



The Messenger

June 2024

Zion Lutheran Church

A Message from the Zion Lutheran Council President :

JUNE – the portal to summer; to parades (Flag Day), pools and picnics (church picnic, Erb Park, June 30th). We also celebrate graduations, both high school and college. This year our church family honors two high school graduates, Josh Hoesli and Oliver Hestres, recipients of Zion scholarships. May God bless and guide these two fine young men as they continue their educational journey.

While we look forward to relaxing in the warmth of summer sunshine, there are issues we must address concerning our Affordable Housing project. Apparently communication has not been as clear as it could have been so here goes.

Because of Zion's financial situation (like so many other mainline churches) and facing the loss of rent from the Appleton Area School District's Bilingual School as of August 31, 2025, it has become clear we need to take positive action to enable our survival. This led us to engage the services of Bonnie Nussbaum as the project manager for what we knew would be a complex, long-term endeavor. We contracted with GLCI (Generative Local Community Institute) to research and prepare a vision of what was possible to repurpose our extensive facilities. During advent, Lent and meetings with congregational members as well as neighbors and community leaders, GLCI put together their "Final" report based on the input they had received during those meetings.

I need to emphasize that this report was an overview of what could be, NOT what will be. As with any vision, changes are necessary as circumstances change. This is true with the GLCI report. Example: the parish house (parsonage) is presently empty. Due to changes to zoning and building code changes over the years, we need to determine if the cost of needed upgrades is more than the potential income from a prospective tenant. Likewise, Zion Mutual Homes is on a sound financial basis. An error in the GLCI report made it seem otherwise due to it being compiled during our transition to Lambert Business Solutions so that our dedicated Financial secretary, Grace VanEyck, could enjoy a well-deserved retirement. John Korzilius and Arne Carlson should be commended for their dedication to keeping Zion Mutual Homes on a firm foundation. This allows us to remove Zion Mutual Homes from the overall proposal and make no changes in the rents for our present tenants. Additionally, any surplus revenue from Zion Mutual Homes after operating expenses can be returned to the church in the years ahead.

The project has now reached the stage where we are soliciting proposals from developers who would be interested in a project of our size. A selection committee is being formed to do in-depth reviews of these proposals in order to present informed recommendations to the congregation. Please keep the members of this committee in your prayers: John Gill, Gwen Schwandt, Kandie Wilz, Kyle Moseng, Karen Farlow and Sue Bunkert. Remember, the ultimate decision for Zion and its future will rest in your hands. May God guide us all.

In the meantime, we remain a vibrant congregation; a church in action looking ahead to a summer filled with events like the church picnic, Christmas in July, serving meals to Habitat builders, etc. To be sure we have challenges ahead, but in the words of another individual who faced big challenges, Martin Luther King, "We shall overcome."

**Sue Bunkert
Council President**

Zion Council Minutes

Minutes of the Council Meeting of Zion Evangelical Lutheran Church
Monday, April 15, 2024

Present: Sue Bunkert, Ray Pittman, Tammy Mossholder, Gail Hunter, Tommy Melz, Kandie Wilz,
Kyle Mosberg

Guest: Jon Gill, Bonnie N., Jason, Deb R., Wendy S., Karen F., Carl A.

Opening Devotion led by Tommy M., 6:28 pm

Approval of Agenda: motion made and approved.

Approval of Minutes: motion made and approved.

Review of final report by GLCI on Affordable Housing: connecting with developers, nine different developers from a year ago. A couple of interested in the buildings.

1.Commonwealth from FDL, since 2001, interested in helping Zion, Tyler is the contact person, he would explain the partnership, their website commonwealthco.net to see their work. Zoom meeting on Wednesday, April 24th at 12noon. Interested in new builds and convert school buildings into a 26-unit apt building.

2.Hope Community Capital – zoom meeting on Thursday April 18th, at 3 pm.

3.SVA- Zoom meeting on Monday April 22nd at 1pm.

Executive Summary- hand out- 30+ pages – available to all to read.

congregation involvement – need to plan to inform and answer questions (Round Table).

Newsletters will be put out at church on back tables for people to pick up. If someone wants an email, please contact Gail Hunter (920-915-8375) (gdutcher1228@gmail.com).

Bonnie mentioned support from Peter Peregrine, who would help with writing up grants to apply for. Discussion will be made at next meeting to inquire help for now or later.

Administrators Report: Finance did get reports. No Report from Lambert till 16th because of tax season.

Property – access elevator on wed., front of sanctuary lift – new vs used. Parsonage contact companies to get rid of mold in basement. Getting quotes. Gave a tour to pillars – income 1200-1500, management.

City inspection is this Wednesday or Thursday.

Kandie leading Good Futures Program / congregation volunteers needed. Announcement to be made at church service about this program. 7-week program – it's a program that helps churches to empower congregations to align money and mission by exploring how to creatively use their church buildings and property to further their mission and build financial resilience.

Contacting solar energy panels on Zion homes – how its metered – commons or whole complex-utilities included in rent. WE energies looking at 15% increase by next year. Site evaluation done by company and cost.

Affordable Housing: Bonnie is contracted for 10 hours- she does more of 12-17 hours – updates contract to invoice the hours accordingly. Cap hours at 15. Moton made and approved.

Reviews for Kimberly, Elliot, Heather and Karen. All went well and are completed.

Request for office volunteers sent out.

Committee Reports reviewed from:

Property: hand out

Worship and Music:

April 28th First Communion (Pastor Jake will preach. Mike will do sacraments.)

May 5th Confirmation (Pastor Jake will preach. Mike will do sacraments.)

June 9th High School Graduations

June 30th Picnic at Erb Park

July 28th Christmas in July

August? Camp songs with a fiddler (Heather)

Zion Mutual Homes: hand out

Finance: hand out

Call Committee: no report.

Old Business:

Visit with Assistant Bishops. It went well. Questions were asked and answered.

Good Friday service- couple ppl left due to no lift available.

No coffee and row of cookies gone quickly.

New Business:

Discussion brought up about doing communion once a month if we have no pastor and someone to just lead church services. Will bring up in next month of May. Would also cut down on costs of wine, cups, and wafers... would need to discuss with Worship and Music as well.

Motion made and approved for Kandie W. to be Zion's Ambassador to Affordable Housing Project. Agreement from Karen for the usage of our facility – will email out to members and will discuss at next meeting.

Summer fellowship to be hosted by Council- June, July and August. If no one signs up for some Sundays, then no fellowship for that day.

Next Meeting: Monday May 20, 2024, at 6:30 pm.

Devotion to be led by Kyle M.

Motion to Dismiss at 8:21 pm.

Closed in Lord's prayer.

Respectfully submitted by Gail Hunter

These minutes have not been approved. They will be approved at the at 6:30pm Council meeting on Monday May 20, 2024.

Church Picnic

Join together for worship, fun and fellowship on Sunday, June 30, 2024 for our Church Picnic at Erb Park. We will start with worship at 10:00 and continue with a meal and fun. Please sign up for the picnic at tinyurl.com/ZionPicnic2024. There will also be a sign-up sheet in the narthex beginning on June 2. Final day to register will be June 23.

Any questions please contact Deb Reis at dejolen@aol.com or 920.470.8177.

We hope to see you there!

Faith Formation

As the academic school year comes to an end, as back packs return with unused supplies, forgotten lunches, and whatever other surprises you may find from the last nine months, we also want to acknowledge those who helped with the faith formation in our church family. Please join us in giving thanks for the following individuals who shared their time and talents teaching in our Sunday School, Confirmation, and Adult Education during 2023-2024:

Traci Baeten, Matt Budde, Pastor Jake Czarnik-Neimeyer, Karin Dismer, Pastor Mike Dismer, Lorie Dorn, Stephanie Draheim, Laura Gruselle, Jodi Hoesli, Cheryl Meyer, Kyle Moseng, Val Moseng, Greg Pettigrew, Ginny Polzin, Deb Reis, Pennie Reis, Grace VanEyck, Heather Watney

"Let the message of Christ dwell among you richly as you teach and admonish one another with all wisdom through psalms, hymns, and songs from the Spirit, singing to God with gratitude in your hearts." Colossians 3:16

Thank you to our Trivent Choice Donors

Harry H Hameister, Geraldine J Ingalls, Connie C Lendved, Gary G Lendved, Elmer W Luedtke, Karen L Luedtke, Cheryl L Meyer, Jon C Meyer, James M Palm, Jean M Palm, Wendy A Sachs, Kandie K Wilz, Robert Lee Henning, Marilyn J Hetzler, Jo Ann V Salm, Edith R Stecker, Daryl Duane Tessen, and Janice Ione Weber

Memorials Gratefully Received

Elmer & Karen Luedtke given in memory of Elmer's sister, Patricia Worden for the building/roof fund.
Lynn Walter given in memory of Christine Neumann for the Organ Loan Foundation
Gene & Judy Wiese given in memory of Chris Neumann for the Organ Loan Foundation

Thank You From Zion

Thank you to all those who have volunteered to help water flowers and assist with groundskeeping tasks this spring/summer and those who assist with ongoing building maintenance.

Thank you to all the pastors who have served during the past month: Pastor Jake Czarnik-Neimeyer, Pastor Mike Dismer, Pastor Karen Jewell and Pastor Alan Schaffmeyer

Thank you to those who have served as assisting ministers in May: Deb Reis, Wendy Sachs, Tom Meltz, and Grace Van Eyck

Thank you to the members of our handbell choir and to our other musicians, and choir members
Thank you to all those who have helped with building security for worship services.

Thank you to our office volunteers who have helped in the past months, Lynn Walter and Janice Staedt, and those who will be joining our office volunteer group this summer.

Thank you to all who have served as ushers or volunteered in any way to serve our congregation.

Affordable Housing Project Update

June 2024

Team Meetings:

- May 13, 2024: Roundtable Meeting
- May 1, 2024: Ad Hoc Team Meeting
- May 22, 2024: Neighborhood Advisory Team Meeting
- May 15, 2024: Planning Team Meeting

Meetings with Key Individuals/Organizations:

Angie Tabrizi, Moxie Development Collective; Luanne Ferguson, Mission Investment Fund; Don Bernards, Baker Tilly; Tyler Sheeran and Justin Mitchell, Commonwealth; Kelly Swarthout and Nicole Solheim, Cinnaire; Craig Misuchima and Richard Eatman, Mission Investment Fund.

Important information:

- The Planning Team began work on the talking points sheet for the Neighborhood Advisory Team members to use when going door-to-door introducing the Project to the neighbors in the Historic Central Neighborhood.
- Bonnie attended a showing of The Invisible Class, a documentary on homelessness shown in a collaboration between First Congregational Church and ESTHER. Bonnie did share about the project at Zion and requested ideas, after sharing the potential timeline to get the project build, for expediting this housing since the need is so dire.
- Karen and Bonnie met to begin drafting the Request for Proposals (RFP) which will be sent out to 12-15 Developers asking for submission of a proposal for how they would develop the Zion campus to meet the desired outcomes of the Church and the neighborhood. Proposals will include a draft site plan, proposed use/uses of the property, vision for partnership with Zion on this project and relevant financials.
- Kandie and Bonnie attended Fox Valley Speaks, a series of listening sessions being held to gather community feedback on housing in the Fox Valley.

Upcoming Meetings:

- June 3, 2024 Planning Team Meeting
- June 10, 2024 Roundtable Meeting
- July 10, 2024 Neighborhood Advisory Team Meeting



2024 LUNCHTIME ORGAN RECITAL SERIES

Wednesdays at 12:15 p.m. unless otherwise noted

May 29: Dr. Stephen Schnurr	First Congregational UCC 724 E. South River St., Appleton
June 5: Jared Stellmacher	All Saints Episcopal 100 N. Drew St., Appleton
June 12: Dr. Andrew Schaeffer	Holy Cross Catholic 309 Desnoyer St., Kaukauna
June 19 - Jeffrey Verkuilen, FAGO	First United Methodist 325 E. Franklin St., Appleton
June 26 - Dr. Stephen Ackert	St. Joseph Catholic (1:00 p.m.) 404 W. Lawrence St., Appleton
Thurs. July 4 - Drs. John & Dan Schwandt	Lawrence Memorial Chapel 510 E. College Ave., Appleton
July 10 - Dr. Benjamin Stone	St. Bernard Catholic 1617 W. Pine St., Appleton
July 17 - Colin Welford	First Presbyterian 200 S. Church St., Neenah
July 24 - Dr. Derek Nickels	Trinity Lutheran 804 Grignon St., Kaukauna
July 31 - Ethan Mellema	St. Paul Lutheran 200 N. Commercial St., Neenah
Aug. 7 - Don Verkuijen	Zion Lutheran 912 N. Oneida St., Appleton
Aug. 14 - Dr. Erich Knapp	First English Lutheran 326 E. North St., Appleton
Aug. 21 - Vashni Seitzer, CAGO	Faith Lutheran 601 E. Glendale Ave., Appleton
Aug. 28 - Dr. Naomi Rowley	Memorial Presbyterian 803 E. College Ave., Appleton

scan for more information
or visit www.newago.org

Sponsored by:
Northeastern Wisconsin Chapter of the
American Guild of Organists

Life Passages and Celebrations



Christine Neumann died on Saturday, May 16th. The funeral was held at Zion on Friday May 24th. Please keep the family of Chris in your prayers.



On May 5th **Miley Bee, Charlee Weiland** and **Ava Dorn** were confirmed.



Cody Dutcher graduated from University of Wisconsin-Madison with a Bachelor Degree in Economics. Congratulations to Cody!

Amanda Kuba graduated from University of Wisconsin-Whitewater in December of 2023 with a bachelor's degree in early childhood education

Bobbi Nevaeh Bruehl graduated Magna Cum Laude May 11th with a Bachelor of Science in Aviation Administration. She will be working for ENG Aviation in Houston Texas as a Flight Operations Analyst.



Joshua Hoesli is graduating from Kimberly High School. Congratulations to Joshua!

Oliver Hestres is graduating from Appleton North High School. He will be attending UW-Madison for chemical engineering. Congratulations to Oliver!