



*Concordia*  
**CONNECTION**

June 2018



VOTERS' ASSEMBLY | 2019 YOUTH GATHERING | SPECIAL NEEDS UPDATE | NEW MEMBERS

# PASTOR'S NOTE



**“On time, on budget, with JOY!!!”**

That simple, three-part phrase reflects the focus for our final work with the new Center for Christian Education. This youth ministry center for both our congregation and Christ Community Lutheran School (CCLS) is going to be fabulous. The hours spent on design and the work preceding construction have been tremendous. With your vote of confidence the **weekend of June 16/17**, or at the Congregational Voters' Assembly Meeting on **Monday, June 18**, we will proceed with construction. By starting this Summer, we will finish “on time” for use during the 2019-2020 CCLS school year. Through wise stewardship and planning, we are “on budget” to build at a cost consistent with what our leadership has presented since we began in earnest in early 2016. Through a well-executed process, the JOY is increasing! I know our congregation and school family will be ecstatic when we complete this initial phase of finishing our building at 505 S. Kirkwood Road.

Read through this June issue of the *Concordia Connection* for more details on the work ahead and the decision to proceed you are asked to make.

Warmly,

**Pastor Seidler**

Senior Pastor

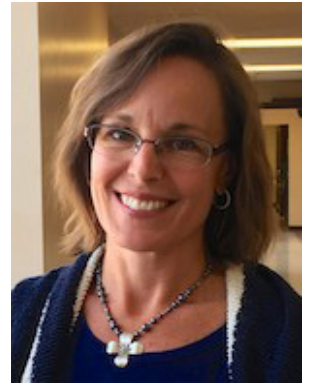
sseidler@CKhome.org

## OUR NEXT STEP

### IT'S GO TIME!

We are now ready to move forward toward a shovel in the ground! On the **weekend of June 16/17**, and at a **Congregational Voters' Assembly Meeting at 7:00pm on Monday, June 18**, we will vote on two important items:

- Approve moving forward into the **Construction and Completion** phase for the Center for Christian Education
- **Approve a Financing Package** which includes a permanent loan up to \$3.8 million and a bridge loan up to \$1.5 million. (The \$3.8 million figure includes \$2.1 million of new debt and \$1.7 million refinancing of existing debt.)



### OUR TIMELINE

- February 2016 - Congregation votes to move into Capital Campaign (81%)
- March 2017 - Capital Campaign completed
- April 2017 - Request for Proposal sent to three (3) design-build firms
- May 2017 - Korte Company and Arch Images selected as construction company & architect
- June 2017 - Congregation votes to move forward to Design phase (89%)
- January 2018 - Design completed
- February 2018 - City of Kirkwood final approval
- April 2018 - Final Construction Documents completed
- May 2018 - Final Guaranteed Maximum Price (GMP) delivered on budget
- June 2018 - Congregation Votes to move to Construction phase and approve Financing Package
- July 2018 - Construction begins
- June 2019 - Construction completed
- July 2019 - Move into Center for Christian Education

*continued on page 3 ...*

# OUR NEXT STEP (CONTINUED)

## NEXT STEPS

As we now have a final price from Korte Company, Concordia's construction firm, we can finalize our budget and financing needs:

## PROJECT TOTAL BUDGET

Campaign Costs	\$345,671	(paid, approved Dec. 2015)
Design/Preconstruction/Soil Testing	\$423,100	(paid, approved Jun. 2017)
Construction Costs	\$6,631,506	
Technology, Furniture Fixtures & Equipment	\$490,000	
Loan Interest (during construction)	\$85,000	
Insurance/Legal/Signage/Reimbursables/Utility	\$185,000	
Contingency	\$839,723	(10.3%)
<b>Total Project Budget</b>	<b>\$9,000,000</b>	

## PROJECT FINANCING

Total Project Budget	\$9,000,000
Amount Given to Date (5/15/18)	\$(4,266,000)
Expected Remaining Contributions (1)	<u>\$(2,685,000)</u>
Debt Needed for Our Next Step	\$2,049,000
Current Debt Refinanced (2)	<u>\$1,676,000</u>
Total Long-Term Debt Needed	\$3,725,000

## LOAN FUNDING NEEDED

Bridge Loan (during construction) (3)	\$1,600,000
Long-Term Loan	\$3,725,000

- (1) Assumes 75% of outstanding pledges are received.
- (2) \$1.4 million from 2002 Concordia Center & \$276,000 from 2012 Clay Avenue homes purchase.
- (3) Paid off as pledges are received. Short-term loan for when bills come in faster than pledge fulfillment.

We are comfortable based on forecasting models that Concordia can handle a debt load of \$3.7 million without sacrificing current ministry. To give you some perspective, in 2002, our total debt was \$3.2 million after the Concordia Center build when our overall budget was significantly less than it is today.

While the overall project budget is \$9,000,000, we have a 10.3% contingency built in of \$839,723. We do not intend to spend that entire amount. Contingencies are typical for projects in the event unforeseen circumstances occur. Our hope is that the final project comes in closer to \$8.5 million.

Finally, any future capital campaign will include a stipulation that, at least, the first million dollars raised will be put toward debt reduction, further minimizing the debt load to the congregation.

## CONCLUSION

These are exciting times for Concordia. Visioning for this actually began as far back as 2012. I understand this process has been long and that digesting all the numbers and communication can get complex. Please reach out to me, 314-822-7772 x130, at any time for further clarification, discussion or suggestions. We are so eager to see what God has in store for our ministry!

**Kristin Anderson**  
Executive Director  
kanderson@CKhome.org

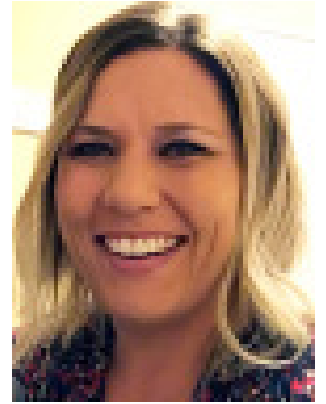
## GROUND BREAKING

It is "With Great Joy" we announce our groundbreaking event on **Sunday, June 24, 10:45am-1:30pm**. Join us for a boxed lunch, bounce houses, games and a ceremonial groundbreaking at **noon!** Mark your calendars and watch for more details!

# CK YOUTH

## 2019 LCMS YOUTH GATHERING

The theme for the 2019 LCMS Youth Gathering—**Real. Present. God.**—comes from Psalm 46. Held once every three years, this Lutheran Church-Missouri Synod (LCMS)–sponsored event is a once-in-a-high-school-career experience that provides thousands of youth and adults the opportunity to come together as a community of God’s people to learn more about Jesus Christ, the Christian faith, and their Lutheran identity. During the five days of the Gathering, youth spend time together in God’s Word, worship, service and fun with others from LCMS churches around the world.



Who can attend? **Youth in grades 9-12 for the 2018-2019 school year**

Gathering Dates: **July 10-17, 2019**

Where: **Minneapolis, Minnesota**

Registration: **\$100 per person by Sunday, September 30, 2018**; visit [CKhome.org/NYG](http://CKhome.org/NYG) - registration opens late Summer 2018.

Hope you can join us! For more information on the Gathering visit, [LCMSgathering.com](http://LCMSgathering.com).

**Jayme Nichols, DCE**

Minister to Youth

[jnichols@CKhome.org](mailto:jnichols@CKhome.org)

# WORSHIP ARTS



Dear High School Kids,

I started playing at my church in Ann Arbor, Michigan, when I was 14. I knew a few chords, loved to play, and honestly wasn’t all that good at it yet. In spite of that, my music director let me bring my guitar up with the rest of the worship team and strum along ... without a microphone anywhere near my guitar for the first year! It was great experience for me both in terms of learning from the “old guys” who were up there (In reality, men in their early 30s!) and having a connection to worship every week. My church became a place where I fit in and wanted to be regularly. Little did I know that—years later—I would become the music director in a church, as well.

With Summer here, this is an opportune time to take the first steps toward getting involved. Whether strings, brass, woodwinds, percussion, piano, guitar or voice, we can definitely find a way for you to connect in worship. Let me treat you to Starbucks, and we can talk music! Feel free to text me at 314-698-3604.

**Brendan Knorp**

Director for the Worship Arts

[bknorp@CKhome.org](mailto:bknorp@CKhome.org)

# ADULTS



Dear Friends in Christ,

I get a lot of joy out of boating:

- Time with family tubing, skiing, playing
- “Air in the hair” and a long wake stretching behind
- Relaxing with a good book and something cold to drink

But I can’t count it all as joy:

- Trailer flat tires
- Smoke from the engine, which also means time and money at the marina
- Storage and maintenance ... and care

These are the trials and tribulations of a boater.

They pale in comparison to life’s greater trials and tribulations and, thus, I am grateful that they provide some perspective. No promise comes with a boat; great promise comes in knowing Christ. The author of Hebrews articulates that promise, *“Never will I leave you, never will I forsake you.”* James reminds us to *“Count it all JOY ... when you meet trials of various kinds, for you know that the testing of your faith produces steadfastness.”*

I pray great JOY for you this Summer. And, I am confident that—in Christ—you will have that JOY because it is Jesus’ gift to you. What a gifted people we are, Concordia! Great houses in which to worship, dedicated and faithful leadership, JOY-filled opportunities to serve our community, country and world. And, this Summer, the groundbreaking (**weekend of June 23/24; 10:45am-1:30pm**) for the JOYous construction of our new Center for Christian Education and parking lot.

Together with you in JOY,

**Pastor Meggers**

Associate Pastor

[dmeggers@CKhome.org](mailto:dmeggers@CKhome.org)

P.S. Anybody wanna buy a boat?

## WOMEN’S MINISTRY

A new Women’s Ministry is in the formative stages at Concordia. Women attending services on Mother’s Day were given the opportunity to connect with other Concordia women by taking note cards from the Spotlight Table and sending personal messages the “old-fashioned way”—via U.S. Postal Service (or, “snail mail” 😊). By the way, you may have also noticed some very stylish hats “in attendance” at church that day, as well!

## VBS HEALTH TABLE

Concordia’s Vacation Bible School (VBS) will be held **July 16-20** from **9:00am-noon**; our Health Ministry Action Team will be sharing a health focus each day. Volunteers and donations of small new toys for prizes are needed. If you can help, please contact **Sharon Ema** at [sema@CKhome.org](mailto:sema@CKhome.org) or 314.822.7772 x132.

## THANK YOU!

Appreciation is expressed to **Dorothy Jacobi** for her 18 years of service to Concordia as a welcoming face at the lobby desk on Fridays and to **Aaron Pawlitz** for his six years of board service to Christ Community Lutheran School. In addition, **medical, military and first responders** were recently recognized during weekend services. Thank you all for your faithfulness!

## BE STILL \* BE ONE \* BE FAITHFUL

At Concordia, this is our hope for all who attend or visit. As we tell our new members during orientation—“*Life is hectic; church ought to be a place to find rest.*” Our lives can be so busy and chaotic that we long for respite; children also need this rest. They may not have to worry about how to pay the bills or the stress of a 60-hour work week, but children have their own burdens weighing down on them, as well. They, too, need rest. True rest is not found through sleeping in, playing video games or just relaxing at home; true rest is found in Jesus! Each week, bring your children to church, where they will be reminded to walk in the ways that God desires for His people. They will hear that their sins are forgiven in the Name of Jesus. Adults are not the only ones weighed down by the trials of this world. Our children feel the weight. Give them the spiritual rest they need this Summer ... and beyond!



We have LOTS going on for kids this Summer at Concordia:



## VACATION BIBLE SCHOOL (VBS), JULY 16-20, 2018

**Ready ... Set ... Head to VBS!** Students 3 years old (must be potty-trained) through 4th grade (completed), grab your megaphones, lace up your cleats, and tune up your instruments to join **Game On!** VBS, **July 16-20**, from **9:00am-noon!** God wants you to join His team, train hard, celebrate salvation, and encourage one another. Get in the spirit today with **Game On!** VBS. All abilities welcome--support available. \$30 per child--includes backpack of gear and CD. **Register at [CKhome.org/VBS!](http://CKhome.org/VBS)**

## GIVING SPOTLIGHT—VBS DONATIONS

During the month of June, we are collecting items for Vacation Bible School. Among other items, we need craft supplies, snack items and health table prizes. Take a “ball” home from the Giving Center and return items by **Sunday, July 1.**

## CONCORDIA KIDS CAMP – JUNE 19-22 (3RD–7TH GRADE)

**GLOW! Let Your Light Shine!** is designed for our 3rd-7th graders (2017-2018) at Camp Trinity. Kids Camp is a Tuesday through Friday overnight camping experience led this year by Jessica Crawford and myself (3rd-5th graders in air-conditioned cabins) and Jayme Nichols (6th-8th graders in tents). Our days are filled with organized activities including supervised swimming, boating, archery and camp games along with teaching time around the theme of “faith and light.” Campfires, great food, and meeting new friends in a place of tremendous natural beauty away from the city has become a hallmark highlight of our youth ministry.

**Register at [CKhome.org/KidsCamp](http://CKhome.org/KidsCamp).**



## EPIC MISSION WEEK – JUNE 25-29 (4TH-5TH GRADE) 8:00AM-4:00PM

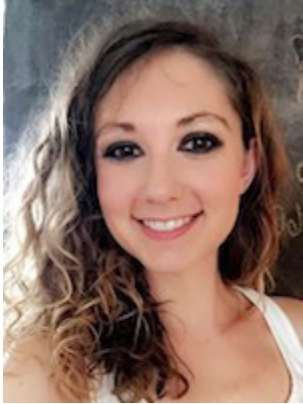
In partnership with *Feed My People*, our kids will be spending three hours each morning helping with food and thrift shop tasks at the High Ridge location. After lunch, the kids will head out for an afternoon of peer group building and fun at local waterparks, state parks or something along those lines. **Register at [CKhome.org/MissionWeek](http://CKhome.org/MissionWeek).**

**Rebecca Schultz**

Children's Ministry Assistant

[rschultz@CKhome.org](mailto:rschultz@CKhome.org)

# SPECIAL NEEDS MINISTRY



*For You created my inmost being; You knit me together in my mother's womb. I praise You because I am fearfully and wonderfully made; Your works are wonderful, I know that full well. – Psalm 139:13-14*



We had a great turnout for the presentation by Aaron Likens on **Wednesday, May 9!** Parents, grandparents, teachers and even individuals with Asperger's syndrome themselves were on hand to learn from Aaron and his personal journey. One thing that really resonated with me was the way that Aaron described how his own body processes specific sensory input.

We all take in information about the world around us through our senses. The big five are sight, sound, touch, taste and smell. It has been stated that up to 90 percent of children and adults with autism have sensory difficulties, including sensory oversensitivity. For example, certain tastes, smells, sudden movements, loud noises, flashing lights can cause extreme physiological reactions in a child or adult with autism. Aaron shared that when he hears a fire alarm or drumming that it actually feels like fire is coursing through his veins. Fire in his veins! Can you even imagine what that must feel like?

Now think about a typical worship service. We see all the people attending worship with us. We hear the rhythmic pounding of the drums or the organ. We smell the sweet scent of flowers on the altar. We taste the body and blood of Christ at Holy Communion. We even feel the fabric on the pew against our legs. It is, indeed, a sensory event and one that is not always possible—or even pleasurable—for an adult or child with sensory difficulties.

I would like to share with you one family's experience after choosing Concordia as their church home this past year (I have been privileged to spend time with their son Jack on Sunday mornings):

*"Our son Jack is a wonderful child ... he's fun, smart, and full of energy. He is also on the autism spectrum. He struggles with sensory issues such as unexpected noise or crowds. When there's laughter around him, his brain tells him others are laughing at him. When a baby is crying or a loud noise occurs, the sound is magnified for Jack and he becomes physically upset, anxious, and aggressive. Sitting through a church service becomes unpredictable, with mom and dad nervous about what may come—perhaps a meltdown or tantrum when his brain encounters one of his triggers. Prior to attending Concordia, church service was an hour of anxiety for Jack and our entire family.*

*Early this year, a friend mentioned the Special Needs Ministry at Concordia. Since we began attending, Jack has benefitted from Biblical teaching in Sunday School with a few other Special Needs children, while our family participates in church service each week. They tailor lessons and activities for Jack and provide a safe, nurturing environment that allows him to learn and grow in Christ. The Special Needs Ministry at Concordia has been an unbelievable blessing to Jack and our entire family."*

According to the newest data from the CDC, 1 in 59 children can be identified as being on the autism spectrum. If you know a family who has not been able to attend worship together because of sensory oversensitivity, please invite them to Concordia!

## Jessica Crawford

Director of Children and Families with Special Needs  
jcrawford@CKhome.org, 314-374-0682

## CK DEAF MINISTRY

Concordia offers the following services to make worship more accessible for those who are deaf or hearing-impaired:



- American Sign Language (ASL) interpreted service **Sundays weekly at 9:30am** in the Concordia Center
- Audio amplification devices for individuals with or without cochlear implants

## VBS FOR KIDS WITH SPECIAL NEEDS

**July 16-19; 1:30-3:30pm**

This year, it is our goal at Concordia that EVERY child who wants to participate in Vacation Bible School (VBS) and grow closer to God is able to do so! This VBS is designed JUST for kids with special needs. Lessons and materials are designed to meet individual learning and sensory needs. Enrollment capacity will be kept very low. Additionally, the afternoon VBS for Kids with Special Needs meets for two hours and only runs for four days. For 5-12 years old, but parents of younger or older children are encouraged to contact me, as well, if interested in VBS for Kids with Special Needs for their child. Sign up at [CKhome.org/SpecialNeedsVBS](http://CKhome.org/SpecialNeedsVBS).

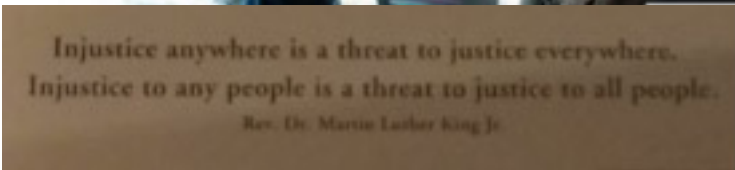
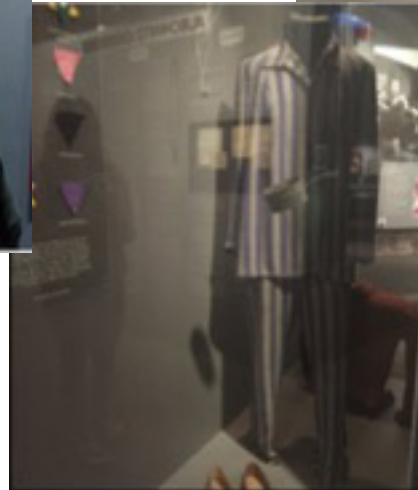
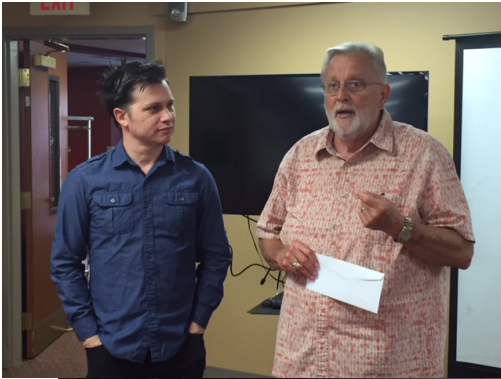


# LUNCH AND LEARN

## THURSDAY, JUNE 21

Celebrate the first day of Summer at **11:30am**, with a patriotic-themed indoor picnic in Concordia's Dining Hall, featuring a Living History Presentation by Barbara Kay, who will portray Betsy Ross and lead us in some favorite musical selections. This will be a potluck gathering, so bring food to share. Sign up on the Welcome Tab, on the list at the Registration Center or by calling **Patty Wilson**, 314-822-7772 x128.

On **May 17**, we were pleased to host Rev. Chris Paavola from All Nations Church in University City as our guest during lunch. Jerry Witte presented him with a check for \$830.00 from the free-will offerings gathered during our Lenten "Soup's On" lunches. Afterward, the group visited the Holocaust Museum and Learning Center; all agreed that the experience was both educational and emotional!



## UPCOMING LUNCH AND LEARN

- August 16** Matt Wilson; diving ministry with wounded veterans
- September 20** Bob Wagner; former National Football League referee
- October 18** OKTOBERFEST! – Don Wolfinger; Concordia's Germany trip
- November 15** Kitty Bickford; women in the military
- Tuesday, December 11\*** Christmas Party – "Immanuel, God with Us"

*\*PLEASE NOTE: Day/date change for the Christmas party, from our usual third Thursday to second Tuesday of December.*

In addition to these regularly scheduled monthly gatherings, a **day trip to Perry County** to visit the Lutheran Heritage Museum and Saxon Memorial is in the planning stages for **Saturday, October 27**. Be sure to mark your calendars now and watch for more information!



# WELCOME NEW MEMBERS



## The Franklin Family

Ray and Angie enjoy living in St. Louis City near family-friendly attractions, such as the Zoo and Ted Drewes. Ray is a registered nurse who works as a clinical specialist for Medtronic Vascular. Angie is a registered dietitian at the Jefferson Barracks VA. Ryker attends CCLS ECE (early childhood education) at the Crestwood campus. They have a lab/beagle mix who loves taking walks. Ray enjoys gardening with Ryker, who also likes to ride his scooter, read, or play with anything

related to dinosaurs. Both are sports fans, cheering on the Cardinals and Angie's favorite team, the Iowa Hawkeyes. With neither of them being from St. Louis, they have friends in other states and try to travel to see them as much as possible.

## The Imgarten Family

Dustin and Jill live in Crestwood and welcomed their first child, Claire, in March. Jill is a physical therapist in an outpatient clinic, while Dustin is a territory manager for Babolat. Both enjoy playing tennis, skiing, being outdoors, traveling, and spending time with family. They also have two dogs: a yellow lab named Henry and a poodle mix named Louie.



## Dan and Barb Polahar

The couple lives in Fairview Heights, Illinois, with their son, Daniel, and labradors, Annie and Daisy. Dan is a retired Air Force pilot and works at Scott Air Force Base as a flight manager. His hobbies are computer games, reading, and woodworking. Barb is a private tutor and homeschool teacher for high school science, math, and test prep. Her

hobbies are gardening, scrapbooking, crocheting, cooking, playing with the dogs, and anything outdoors. Daniel attends SIUE. They also have two adult daughters, April and Kate. April is married to Brendan. Together, they enjoy going to musicals, plays, concerts and "woods walking."



## Misti Shafer

Misti is completing her first year as part of the CCLS family, working at the Webster campus. She is blessed to be teaching the 4-year-olds next year.



## Kim Becker

Born in St. Louis and raised in Kirkwood and Des Peres, Kim enjoys the sermons as they relate directly to her life and the lives of others. Her career was in the soft-

ware industry before she decided to open her home to foster children. Kim adopted Fatima and her brother, Andy, from India. Andy has since moved to Atlanta and Fatima, still in St. Louis, is married and expecting her first child. Kim became particularly close to one of her foster children, Becca, who has now moved back with her 1-year-old baby, Milo. In addition to supporting different organizations in memory of her parents and volunteering at the Humane Society, Kim is committed to a life of recovery and helping others.



## Nancy Kuhrik & Marilee Kuhrik

"Doctor Nancy" and "Doctor Marilee" are both retired registered nurse educators. They are proud alumnae of Jewish Hospital and

Barnes Hospital Schools of Nursing. The sisters taught at both hospitals and later in Glenwood Springs, Colorado Mountain College for five years. They were also patient educators at Siteman Cancer Center with a focus on cancer prevention and early detection and health literacy. Since retiring in 2013, they have loved to travel to Colorado, North Carolina and Maine to visit and "spoil" niece, nephews, grandniece and grandnephews as much as possible.

We welcome two more families on page 10.

Our next orientation is **Monday, June 11, 6:30-8:30pm**. Childcare is available. Register at [CKhome.org/membership](http://CKhome.org/membership) or contact **Marcy Scholl** at [mscholl@CKhome.org](mailto:mscholl@CKhome.org).

# COUNCIL CORNER



What an incredibly exciting time at Concordia! During the **May 21** meeting, Council considered a variety of measures related to the Center for Christian Education building project and also voted unanimously to approve the submission of several items (pertaining to construction and financing of the new building) to the congregation for consideration. In short, Concordia—led by Pastor Seidler and Kristin Anderson, along with the lay leadership on the building committee (Dan Harper, Pete Joyce and John Colonder)—did an outstanding job working with The Korte Company to bring the proposed building project in line with the project scope previously approved by the congregation. At Concordia, we are so blessed to have talented lay leadership, like the men on our building committee, who brought their considerable expertise and servant hearts to this project to help ensure it stayed on track. We also owe a debt of gratitude to Concordia's Finance Committee, whose members did an exceptional job reviewing the various financing proposals submitted for the project. As we move forward to the final congregational vote the **weekend of June 16/17** and on **Monday, June 18**, we pray that God continues to guide the church and bless Concordia's ministry.

## **Matt Schelp**

Council President

matthew.schelp@gmail.com

# WELCOME NEW MEMBERS



## **The Tilghman Family**

Chris and Jessica grew up in Kentucky and Tennessee and met at the University of Mississippi during their undergraduate years. They settled in St. Louis and now reside in Glendale. Their fun-loving and curious little girl, Rhae, is 5 years old and currently attends Pre-K at Kirkwood Early Childhood Center. At age 4, Rhae was diagnosed with a rare genetic mutation

called SATB2 Associated Syndrome; through the grace of God and Google, Chris and Jessica found Concordia Special Needs Ministry. Chris works at US Trust as a private client manager and Jessica works for Studio Optyx as an eyewear sales representative. Their family loves to fish, be outdoors, horses, golf (for Chris), performing arts (for Jessica) and swimming (for Rhae).

## **Jake and Brittany Trost**

The couple has spent the last few years living in Minnesota on the north shore of Lake Superior, but recently moved back to Missouri in the Fall of 2017 and are happy to call St. Louis their home once again. Jake is an outfitter at the Alpine Shop in Kirkwood and a landscape/nature photographer on the side. Brittany is a dog groomer at Petsmart in Sunset Hills. In their time off, they enjoy backpacking, hiking and traveling. Their family currently includes Ms. Kitty, the cat; Tuukka, a husky/shepherd and retired sled dog; and Millie, an elderly Australian cattle dog mix.

