



# About the "Single Tax Advocates" and the "Fairhope Single Tax Lessees Association"

There seems to be some confusion regarding the purpose of both the Fairhope Single Tax Lessees Association and Single Tax Advocates.

The Advocates are a group not connected with the Fairhope Single Tax Corporation, but sympathetic to its aims and to the teachings of Henry George. The Preamble to the Advocates' Constitution and Bylaws, adopted in May of 1980 reads as follows:

Believing SITE VALUE TAXATION to be a morally and economically just means of promoting individual incentive and discouraging land monopoly, and further believing that the FAIRHOPE SINGLE TAX COLONY has demonstrated the practicality of SITE VALUE TAXATION as the sole source of income for governing bodies, this organization, which shall be known as SINGLE TAX ADVOCATES, is formed.

ALSO believing that SITE VALUE TAXATION is in consonance with our National and Local forms of Democratic Government, WE accordingly, STAND FOR and ENDORSE SITE VALUE TAXATION through support of its demonstration by the FAIRHOPE SINGLE TAX COLONY and by promoting the adoption of SITE VALUE

TAXATION by all governing bodies, locally, nationally, and internationally as opposed to use value.

The Fairhope Single Tax Lessees' Association has a different purpose, as evinced by its 1976 Declaration of Incorporation and its June 1979 Amendment.

## Declaration Of Incorporation Of The Fairhope Single Tax Lessees Association, Inc.

### State of Alabama Baldwin County

KNOW ALL MEN BY THESE PRESENTS, That, WHEREAS, We the undersigned, desiring to form a corporation under the provisions of Title 10, Section 168 Code of Alabama, for the organization not for pecuniary profit in the sense of paying interest or dividends on stock, but for the benefit of its members through their mutual co-operation and association, do hereby declare:

### Article I Name

The name of said corporation shall be THE FAIRHOPE SINGLE TAX LESSEES ASSOCIATION, INC., and it shall forever be a non-profit corporation dedicated to the benefit of its members through their mutual co-operation and association.

### Article II Objects

The purposes and/or objects for which this corporation is organized, formed and to be used are as follows:

(a) To demonstrate the beneficence, utility and practicability of the free enterprise, individual ownership theory of economics with the hope that it is continued.

(b) To demonstrate the unbeneficial nature, non-utility and impracticability of the single tax theory with the hope of its total rejection by the governments and people in the future.

(c) To secure for ourselves and our children and associates and mutual co-operation securing to our members equality of opportunity, the full reward of individual efforts, the full profit and reward for the use or sale of property owned or leased or property owned but situated on leased property, be it real or personal, and the benefits of co-operation in matters of general concern to the members.

(d) To secure from the Fairhope Single Tax Corporation its successors or assigns, a charge to members of this corporation the fair rental value of any and all land leased by said members, in compliance with the charter or articles of incorporation of the Fairhope Single Tax Corporation.

(e) To secure for our members the fair market value of improvements

owned by our members and situated on leased property, as is provided by Alabama law.

(f) To prosecute the plans for the general welfare of our members and to do and perform all the acts and exercise all the powers permitted under the Act.

### **Article III Officers**

(a) The officers of this corporation shall be a President, Vice President and Secretary-Treasurer. They shall be elected once every year during the month of November and shall take office on the first day of December, next, after their election. They shall receive such salary, if any as the membership shall set by a majority vote of those present at a meeting. The officers shall be chosen from the members of the Board of Directors.

(b) There shall be not more than ten Directors of this corporation who shall be elected from the membership of the corporation. They shall be elected once every other year during the month of October and shall take office on the first day of November, next, after their election. They shall receive no salary. When a Director dies, resigns, ceases to become a lessee of the Fairhope Single Tax Corporation or is otherwise disqualified, the remaining Directors shall fill his or her place for the remainder of his or her term by electing one of the active members of the corporation.

### **Article IV Powers**

The corporation, herein organized shall possess all the necessary and essential powers to conduct its business, to carry out the objects for which it has been dedicated and all other powers bestowed upon similar corporations in the State of Alabama as well as those necessarily implied and together with and including, but not limited to, the following powers:

(a) To own property, purchase and sell property, lend and borrow money, solicit funds, hire speakers, investigators, arbitrators, and attorneys and to do whatever is necessary to educate the public as to the danger of the single tax theory.

(b) To carry on the activities of this corporation openly or to go un-

derground, to cooperate with other organizations or to employ or work with other groups or individuals.

(c) To put on any kind of program, appoint committees to appear before any kind of groups to file suits, in any court, defend suits in any court and to do anything necessary and legal to accomplish the objects of the corporation.

(d) To hire and fire arbitrators and pay them to arbitrate the rental rates of members with the Fairhope Single Tax Corporation and the amounts which members are to receive for sales or transfers of property owned by the Fairhope Single Tax Corporation and upon which members have improvements owned by members and to assure that the members receive the fair market value of their improvements on transfers of leaseholds, all as is provided in House Bill 1128 and Senate Bill 635 which became law in the 1976 session of the Alabama Legislature.

### **Article V**

The Directors of this corporation shall be the controlling power to carry on the business, to set the rules and regulations, make the by-laws, set the qualifications of membership and they shall meet at least once a month and further at any time they desire to come together. However, such rules and regulations, by-laws, etc., shall be approved by a vote of the majority of the members present at a meeting to approve such. Six Directors shall be a quorum to do business and a lesser number if same compose the full active membership of such board. The said Board of Directors shall have a regular annual meeting in November for the election of officers for the coming year. The president or persons calling the meeting shall notify the Directors in such manner as he shall see fit. The membership of the corporation shall have the right to be present at meetings of the board.

### **Article VI**

This Constitution shall be amendable by a proper and legal vote of the majority of the members of this corporation and shall take effect upon being properly recorded in the Probate Office and can be offered at the annual meeting or any properly called meeting by Resolution and the amendment

being signed by a majority of the active serving Directors, same being properly sworn to.

IN WITNESS WHEREOF, the undersigned incorporators have subscribed their or our names to this Certificate of Incorporation on this the 4th day of October, 1976.

### **Declaration Of Incorporation Of The Fairhope Single Tax Lessees Association, Inc.**

Signed by the following names:

Bowers, Jean F.  
Butgereit, Elsie A.  
Fleming, Agnes  
Fleming, Arthur  
Gable, Ann  
Gable, Bill (deceased)  
Guindon, W.R.  
Hoffren, Wayne  
Jansen, Claude A.  
Jansen, Evelyn  
Klumpp, George B.  
Krhut, Eunice  
Krhut, Rudy  
Lindgren, Caroline H.  
Lindgren, James A.  
Moyd, Pauline Jr.  
McDermott, Ada C.  
Potter, Robert J.  
Rezner, Helen  
Rezner, Nancy  
Rezner, Rudy  
Rezner, R.J., Jr.  
Wally, W.T.  
Ware, Earline  
Ware, Ralph

### **State of Alabama Baldwin County**

I, the undersigned, a Notary Public in and for the State of Alabama, at large, do hereby certify that Jean Bowers, Elsie Butgereit, Agnes Fleming, Arthur Fleming, Ann Gable, Bill Gable, W.R. Guindon, Wayne Hoffren, Claude Jansen, Evelyn Jansen, George Klumpp, Eunice Krhut, Rudy Krhut, Caroline Lingren, James Lingren, Pauline Moyd, Ada McDermott, Robert Potter, Helen Rezner, Nancy Rezner, Rudy Rezner, R.J. Rezner, W.T. Wally, Earline Ware, and Ralph Ware, each of whom are known to me, and each of whose names are signed to the above and foregoing Certificate of Incorporation, acknowledged before me on this day, that after being first informed of the contents of said Certificate of Incorporation, that they each respectively signed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I do hereunto set my hand and affix my seal of office this the 4th day of October, 1976.

Don Harrison

Notary Public, State at Large

My Commission Expires:  
January of 1980

# **Amendment To The Declaration Of Incorporation Of Fairhope Single Tax Lessees' Association, Inc.**

**State Of Alabama  
Baldwin County**

We, the undersigned, being the President and Secretary of the Fairhope Single Tax Lessees' Association, Inc., an Alabama non-profit corporation, do hereby certify:

That at a special meeting of the membership of the Fairhope Single Tax Lessees' Association, Inc., held on the 19th day of August, 1979, at 101 North Section Street, Fairhope, Alabama, the following resolution was unanimously adopted by the membership of said corporation:

BE IT RESOLVED, that the membership of the Fairhope Single Tax Lessees' Association, Inc., authorize the amendment of the declaration of incorporation of said corporation by deleting Article II entitled "OBJECTS" and Article IV entitled "POWERS" and substituting in lieu thereof the following:

## **Article II Objects**

The purposes and/or objects for which the corporation is organized are as follows:

(a) To demonstrate the beneficence, utility and practicability of the free enterprise, individual ownership theory of economics with the hope that it is continued.

(b) To promote, advance, and stimulate business, commercial, industrial, and agricultural interest and general welfare within the State of

Alabama and to acquaint and inform the public as to its objectives and to stimulate public opinion and a reaction to these ends by providing information and other educational, commercial, industrial, social, and public features as will foster, encourage and stimulate these purposes.

(c) To secure from the Fairhope Single Tax Corporation, its successors or assigns, to charge to members of this corporation, the fair rental value of any and all land leased by said members, in compliance with the Charter or Articles of Incorporation of the Fairhope Single Tax Corporation.

(d) To secure for our members the fair market value of improvements owned by our members and situated on leased property, as is provided by Alabama law.

(e) To promote the plans for the general welfare of our members and to do and perform all the acts and exercise all of the powers permitted under Alabama law.

## **Article IV Powers**

The powers of the Fairhope Single Tax Lessees' Association, Inc., shall include all those provided by law for such non-profit corporations within the meaning of the Alabama Non-profit Act, and shall have all the powers, privileges and immunities which, under the Alabama Non-profit Act, or any other laws of the State of Alabama now or hereafter may be vested in similar corporations.

IT IS FURTHER RESOLVED that the President and the Secretary of the Fairhope Single Tax Lessees' Association, Inc., shall do all things necessary to effectuate the amendment to the Articles of Incorporation of said corporation;

BE IT FURTHER RESOLVED that the Board of Directors of the Fairhope Single Tax Lessees' Association, Inc., direct that the amendment to its Articles of Incorporation be submitted to a vote at a meeting of its members, which meeting shall be specially called by giving written notice to each member setting forth the purpose of the amendment, said meeting to be held on the 19th of August, 1979.

We, the undersigned, do further certify that the aforementioned resolution was adopted by the unanimous vote of all the Board of Directors of said corporation, and that

said resolution was presented at said special meeting and was adopted by a majority of those voting, that a quorum of the members were present at said special meeting, and that the resolution received more than two-thirds of the votes entitled to be cast by the members present or represented by proxy.

NOW, THEREFORE, we the undersigned, President and Secretary of Fairhope Single Tax Lessees' Association, Inc. do certify as follows:

That the declaration of incorporation of the Fairhope Single Tax Lessees' Association, Inc., is amended so as to add the following:

## **Article II Objects**

The purposes and/or objects for which the corporation is organized are as follows:

(a) To demonstrate the beneficence, utility and practicability of the free enterprise, individual ownership theory of economics with the hope that it is continued.

(b) To promote, advance, and stimulate business, commercial, industrial, and agricultural interest and general welfare within the State of Alabama and to acquaint and inform the public as to its objectives and to stimulate public opinion and a reaction to these ends by providing information and other educational, commercial, industrial, social, and public features as will foster, encourage and stimulate these purposes.

(c) To secure from the Fairhope Single Tax Corporation, its successors or assigns, to charge to members of this corporation, the fair rental value of any and all land leased by said members, in compliance with the Charter or Articles of Incorporation of the Fairhope Single Tax Corporation.

(d) To secure for our members the fair market value of improvements owned by our members and situated on leased property, as is provided by Alabama law.

(e) To promote the plans for the general welfare of our members and to do and perform all the acts and exercise all of the powers permitted under Alabama law.

## **Article IV Objects**

The powers of the Fairhope Single Tax Lessees' Association, Inc., shall

include all those provided by law for such non-profit corporations within the meaning of the Alabama Non-profit Act, and shall have all the powers, privileges, and immunities which, under the Alabama Non-profit Act, or any other laws of the State of Alabama now or hereafter may be vested in similar corporations.

IN WITNESS WHEREOF, the undersigned have subscribed and acknowledged the certificate on this the (1) day of (Nov), 1979.

FAIRHOPE SINGLE TAX LESSEES' ASSOCIATION, INC., an Alabama non-profit corporation

By: \_\_\_\_\_  
Robert J. Potter, President

ATTEST:

\_\_\_\_\_  
Caroline Lindgren, Secretary

**State Of Alabama  
Baldwin County**

I, the undersigned authority, a  
Notary Public in and for said County in

said State, hereby certify that ROBERT J. POTTER and CAROLINE LINDGREN, whose names as President and Secretary respectively of FAIRHOPE SINGLE TAX LESSEES' ASSOCIATION, INC., an Alabama non-profit corporation, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal on this the (1) day of (Nov), 1979.  
\_\_\_\_\_  
Sam W. Irby

NOTARY PUBLIC

**State of Alabama  
Baldwin County**

Before me, the undersigned  
Notary Public in and for said State and  
County, personally appeared ROBERT  
J. POTTER, known to me, who, being  
by the first duly sworn, deposes and

says as follows:

My name is ROBERT J. POTTER, and I am the President of Fairhope Single Tax Lessees' Association, Inc. I hereby certify that the contents of the foregoing amendment to the Declaration of Incorporation of Fairhope Single Tax Lessees' Association are true and correct.

\_\_\_\_\_  
ROBERT J. POTTER

Subscribed and sworn to before me  
this (1) day of (Nov),  
1979.

\_\_\_\_\_  
Sam W. Irby

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF  
ALABAMA AT LARGE

This instrument prepared by:

Taylor, Benton, Irby and Gibson  
Attorneys at Law  
101 North Section Street  
Post Office Box 471  
Fairhope, Alabama 36532

Fairhope Single Tax Corporation  
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