

**APPLICATION FOR TAX EXEMPTION**  
MADISON COUNTY TAX ASSESSOR  
MADISON COUNTY BOARD OF SUPERVISORS

**Instructions:**

Before you apply for a Tax Exemption please read the attached Qualifications for Tax Exemption in Mississippi (§27-31-1, et seq., MS Code of 1972 Annotated), and then answer the following questions to be considered for Tax Exemption:

1. APPLICANT FOR TAX EXEMPTION: Central MS Housing & Development Corp
2. ADDRESS OF PROPERTY: No Address Vacant Land
3. PARCEL #: 093D-18C-144/02.00
4. DATE PROPERTY ACQUIRED: 11/07/2016
5. REASON FOR TAX EXEMPTION: Future Development For Affordable Housing
6. IF THE EXEMPTION CLAIM IS FOR A CHURCH PLEASE CONSIDER THE FOLLOWING CODE SECTION 79-11-33 MS CODE OF 1972 ANNOTATED:

*A religious society, ecclesiastical body and/or any congregation thereof may hold and own the following real property, **but no other**:*

- a. A building used as a place of worship with a reasonable quantity of ground annexed thereto;*
- b. A quantity of ground annexed to the building used as a place of worship and used as a parish house; a community facility; a Sunday school facility; an educational facility; or for the care of children on a non-profit basis;*
- c. As a hospital or infirmary together with a reasonable amount of ground annexed thereto;*
- d. All buildings used as a school or college or seminary of learning;*
- e. All buildings used for an orphan asylum or institution;*
- f. All buildings used for a campground or assembly for religious purposes;*
- g. Lands for a cemetery of sufficient dimensions;*
- h. All buildings and grounds used for denominational headquarters and/or administrative purposes;*
- i. Any land which is maintained and used as a parking lot for the convenience of the members of the congregation, church, cathedral, mission, or other unit or administrative unit from which the society receives NO REVENUE, fee, charge or assessment.*

7. IF THE EXEMPTION CLAIM IS FOR A CHURCH WHICH OF THE ABOVE QUALIFIES THE CHURCH PROPERTY FOR TAX EXEMPTION:

N/A

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8. IF THE EXEMPTION CLAIM IS FOR A CHURCH ARE ALL PROPERTIES CLAIMED ANNEXED TO THE CHURCH: YES/NO; N/A

9. IF THE EXEMPTION CLAIM IS FOR A CHURCH AND THE PROPERTY CLAIMED FOR EXEMPTION IS NON-CONTIGUOUS OR NOT ANNEXED TO THE CHURCH PROPERTY WHAT IS THE PURPOSE FOR THE EXEMPTION AND IS THE PURPOSE FOR A NON-PROFIT BENEFIT:

N/A

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10. IF THE EXEMPTION CLAIM IS FOR A NON-PROFIT PLEASE PROVIDE THE IRS EXEMPTION LETTER OR PROVIDE THE IRS EXEMPTION #:

45-4742548 See Attached

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11. IS THE NON-PROFIT INCORPORATED: YES/NO: N/A

12. IF YES ATTACH COPY OF CHARTER FROM MS SEC OF STATE: See Attached

13. If your organization is receiving rent or some equivalent thereof for use of some of all of the real property for which you are requesting an exemption, please provide the amount of rent collected and what percentage of the property is being rented or leased;

Not Rented / No Income

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14. If your organization is allowing other groups to use the property for a fee, please provide a detailed description of the groups utilizing the property, the fees associated with that usage, and the estimated percentage of the calendar year when the property is utilized by other organizations;

N/A

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15. If your organization provides services for a fee, please describe the fee structure and identify what portion of your clientele (a) pay a reduced fee and/or (b) do not pay any fee for the service;

N/A

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16. Review the attached copy of Mississippi statute (Section 27-31-1) and list the specific section of that law that applies to your organization; **Section b**  
**Owner is an affiliate of Canton Housing Authority, a political subdivision of the State of Mississippi.**
17. Please attach or enclose any other information that will support your Application for tax exemption status.

The undersigned, individual owner(s) of the property (the Pastor and one Deacon if a Church, or the church Business Manager), or an authorized officer of the company that owns the property, certifies that, to the best of his/her knowledge, no information contained hereinabove or in the attachments hereto is false in any way and that all information is truly descriptive of the property and the development for which this application for tax exemption is being submitted.

**OWNER OR AUTHORIZED REPRESENTATIVE:**

Stanford H. Beasley

Print Name

\_\_\_\_\_  
PASTOR

\_\_\_\_\_  
DEACON

Central MS Housing & Development Cort

Company or Organization Name

President

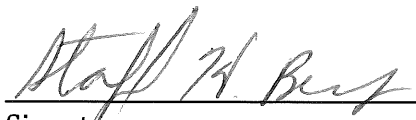
Title

601-859-4032

Telephone

sbeasley@cantonhousing.org

Email Address

  
Signature

7/14/21  
Date



DELBERT HOSEMANN  
Secretary of State

Business ID: 997133  
Date Filed: 03/02/2012 05:00 PM  
C. Delbert Hosemann, Jr.  
Secretary of State

Articles of Incorporation

11 F0001

OFFICE OF THE MISSISSIPPI SECRETARY OF STATE  
P O BOX 136, JACKSON, MS 39205-0136 (601)359-1633

267342

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1. Type of corporation: Business email address: cantonha@ayrix.net  
Profit  Nonprofit

2. Name of the corporation:  
Central MS Housing and Development Corp.

3. The future effective date is (complete if applicable) \_\_\_\_\_

4. **FOR NONPROFITS ONLY:** The period of duration is \_\_\_\_\_ years or  perpetual

The initial planned nonprofit activity housing and community development (see attachment)

5. **FOR PROFITS ONLY:** The number (and classes) if any of shares the corporation is authorized to issue is/are as follows:

Classes	Number of shares authorized	If more than (1) class of shares is Authorized, the preferences, limitations and Relative rights of each class are as follows:
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	

**FOR ALL:**

6. Name and street address of the Registered Agent and office:  
Name: Stanford H. Beasley  
Physical address: 120 Faith Lane  
P.O. Box (if one): \_\_\_\_\_  
City, State, Zip: Canton, MS 39046

Please make the \$50 check for the filing fee payable to the MISSISSIPPI SECRETARY OF STATE. Mail the completed form with payment to SECRETARY OF STATE, PO BOX 136, JACKSON, MS 39205-0136. For assistance contact a customer service representative at (601) 359-1633 or visit our website at [www.sos.ms.gov](http://www.sos.ms.gov) for forms and instructions.



DELBERT HOSEMANN  
Secretary of State

11 F0001

Articles of Incorporation

OFFICE OF THE MISSISSIPPI SECRETARY OF STATE  
P O BOX 136, JACKSON, MS 39205-0136 (601)359-1633

267342

7. The name and complete address of each incorporator:

Name: Howard Lee Hill, II

Street: 4268 I-55 North, Meadowbrook Office Park

City, State, Zip: Jackson, MS 39211

Name:

Street:

City, State, Zip:

Name:

Street:

City, State, Zip:

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8. Other provisions: see attached

9. Incorporators' signatures (please keep writing within blocks):

Howard Lee Hill, II

[Empty signature box]

[Empty signature box]

[Empty signature box]

Please make the \$50 check for the filing fee payable to the MISSISSIPPI SECRETARY OF STATE. Mail the completed form with payment to SECRETARY OF STATE, PO BOX 136, JACKSON, MS 39205-0136. For assistance contact a customer service representative at (601) 359-1633 or visit our website at [www.sos.ms.gov](http://www.sos.ms.gov) for forms and instructions.

**ATTACHMENT TO ARTICLES OF INCORPORATION**  
**OF**  
**CENTRAL MS HOUSING AND DEVELOPMENT CORP.**

A. Central MS Housing and Development Corp. (the "Corporation") is hereby organized exclusively for and shall operate as a charitable, scientific, literary and educational purposes within the meaning of Section 501 (c)(3) of the Internal Revenue Code of 1986, as amended ("IRC"). The Corporation is a subsidiary of and is being organized to further the exempt purpose of the Canton Housing Authority (the "Authority"), a public housing authority established under Section 43-33-1 *et seq.*, Mississippi Code of 1972, as amended. In furtherance of these purposes, the Corporation's activities may include, but not be limited to, promoting and supporting the development of quality affordable housing to the community it serves, including the acquisition, development, construction and operation thereof. All references herein to the IRC shall be deemed to refer to the Internal Revenue Code of 1986, Title 26 of the United States Code, as amended, and the Treasury Regulations promulgated thereunder, as are now in force or hereafter amended, modified, or supplemented.

B. The Corporation shall be exempt from all federal income taxation as an organization described in Section 501 (c)(3) of the IRC, and shall not engage in any activity inconsistent with its status as a corporation that is exempt from federal income taxation under such provision or the corresponding provisions of any subsequent United States Internal Revenue laws. These Articles of Incorporation (these "Articles") shall be construed accordingly, and all powers and activities of the Corporation hereunder shall be limited accordingly.

C. Any amendment altering these Articles must be adopted by a majority of the Board of Directors of the Corporation (collectively, the "Board," and individually, the "Directors") at a regular or special meeting thereof; provided, however, that no amendments shall be adopted that may affect the federal income tax exemption of the Corporation as an organization described in Section 501 (c)(3) of the IRC.

D. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its directors, officers or other private persons or organizations, except for an organization which qualifies as an exempt organization under Section 501 (c)(3) of the IRC; provided, however, that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered. No substantial part of the activities of the Corporation shall consist of lobbying or propaganda, or otherwise attempting to influence legislation, and this Corporation shall not participate in or intervene in (including publishing or distributing statements) any political campaign on behalf of or in opposition to 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 (a) by a corporation exempt from federal income tax under Section 501 (c)(3) of the IRC or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the IRC.

E. Upon dissolution of the Corporation, the Board shall, to the extent allowed by Section 501(c)(3) of the IRS, after paying or making provisions for payment of all liabilities of

the Corporation, distribute all of the assets of the Corporation to the Authority to be exclusively used for the Authority's purposes, or at the direction of the Board with Authority approval, to any organization organized and operating exclusively for the purposes set forth in these Articles, which shall at the time of dissolution qualify as an exempt organization under Section 501(c)(3) of the IRC or its successor provision. No part of the assets of the Corporation shall ever be distributed to or used for the benefit of any director or officer of the Corporation, or any private individuals or corporation.

F. The Directors shall not be liable to the Corporation for money damages for any action taken, or any failure to take action, as a Director, except liability for:

- a. the amount of a financial benefit received by a Director to which he is not entitled;
- b. gross negligence or an intentional infliction of harm on the Corporation;
- c. a violation of the Act, or its successor statutes, or
- d. an intentional violation of criminal law.

G. Except as provided in the Corporation's Bylaws, the Corporation may indemnify any individual who was, is, or is threatened to be made a party to a proceeding by reason of the fact that he or she (i) is or was a Director or officer of the Corporation or (ii) while a Director or officer of the Corporation, is or was serving at the request of the Corporation as a director, officer, partner, venturer, proprietor, trustee, employee, agent of another foreign or domestic corporation, partnership, joint venture, trust, employee benefit plan, or other enterprise, if the individual:

- a. conducted himself or herself in good faith;
- b. reasonably believed;
  - i. in the case of conduct in his or her official capacity with the Corporation, that his or her conduct was in the Corporation's best interests; and
  - ii. in all other cases that his or her conduct was at least not opposed to the Corporation's best interests; and
- c. in the case of any criminal proceeding, had no reasonable cause to believe his or her conduct was unlawful.

The persons described in Part G, (i) and (ii) are hereinafter collectively referred to as the "Officials," or individually, the "Official."

The Corporation may not indemnify any Official, in connection with:

- a. a proceeding by or in the right of the Corporation in which the Official was adjudged liable to the Corporation; or
- b. any other proceeding charging improper personal benefit to the Official, whether or not involving action in his or her official capacity, in which the Official was adjudged liable on the basis that personal benefit was improperly received by the Official.

Such rights will be a contract right and as such shall run to the benefit of any Official who is elected and accepts the position of Official of the Corporation or elects to continue to serve as an Official of the Corporation while this provision of the Articles is in effect. Any repeal or amendment of this provision of the Articles will be prospective only and will not limit the rights of any such official or the obligations of the Corporation with respect to any claim arising from or related to the services of such Official in any of the foregoing capacities prior to any such repeal or amendment of this provision of these Articles. Such right will include the right to be paid by the Corporation reasonable expenses incurred in defending any such proceeding in advance of its final disposition to the maximum extent permitted under applicable law and the Bylaws. In the event of the death of any person having a right to indemnification under the foregoing provisions, such right shall inure to the benefit of his or her heirs, executors, administrators, and personal representatives. The rights conferred above are not exclusive of any other right which any person may have or hereafter acquire under any statute, bylaw, agreement or otherwise.

H. The affairs of the Corporation shall be managed by a Board of Directors. The Board of Directors shall be selected as stated in the Bylaws of the Corporation; provided, the initial Board of Directors of the Corporation shall be the same as the currently serving Board of Commissioners of the Authority.



INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

**JUL 25 2012**

CENTRAL MS HOUSING AND DEVELOPMENT  
CORP  
C/O STANFORD H BEASLEY  
120 FAITH LN  
CANTON, MS 39046

Employer Identification Number:  
45-4742548

DLN:  
17053074396012

Contact Person: MICHAEL CONDON ID# 31170  
Contact Telephone Number:  
(877) 829-5500

Accounting Period Ending:  
December 31

Public Charity Status:  
509(a)(3)

Form 990 Required:  
Yes

Effective Date of Exemption:  
March 2, 2012

Contribution Deductibility:  
Yes

Addendum Applies:  
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)