

## **Zion Builders Institute**

Thank you for taking a few minutes to consider something extraordinary.

For decades, many of us in the Latter-day Saint tradition have longed for Zion: a society where the Lord's people are of one heart and one mind, dwell in righteousness, and have no poor among them. We sing of Zion, speak of Zion, and look forward to its prophesied day.

But what if that day could begin now?

The Zion Builders Institute (ZBI) was formed to take that hope and build it into a real-world pathway. Through our flagship initiative – Operation Self-Reliance – we've already launched self-reliant, cooperative communities where families grow their own food, produce their own power, and live in mutual support. Riverbed Ranch in Utah and Coslor Cove in Arizona are no longer experiments. They are living communities.

We believe this is only the beginning.

Enclosed you'll find a brief packet of documents showing what we've accomplished, where we're going, and how you can help. Specifically, your support can accelerate the growth of these communities through:

- A Perpetual Immigration Fund to help skilled families cross the affordability barrier,
- A Legal Defense Fund to shield emerging communities from unjust opposition,
- The expansion of our training, coaching, and coordination across North America and beyond.

This isn't necessarily about building a new Church program -- it's about supporting faithful Saints who are willing to sacrifice, learn, and live differently... now.

We hope you'll read through the enclosed materials and prayerfully consider partnering with us. The need is great. The people are ready. And the vision is clear.

We are not waiting for Zion. We are building it.

Warmly and respectfully,

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## The Central Promise of the Zion Builders Movement

You've been taught all your life that Zion would come... someday.

### But what if you could begin living it now?

Many faithful Latter-day Saints feel increasingly out of place in modern society. We live surrounded by Babylon -- a world built on selfishness, greed, and an adulterated profit motive that has corrupted nearly every social institution: government, education, media, even medicine. We long for something different.

### The Deep Yearning

We've read about Zion in scripture. We've taught our children about it. We've sung about it in hymns. But we've rarely had the chance to *live* it.

The Zion Builders movement speaks to that yearning: the desire to live among a people who are of **one heart and one mind**, who care more about **consecration than consumption**, and who raise their families in a spirit of love, service, and stewardship.

### Our Invitation

We are not waiting for Christ to return before we begin. We believe Zion must be **prepared** before it can be **received**. That preparation starts with:

- Choosing to cooperate rather than compete,
- Learning to govern with consent, not coercion, and
- Creating self-reliant communities built on trust, transparency, and shared sacrifice.

We call these communities *Zion-prep communities* because they are stepping stones toward the holy society described in Moses 7.

“And the Lord called his people Zion, because they were of one heart and one mind, and dwelt in righteousness; and there was no poor among them.”  
-- Moses 7:18

### For Those Who Are Willing

We don't pretend to have all the answers. But we are willing to learn. We are willing to act. We are willing to gather with others who believe Zion isn't just a prophecy -- it's a pattern.

**Zion Builders Institute** exists to help you build it, wherever you are.

## Three Emotional Pain Points the Zion Builders Movement Addresses

### 1. Powerlessness to Protect Our Children

*"We send our kids to school for eight hours a day, then fight at home to un-teach what they learned there."*

LDS parents are alarmed by how aggressively Babylon's values are taught in schools, on social media, and through entertainment. From gender confusion to moral relativism, the flood of false ideas is overwhelming. Many feel spiritually outgunned. Sunday School isn't enough. Nearly every Ward Council in places like Salem, Utah, includes heartfelt laments about what children are being taught.

**Zion Builders offers a way out** -- by creating communities where shared values surround, support, and protect our families, not undermine them.

### 2. Soul-Suffocating Work in Babylonian Systems

*"I hate going to work for someone who profits off my exhaustion -- and expects me to check my values at the door."*

Many Zion-loving Saints feel trapped in workplace cultures driven by greed, not God. The standard American business often rewards those who prioritize profits over principles. Workers feel devalued, spiritually disconnected, and morally compromised.

**Zion Builders offers a cooperative alternative** -- economic models based on consent, shared stewardship, and mutual uplift. Saints can labor with purpose, not just paycheck pressure.

### 3. Fear That the Collapse of the Family Will Bring Calamity

*"We believe the prophets -- but we don't know what to do with their warnings."*

"The Family: A Proclamation to the World" warns clearly: *"We warn that the disintegration of the family will bring upon individuals, communities, and nations the calamities foretold by ancient and modern prophets."*

LDS families see the signs all around. But what can be done? What does obedience to that warning look like in practical terms?

**Zion Builders provides a prophetic response** -- creating intentional communities where family is not just respected, but supported structurally, economically, and spiritually.

## The Promise

The Zion Builders movement doesn't offer a utopia. It offers a lifeboat. A place to build what the prophets foretold. A place to live gospel values without compromise.

We are not waiting for Zion. We are building the foundation for it now.

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## Our Enduring Mission: The Purpose of the Zion Builders Institute

### ZBI Mission Statement

**The Zion Builders Institute exists to gather, guide, and support a movement of Latter-day Saints (and their friends) who are actively preparing to live in Zion by establishing cooperative, self-reliant communities rooted in faith, humility, mutual aid, and righteous self-governance.**

### Expanded Mission Description

#### *1. Gathering the Willing*

ZBI is not for everyone. It is for those who yearn to escape Babylon's values and help build a society governed by gospel principles.

We seek those willing to: - Unlearn the false traditions of competitive individualism - Embrace humility as the foundation of Zion - Practice interdependence through voluntary cooperation

ZBI invites the spiritually prepared to engage in this work now -- not to wait for further commandment, but to act as agents unto themselves.

#### *2. Guiding the Movement*

We preserve the founding vision and provide direction to those seeking to establish Zion-prep communities. Our tools include: - Governance frameworks - Inspirational and doctrinal foundations - Community-building best practices

Our goal is not to impose uniformity, but to help identify the essential principles of Zion society while allowing local adaptation.

### *3. Supporting the Builders*

ZBI functions as a backbone organization -- empowering community leaders and pioneers with: - Legal guidance - Educational resources - Donor connections - Mediation and mentorship

We also coordinate and administer the **Operation Self-Reliance Initiative** -- a cooperative framework for building model off-grid, self-reliant towns across the United States. This initiative embodies ZBI's mission on the ground.

### *4. Preparing for the Day*

Ultimately, ZBI's work is preparatory.

Should the Lord call His people to build the New Jerusalem in Jackson County, Missouri, ZBI's communities and systems will already reflect the needed spirit and structure.

Until that time, we move forward with faith, doing all within our power to establish holy societies.

"Zion is not given. It is built."

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## **Zion Builders Institute & Operation Self-Reliance: How They Fit Together**

### *Two Missions, One Purpose*

The **Zion Builders Institute (ZBI)** is the strategic and spiritual engine behind a growing movement to prepare the people of God to live in Zion-like societies.

The **Operation Self-Reliance (OSR)** initiative is ZBI's flagship implementation model -- a cooperative, off-grid, self-reliance-centered community pattern designed to help modern Saints unplug from Babylon and live the principles of Zion.

Together, they form a unified path for individuals and families seeking a better way.

### *ZBI's Role: The Movement Architect*

ZBI's job is to: - Preserve the founding vision and purpose - Offer frameworks for governance, cooperation, and community life - Provide materials, training, and coaching for emerging communities - Launch and administer funding tools

(like a Perpetual Immigration Fund and Legal Defense Fund) - Protect and guide the movement's integrity

ZBI acts like an ecclesiastical seminary -- not to replace the Church, but to train the builders of Zion communities.

### OSR's Role: The Field Application

The Operation Self-Reliance initiative provides a practical, boots-on-the-ground model: - Nonprofit land co-ops with 2+ acre plots for self-reliant homesteading - Members provide their own food, water, and power systems - Shared community buildings and roads, funded through cooperative shares - An expectation of obedience to local law and mutual aid among neighbors

Riverbed Ranch (UT) and Coslor Cove (AZ) are current OSR communities -- real, operating towns with Latter-day Saint values and growing populations.

### Why It Works

ZBI supports many kinds of Zion-prep models -- but OSR is the first to mature into a replicable pattern.

ZBI provides: - Strategy - Curriculum - Moral clarity - Leadership tools

OSR provides: - Land - Legal structure - Governance precedent - Demonstrated fruit

Together, they create a virtuous cycle.

**ZBI ensures the spirit. OSR proves the model.**

### Looking Ahead

ZBI will eventually support multiple community models in different climates, legal systems, and countries -- but OSR will always hold a place of honor as the founding initiative.

ZBI will continue to: - Share best practices from OSR communities - Defend and promote their legal rights - Encourage generous donors to fund expansion

As Zion Builders, we honor what has already been built while preparing to build much more.

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# Zion Builders Institute – Offerings Strategic Plan

## Phased Growth Model for Offerings

To achieve our mission of building Zion-prep communities, Zion Builders Institute (ZBI) will implement a three-tier offerings framework, reflecting our current capacity and aspirational growth.

### Tier 1: Current & Near-Term Offerings

*Core tools for early adopters and founding communities*

#### Operational Now or Ready to Launch

**Zion Community Startup Kit** (legal templates, planning tools, culture-building guides)

**Monthly Orientation Webinars** (e.g., “Thinking of Homesteading?”, “Building Zion Now”)

**Zion Builders Fellowship & Charter** (shared spiritual identity framework)

**Mentorship Network** (mentors from Riverbed Ranch and early builders)

**AcademyOSR Homesteading Curriculum** (practical off-grid training)

**Donor & Vision Brief** (targeted fundraising document)

### Tier 2: Growth Phase Offerings

*Movement-building programs requiring modest funding and team expansion*

#### To Be Activated with Philanthropic Support

- **Zion Builders Podcast / YouTube Channel**
  - Sharing stories, teachings, and community how-tos
- **Regional Gatherings & Zion Builders Summit**
  - Live networking, vision alignment, and leadership training
- **Community Leader Certification**
  - Governance, conflict resolution, and cooperative economics
- **Zion Directory**
  - Map and database of all affiliated communities, mentors, and contact portals

### Tier 3: Full Maturity Offerings

*Advanced programs for movement-wide reach and spiritual depth*

#### Requires Multi-Year Staffing and Core Funding

- **Zion Builders Retreat Center**
  - A flagship physical space for immersive training, retreats, and family camps
- **“Living Zion” Handbook & Curriculum**
  - Scripturally grounded, gospel-aligned education on consecration and cooperation
- **Zion Builders Media Studio**
  - Original media, educational videos, and family-friendly gospel content
- **ZBI Learning Platform**
  - Online community portal with certifications, forums, and mentor-matching

#### Strategic Considerations

- All Tier 1 offerings are designed to build trust and provide immediate value.
- Tier 2 initiatives create engagement pathways for leaders, teachers, and donors.
- Tier 3 fulfills the movement’s long-term potential by shaping culture at scale.

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## Funding Zion:

### Long-Term Financial Sustainability Models for ZBI and Its Communities

#### 1. The Need for Financial Stewardship

We cannot build Zion with Babylon’s debt.

If we are to create a society governed by spiritual law, we must also embrace temporal stewardship. Long-term financial sustainability is essential -- not only to maintain infrastructure and operations, but to preserve the **spiritual independence** that defines Zion.



## 2. Funding ZBI: A Multi-Tiered Strategy

### **Donor Philanthropy**

We invite high-net-worth Latter-day Saints and value-aligned foundations to invest in eternity -- not for a financial return, but a *Zion return*. Their contributions will launch communities, train leaders, and seed cooperative ventures.

### **Membership Contributions**

Every Zion participant contributes what they can -- financially or through time and talents. Modest recurring donations to ZBI help fund coordination, mentorship, and community support.

### **Program Revenues**

ZBI can offer: - Online training in cooperative living - Action Lab certification programs - Community startup kits and consulting - Premium tools and templates for community governance

### **Mission-Aligned Investment Vehicles**

Over time, ZBI may establish or partner with low-return, high-stability cooperative investment funds -- focused not on profit, but perpetuity.

## 3. The Perpetual Immigration Fund

Inspired by our pioneer forebears, ZBI seeks to establish a donor-supported fund to help talented, worthy individuals and families join Zion-prep communities -- especially those with self-reliance skills but without the capital required.

Funds may be gifted or offered as long-term, zero-interest loans. Repayments (when possible) cycle back into the fund, helping others in turn.

## 4. Sustaining Local Communities

Each Zion-prep community is encouraged to build its own **economic engine**:

- Member-owned co-ops (retail, farm, trades, service)
- CSA food programs and co-manufacturing spaces
- Shared childcare, homeschooling, and eldercare cooperatives
- Community-wide solar and water systems with shared maintenance budgets
- Micro-loan programs and mutual aid networks

## 5. Guarding Against Babylonian Influences

Zion must be financed in a way that honors: - **Transparency** - **Consent-based governance** - **No outside investors seeking ROI or control** - **Mission-first economics**

Our goal is not to scale wealth -- but to scale *righteousness*.

With God as our partner and wise stewards at the helm, Zion will flourish without the chains of Babylon's credit.

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## Zion Builders Institute - Movement Roadmap

### ZBI Movement Stages

#### Phase 1: Proof of Concept (Pioneer Phase)

✓ *[Current Phase: Riverbed Ranch and Coslor Cove]*

1. Establish real-world prototypes to prove that Zion-prep communities are viable.
2. Navigate early resistance -- both internal (governance struggles) and external (zoning hurdles).
3. Create foundational tools such as the "Gee Whiz Book" and legislative proposals.
4. Clarify and defend the core spiritual and cooperative values of Zion vs. Babylon.
5. Begin forming the founding identity and leadership circle.

#### **Key Actions:**

- Survive board conflicts and internal misalignment.
- Win pilot homestead project approval in Navajo County, AZ.
- Deepen relationships with allies like Bob Worsley and Rep. Carbone.

#### Phase 2: Pattern Replication (Network Formation) ⚡ *[Initiated]*

1. Launch multiple Zion-prep communities based on OSR or similar cooperative models.

2. Develop training for local leaders in governance, cooperative economics, and conflict resolution.
3. Create a “Zion Community Starter Kit” and basic certification framework.
4. Launch the Perpetual Immigration Fund to increase access for low-asset but highly skilled Saints.
5. Publish a Zion Builders Directory with community status, resources, and mentors.

**Key Actions:**

- Formalize support and training systems.
- Identify repeatable patterns and legal tools.
- Start building digital infrastructure to share best practices.

**Phase 3: Movement Expansion (Cultural Recognition) □ □**

1. Zion-prep communities become a recognizable cultural category within and beyond the LDS world.
2. Independent groups begin adopting ZBI values voluntarily.
3. Donor and philanthropic attention increases as outcomes are proven.
4. ZBI hosts annual summits and publishes content to shape broader narrative.
5. Visual tools like an interactive map of Zion communities are launched.

**Key Actions:**

- Elevate storytelling through video, social media, & published works.
- Track outcomes and community health metrics.
- Shift from builder to curator/connector of the movement.

**Phase 4: Systems Influence (Zion Culture as a Normative Model) □ □**

1. Zion-minded communities begin influencing civic and legal systems.
2. Trade, education, and justice systems modeled on cooperative principles emerge.
3. Law clinics, zoning reform, and sustainable governance ideas gain traction.
4. ZBI becomes a thought leader consulted by policymakers, educators, and scholars.

**Key Actions:**

- Launch regional federations or trade networks.
- Serve as a bridge between local governance and spiritual stewardship.
- Guard the movement from mission drift and preserve spiritual integrity.

**End Vision:** Hundreds of thriving, self-reliant, cooperative communities led by covenant-keeping Saints and their friends, preparing spiritually and temporally for the return of the King of Zion.

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## **Zion Builders Institute: Perpetual Immigration Fund Proposal**

**Purpose:**

The **Perpetual Immigration Fund (PIF)** of the Zion Builders Institute is designed to provide financial assistance to skilled, values-aligned individuals and families who are eager to join Zion-prep communities but cannot afford the upfront costs required by initiatives such as Operation Self-Reliance (OSR).

This fund echoes the original Perpetual Emigration Fund established by early Latter-day Saints in the 19th century, enabling thousands to gather to Zion. Today, the purpose remains similar: to assist covenant-minded Saints in gathering -- not to a central city, but to self-reliant, cooperative communities where Zion principles are lived and taught.

**Why It's Needed:**

- Many highly capable and spiritually aligned families cannot afford the ~\$240,000 minimally required to establish a homestead in OSR communities.
- Without support, these families -- often homeschoolers, tradesmen, farmers, builders, and natural healers -- are shut out of participating in Zion-building efforts.
- The need is especially urgent in communities like Coslor Cove, where land acquisition debts and infrastructure funding gaps limit entry flexibility.

#### How It Works:

- The Fund is held and managed by the Zion Builders Institute as a 501(c)(3) nonprofit.
- Donors may contribute to the general fund or earmark donations for a specific community or family.
- Applicants must complete a thorough vetting process, including values alignment, skillset, willingness to serve, and community need.
- Funded recipients commit to repay the support received (without interest) as their financial situation allows, keeping the fund perpetually growing.

#### Key Safeguards:

- No funds are disbursed directly to individuals; all funds are applied toward infrastructure or membership payments.
- Repayment terms are flexible, with no legal obligation but a strong moral one.
- Oversight is provided by a dedicated PIF Advisory Council composed of ZBI board members and trusted community representatives.

#### Impact:

- Accelerates growth of Zion-prep communities by including those called but not currently able.
- Enhances spiritual, social, and labor capital in each OSR community.
- Provides a tangible, inspiring outlet for high-net-worth donors to participate in Zion-building.

#### Call to Action:

We invite philanthropic Saints and Kingdom-minded stewards to invest in the eternal cause of Zion. Your donation to the Perpetual Immigration Fund doesn't just help a family -- it helps build a society of consecrated cooperation, self-reliance, and faith.

**“Verily I say, men should be anxiously engaged in a good cause... and bring to pass much righteousness.” -- D&C 58:27**

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# **Zion Builders Institute: Legal Defense & Advocacy Program**

## **Purpose**

To safeguard the rights of Zion-prep communities facing legal threats -- whether from governmental overreach, zoning opposition, or targeted private interests -- by providing expert legal assistance and coordinated public advocacy.

## **Legal Defense Fund**

A dedicated, donation-supported fund administered by ZBI to: - Hire experienced attorneys familiar with cooperative, religious liberty, and land-use law - Cover legal expenses for defending certified communities - Ensure rapid access to representation for founders, councils, or co-op members under legal threat

Fundraising campaigns will target: - High-net-worth donors aligned with the cause - Tithing-equivalent donations from ZBI Fellows - Estate planning and charitable remainder trusts from older supporters

## **On-Retainer Attorneys**

ZBI will build a national roster of attorneys prepared to: - Review land use and zoning ordinances - Defend property rights and religious freedoms - Assist communities in defending co-op governance models

Attorneys will be regionally distributed to reduce response time and improve familiarity with local legal norms.

## **Rapid Response Legal Team**

When a community is under imminent threat (e.g., code enforcement shutdowns, smear campaigns, denial of permits), ZBI's response team will: - Connect the community to counsel - Coordinate messaging with the community's leadership - Issue statements to press and elected officials - Rally network-wide moral and material support

The goal is not just legal defense, but narrative framing.

## **Training & Prevention**

ZBI will provide ongoing legal education to community leaders:

- Know Your Rights guides
- Conflict de-escalation playbooks for code officials

- Documentation templates (e.g., letters, affidavits, logs)
- Local lobbying & legal navigation webinars.

#### Long-Term Advocacy Goals

- Build legal precedent to legitimize off-grid co-ops and religious land use
- Partner with liberty-based legal nonprofits
- Work toward model legislation at state and county levels to recognize Zion-prep communities as a valid form of rural development

**ZBI will stand with every righteous community builder who seeks to build Zion through peaceful cooperation, lawful stewardship, and courageous integrity.**

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## Zion Builders Institute: Donor Welcome Packet

### Welcome, Kingdom-Minded Donors

Thank you for your interest in supporting the Zion Builders Institute (ZBI). We are a faith-driven, impact-focused organization working to create real, thriving, cooperative communities rooted in Zion principles. These aren't hypothetical or symbolic communities – they're tangible, growing towns where families live, raise children, and steward land while learning to cooperate in consecrated self-reliance.

Your support empowers more than infrastructure – it empowers a movement. ZBI exists to:

- **Support the growth of communities** like Riverbed Ranch and Coslor Cove through legal strategy, donor matching, and capacity-building.
- **Train and mentor leaders** of Zion-prep communities through shared governance, cooperative enterprise, and spiritual alignment.
- **Administer funds**, such as our **Perpetual Immigration Fund**, to help skilled, values-aligned families join OSR communities who otherwise couldn't.
- **Defend** these communities when misunderstood or attacked by government or private entities.

### Why This Matters

In an era of moral confusion, economic inequality, and institutional collapse, the world is hungry for a different kind of society – one built on humility, shared purpose, and divine pattern. We believe Zion is that society. Your donation doesn't just fund programs. It builds refuge. It builds family legacies. It builds hope.

We invite you to partner with us in accelerating the rise of Zion.

**"Zion comes not as a gift but because virtuous covenant people are drawn together and build it."** - Bishop Keith B. McMullin

With gratitude,

Jesse Fisher

**The Zion Builders Institute Team**

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