfield  
Name (Printed or typed)

1208 E. Palifox  
Address

Tampa, FL 33603  
City, State & Zip

(813) 237-4310  
Daytime Telephone number

**NOTE: Please provide the original and one copy of the articles.**

©

4-25-01  
MC

**ARTICLES OF INCORPORATION OF  
TAMPA DEVELOPMENT CONSORTIUM, INC.**

FILED  
01 APR 23 PM 4:15  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In compliance with the requirements of the Laws of the State of Florida, the undersigned, all of whom are residents of Hillsborough County, Florida, and all of whom are of full age, have this day voluntarily associated themselves to gather for the purpose of forming a corporation not for profit and do hereby certify:

**ARTICLE I  
NAME AND ADDRESS OF CORPORATION**

The name of the corporation is TAMPA DEVELOPMENT CONSORTIUM, INC., hereinafter called the "Corporation." The principal office of the Corporation is initially 400 East Palm Avenue, Tampa, Florida 33602.

**ARTICLE II  
DURATION OF THE CORPORATION**

The term of existence of the Corporation is perpetual.

**ARTICLE III  
PURPOSE OF CORPORATION**

The purpose for which the corporation was incorporated under the Non-Profit Corporation Law of the State of Florida and the business and objects to be carried on and promoted by it are as follows:

- A. This Corporation is organized exclusively for charitable and/or educational purposes, including, for such purposes the making of distributions to organizations which qualify as exempt organizations under Section 501 (c) (3) of the Internal Revenue Code of 1986, as amended, or the corresponding section of any future United States Internal Revenue law, or to the Secretary of Housing and Urban Development for the time being exclusively for a public purpose. In pursuance of the foregoing purposes, the Corporation shall have the power to meet all the Federal, State, County or City guidelines to qualify as a Community Housing Development Organization, provide affordable housing for low to moderate income families, elderly and handicapped persons with housing facilities and services specially designed to meet their economic, physical, social, and/or psychological needs, and to promote their health, security, happiness, and services to be predicated upon the provision, maintenance, and operation thereof on a nonprofit basis
- B. To solicit, receive, maintain and administer a fund, or funds, contributions received by gifts, deed, bequest, or devise and otherwise to acquire money, securities, real or personal property, rights, and services of every kind and description, and to hold, invest expend, contribute, use sell or otherwise dispose of any money, securities, property rights, or services so acquired for the above mentioned purposes.

- C. To borrow or raise or raise money and to make, accept, endorse, execute, and issue promissory notes from time to time, as may be necessary to carry out the purposes of the Corporation.
- D. To enter into, make and perform contracts of every kind and description, and to sue and to be sued as a Corporation
- E. To obtain information, conduct research, surveys, and studies; and to prepare reports as to markets, programs, services, skills, sources of financing, and other matters necessary to effect the purposes of the Corporation.

#### **ARTICLE IV POWERS**

The Corporation is empowered to:

- A. To enter into, make, perform and carry out contracts of every kind and description in furtherance of its corporate purposes.
- B. To buy, own, sell, assign, mortgage, or lease any interest in real estate and personal property and to construct, maintain, and operate improvements thereon necessary or incident to the accomplishment of the purposes set forth in Article III hereof.
- C. To borrow, or raise monies for any of the purposes of the Corporation and, from, time to time without limit as to amount, to draw, make, accept, endorse, execute, and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable or non-negotiable instruments, and evidence of indebtedness, and to secure the payment of any thereof and of the interest thereon by mortgage upon or pledge, conveyance or assigned in trust of the whole or part of the property of the Corporation, whether at the time owned or thereafter acquired, and to sell, pledge or otherwise dispose of such bonds or other obligations of the Corporation for its corporate purposes.
- D. To lend money, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned and invested to any person, firm or corporation.
- E. To acquire construct, convert or expand either plant facilities and business or residential homes or parcels for lease or sale.
- F. To do and perform all acts reasonable and necessary to accomplish the purposes of the Corporation, including the execution of a Use Agreement, and Amended Regulatory Agreement and any other agreements required by the Secretary of the Department of Housing and Urban Development ("HUD"), State, County, or City Housing Governmental Agencies.
- G. To design, plan, develop, and construct, any and all aspects relating to the construction of low to moderate income single family and multi-family housing and/or construction of commercial properties, and/or management of any structures.

- H. To have one or more offices and subject to the restrictions or limitations imposed by law, to purchase or otherwise acquire, hold, own, mortgage, sell, convey or otherwise dispose of real and personal property in furtherance of the corporate purposes, in the course of the transaction of the affairs of the Corporation.
- I. To have and exercise all powers incidental to the foregoing purposes, and to engage in any lawful activity permitted under the not for profit laws of the State of Florida.

## **ARTICLE V LIMITATIONS**

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provisions of these articles, the Corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from Federal Income Tax under section 501 (c) (3) of the Internal Revenue Code of 1954, as amended (the Code), or the corresponding provision of any subsequent United States Internal Revenue law or (b) by a corporation, contributions to which are deductible under section 170 (c) (2) of the Code, or the corresponding provisions of any subsequent United States Internal Revenue law.

## **ARTICLE VI DIRECTORS AND OFFICERS OF THE CORPORATION**

<u>Name</u>	<u>Address</u>
President – Ron Zigfield	1208 E. Palifox Street, Tampa, FL 33603
Vice President – Betty P. Wiggins	3708 E. McBerry Street, Tampa, FL 33610
Secretary – Chester Luney	400 E. Palm Avenue, Tampa, FL 33602
Treasurer – Louis Jones	2801 N. 17 <sup>th</sup> Street, Tampa, FL 33605
Joanna Tokley	1405 Tampa Park Plaza, Tampa, FL 33605
Willie G. Dixon	1331 W. Cass Street, Tampa, FL 33606

Directors will be elected by electing a nominating committee who will bring nominees to the Board. The full Board of Directors will then elect the directors.

## **ARTICLE VII MEMBERSHIP**

Membership in the Corporation shall, at all times be limited to six (6) but no more than 10 individuals who are at least 18 years of age and who support the aims, goals and purposes of this Corporation as expressed in Article III of these Articles of Incorporation and who are accepted into membership by the Board of Directors.

## **ARTICLE VIII BYLAWS**

The Bylaws of the Corporation shall govern its internal organization and management. The Bylaws shall be made, altered or rescinded by the Board of Directors of the Corporation.

## **ARTICLE IX AMENDMENT OF ARTICLES**

These Articles of Incorporation may be amended by the act of the Board of Directors of the Corporation. Such Amendments may be proposed and adopted in the manner provided by the Bylaws of the Corporation.

## **ARTICLE X DISSOLUTION**

In the event of dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for the purpose of the Corporation in such manner, or to such organization organized and operated exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501 (c) (3) of the Code or the corresponding provision of any subsequent United States Internal Revenue law, as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

**ARTICLE XI  
SUBSCRIBERS**

The names and addresses of the Subscribers of these Articles of Incorporation are:

Name	Address
Ron Zigfield <u>Ron Zigfield</u>	1208 E. Palifox Street, Tampa, FL 33603
Betty P. Wiggins <u>Betty P. Wiggins</u>	3708 E. McBerry Street, Tampa, FL 33610
Chester Luney <u>Chester Luney</u>	400 E. Palm Avenue, Tampa, FL 33602
Louis Jones <u>Louis Jones</u>	2801 N. 17 <sup>th</sup> Street, Tampa, FL 33605
Joanna Tokley <u>Joanna Tokley</u>	1405 Tampa Park Plaza, Tampa, FL 33605
Willie G. Dixon <u>Willie G. Dixon</u>	1331 W. Cass Street, Tampa, FL 33605

The foregoing Articles of Incorporation of TAMPA DEVELOPMENT CONSORTIUM, INC. were adopted by officers and members of the Corporation on April 16, 2001.

IN WITNESS WHEREOF, the undersigned Subscribers have executed these Articles of Incorporation this 16<sup>th</sup> day of April, 2001.

Ron Zigfield  
Ron Zigfield  
Betty P. Wiggins  
Betty P. Wiggins  
Chester Luney  
Chester Luney  
Willie G. Dixon  
Willie G. Dixon  
Louis Jones  
Louis Jones  
Joanna Tokley  
Joanna Tokley

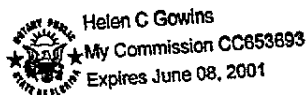
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an office duly authorized in the State and County aforesaid to take acknowledgments personally appeared Ron Zigfield and Betty P. Wiggins, Chester Loney, Louis Jones, Joanna Tokley, and Willie G. Dixon for the TAMPA DEVELOPMENT CONSORTIUM, INC., a Florida corporation, to me known to be the persons described in and who executed the same, for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 16 day of April 2001.

Helen C. Gowins  
Notary Public  
State of Florida at Large

My commission expires: June 8, 2001

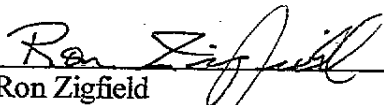


**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

TAMPA DEVELOPMENT CONSORTIUM, INC., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at City of Tampa, Florida has named Ron Zigfield of 1208 E. Palifox Street, Tampa, Florida 33603, as its registered agent to accept service of process within Florida.

Having been named to accept service of process for the above named Corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

  
\_\_\_\_\_  
Ron Zigfield

Date: 4-16-01

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

01 APR 23 PM 4:16

FILED

CLERK OF COURT  
TAMPA, FLORIDA