



Northland Neighborhoods, Inc
Annual Report
2024-25



A Message from NNI Leaders

This past year, Northland Neighborhoods, Inc. (NNI) continued to make significant strides in its mission to enhance the quality of life for residents across the Northland. Through dedicated service, impactful programming, and a relentless focus on community needs, NNI once again demonstrated the vital role it plays in shaping a stronger, more connected Northland.

Public engagement remained a cornerstone of NNI's efforts. More than 2,700 residents participated in a wide variety of meetings and events, including Senior Workshops, Crime Watch sessions, Northland Problem Solving gatherings, and more. These touchpoints not only fostered community dialogue but also empowered residents to take an active role in shaping the future of their neighborhoods.

NNI's home repair program delivered tangible results for homeowners in need. In total, 103 projects were completed across the Northland, addressing essential needs such as HVAC systems, roofs, siding, windows, accessibility features, and a host of smaller but vital handyman repairs. Each project represented a step toward greater safety, comfort, and stability for the individuals and families served.

The achievements of the past year are a direct reflection of the unwavering dedication of NNI's Board of Directors and the exceptional work of its professional staff. Their collective commitment ensured that, no matter the challenge, the needs of the community remained NNI's top priority.

The impact of this work reaffirms NNI's ongoing commitment to its mission: to enhance the quality of life for the citizens we serve in the place we proudly call home. Every program, every repair, and every conversation with a resident reflects this guiding principle.

As we look ahead, NNI remains deeply committed to building on this momentum—strengthening neighborhoods, supporting residents, and continuing to be a trusted partner in community development.



Mark McHenry
NNI President



Deb Hermann
Chief Executive Officer

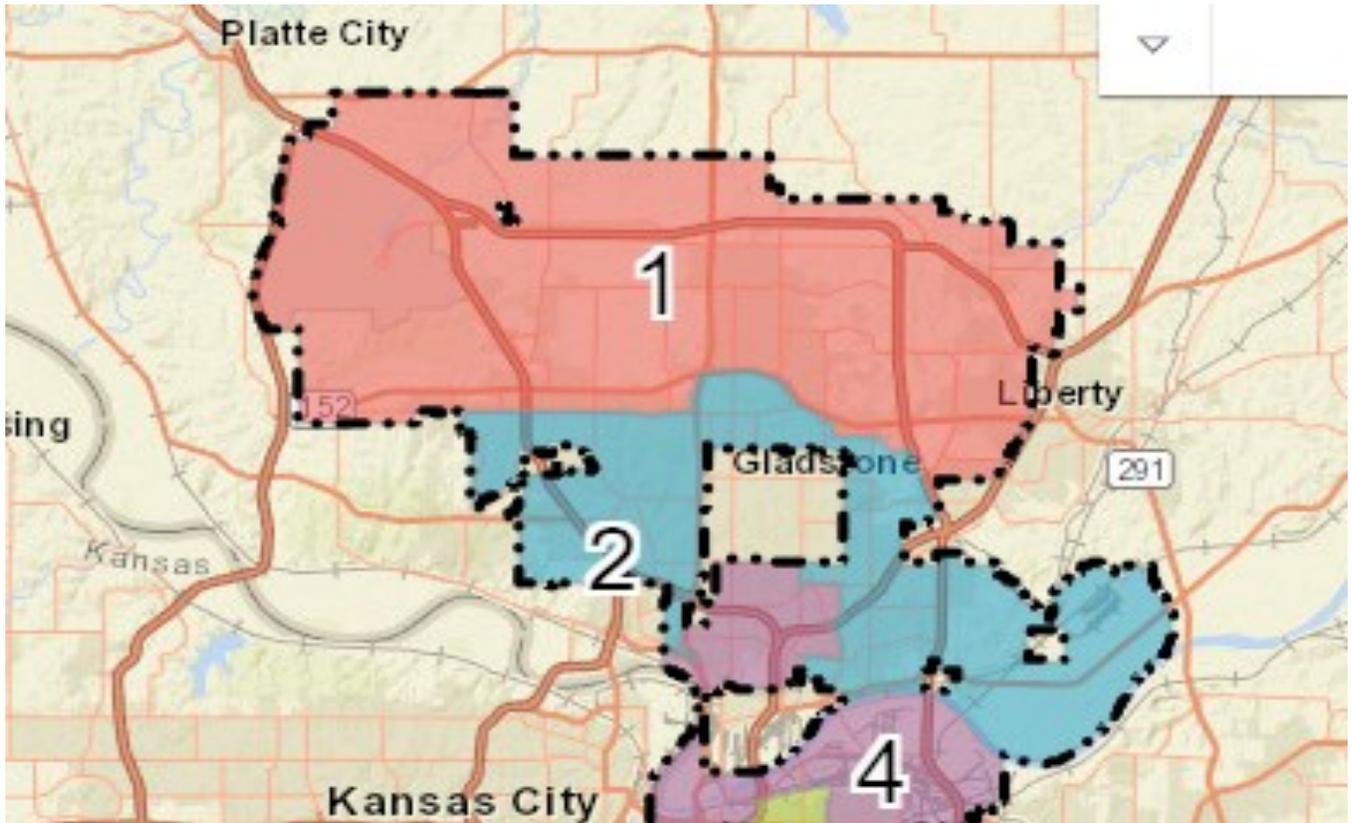
A handwritten signature in blue ink that reads "Mark L. McHenry".

Mark McHenry
President

A handwritten signature in blue ink that reads "Deb Hermann".

Deb Hermann
Chief Executive Officer

Serving the Northland: A Commitment to Community



Northland Neighborhoods, Inc. (NNI) is proud to serve all of Clay and Platte Counties, along with Kansas City's 1st, 2nd, and 4th Council Districts. As a designated Community Action Network (CAN) office, we offer a range of vital services to support and strengthen our communities. These include providing meeting space for neighborhood associations, distributing blue bags for community cleanups, hosting informational public meetings, conducting Senior Workshops, and performing nuisance code inspections.

At NNI, we remain deeply committed to serving the Northland and ensuring our neighborhoods are informed, empowered, and supported.

We also want to take this opportunity to express our sincere gratitude to the 1st and 2nd District Councilmembers for their continued support. Their dedication makes it possible for us to stay open and fully operational—allowing us to continue our mission of serving the neighborhoods that make the Northland strong.

Meet George!



George was born and raised on a farm in southern Kansas, where he learned holistic healing techniques from his mother at a young age. His passion for health and wellness led him to serve four years as a registered nurse in the Air Force in Tucson, Arizona. After leaving the service, he became one of the founding members of the American Holistic Nurses Association.

Two years ago, he suffered a stroke that affected his speech, but he continues to serve a smaller patient base with unwavering commitment.

For the past 45 years, George has lived in his historic home in Excelsior Springs, becoming a cherished member of the community. His contributions are so valued that his face is even featured on a town mural depicting local history.



Recognizing the importance of preserving his home, NNI leveraged two grants to complete extensive renovations. Because the historic structure lacked ducts for heating and cooling, we installed two mini-split units to regulate the indoor temperature. We also replaced all the old, drafty windows to improve insulation and comfort. George's biggest request was a new roof, and we were able to completely reroof the home. Additionally, we noticed that the back egress was deteriorating, with rotting wood and crumbling stairs. To ensure safety and accessibility, we built a new landing and stairwell leading to the backyard. Through these efforts, George's home is now safer, more energy-efficient, and better suited to his needs, allowing him to continue his lifelong commitment to healing and community.



Meet Albert & Lynn!

Albert and Lynne have called Platte County home for more than four decades. Married for 45 years, they raised six children in their family home, filling it with love and memories. However, life took an unexpected turn on their first wedding anniversary when Albert suffered a serious back injury while working as a welder at General Motors. Over the years, the injury led to seven surgeries, chronic pain, and permanent disability.

Lynne, a dedicated nurse at Truman Medical Center specializing in palliative care and hospice, remained the family's steadfast caregiver. But as Albert's condition worsened, maintaining their home became increasingly difficult, and it fell into disrepair.

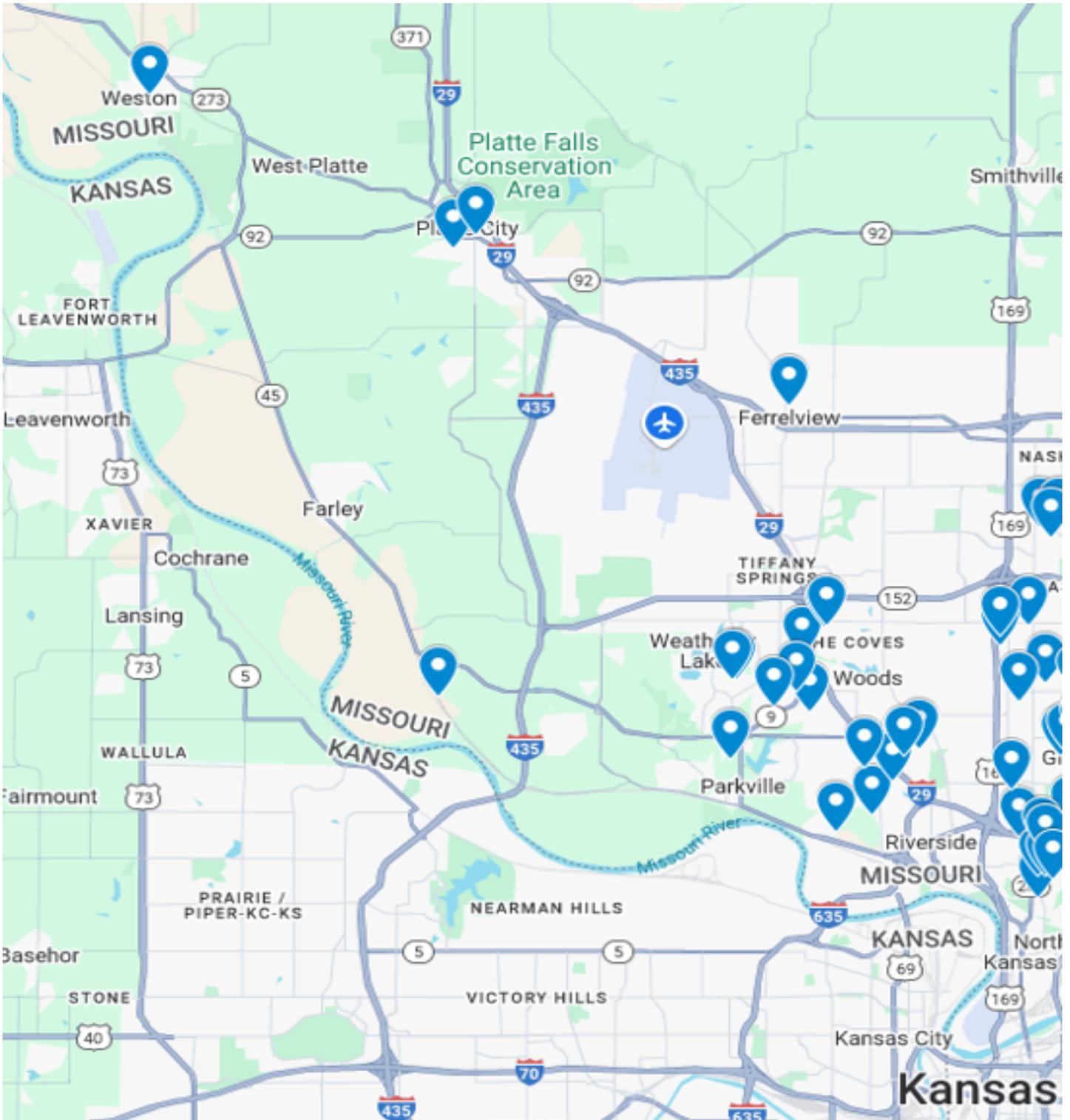


That's when NNI stepped in. With the goal of restoring both the home and the couple's peace of mind, NNI provided extensive improvements, including new siding to protect the exterior, a replacement garage door with an automatic opener—an essential upgrade after Albert suffered a fall while opening the old door—along with a sturdy new front door and a windowed kitchen door, allowing Lynne to enjoy the sight of deer grazing in the morning.



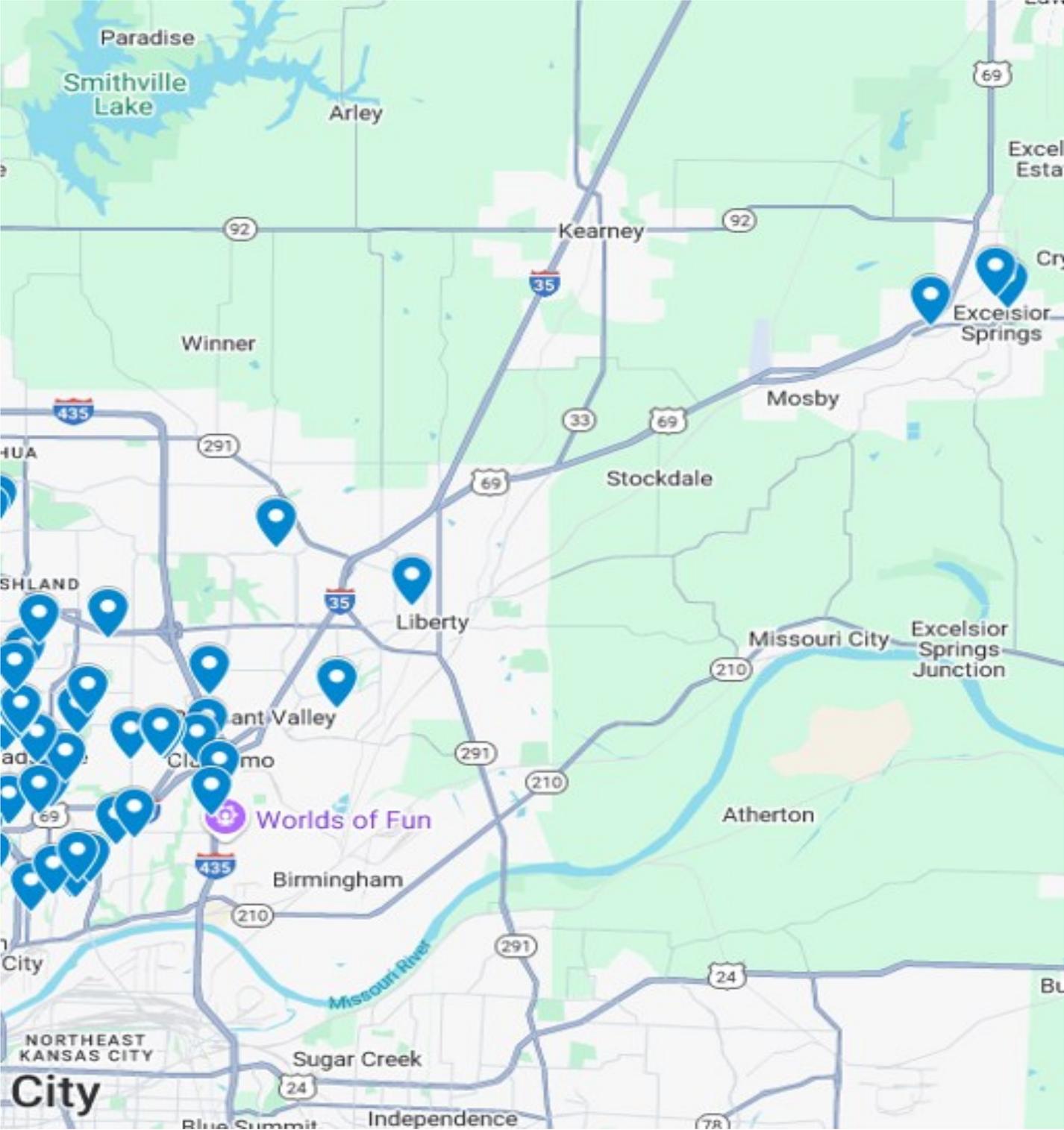
Thanks to these renovations, Albert and Lynn's home is now safer, more functional, and better suited to their needs. More than just repairs, this project

represents a renewed sense of security and comfort for a couple who has given so much to their family and community.



*NNI completed **\$1,400,000+** In Home Repairs 2024/25*

NNI Home Repair Projects



Home repair/rehab completed in FY 2024-25

Meet Mario Vasquez: Kansas City's New Trailblazer at the Helm



"I've always viewed the city as a whole: north, south, east, west, and there's so much going on ... I want to be able to make sure that my influence, my work is spread out throughout the community. I want to make a difference in every corner of the community."

"I would say I'm ready to roll my sleeves, but my sleeves are already rolled up, so I'm ready to go forward."

Kansas City just made history, and his name is Mario Vasquez.

Vasquez has officially stepped into the role of city manager, becoming the first Latino to ever hold the position. But this isn't a story about checking a box—it's about a man whose journey from Bolivia to City Hall is as inspiring as it is impressive.

Born in Bolivia, Vasquez moved to Wisconsin as a child during what he describes as "a time of economic distress and turmoil" in his homeland. His family sought opportunity, and they found it—first in the snowy suburbs of Madison, where Vasquez graduated high school in 1989, and later in the world of city planning, where he's been quietly shaping Kansas City for decades.

After earning a bachelor's degree in economics from the University of Wisconsin–Eau Claire in 1995 and a master's in urban and regional planning from UW–Madison just a year later, Vasquez was already on a path that would eventually lead him to city leadership. He planted roots in Kansas City in 1997, joining the city's planning team as an entry-level planner.

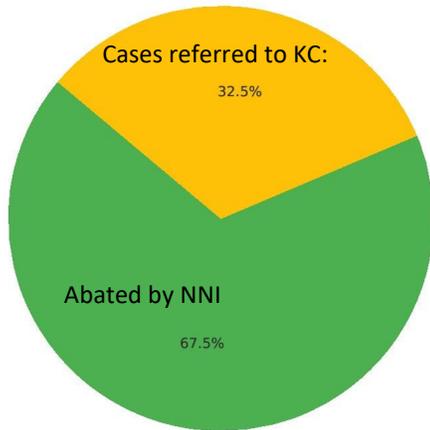
From there, the climb was steady—and stellar. Vasquez served in nearly every role that matters when it comes to shaping a city's growth: Project Manager, Assistant City Manager, and Director of City Planning and Development. Along the way, he picked up another master's degree—this one in entrepreneurial real estate from UMKC in 2014—further sharpening his understanding of what makes cities tick.

Ask anyone who's worked with him, and they'll tell you: Vasquez isn't just a policy wonk. He's a collaborator, a listener, and a straight-shooter. Whether it's tackling Kansas City's housing crunch, infrastructure hurdles, or development puzzles, he brings both vision and practicality to the table.

He has also worked closely with Northland Neighborhoods, Inc. (NNI), partnering on key Northland initiatives like the redevelopment of the KCATA/Kmart site and the Vivion Road Streetscape plan—projects aimed at revitalizing corridors, improving walkability, and meeting the evolving needs of the community.

"Serving this city has been one of the greatest honors of my life," said Vasquez. "I look forward to working with our staff, elected officials, and community partners to deliver responsive, reliable services and to keep Kansas City moving forward"

NNI at Work



Over the past year, we opened nearly 2,500 code violation cases and successfully resolved about 1,700, achieving an abatement rate of nearly 68%. By serving as a bridge between residents and city inspectors, we've helped provide additional time for homeowners to address violations. We also offer home repair grants to low-income homeowners, supporting their ability to remain in their homes while preserving the overall condition of the neighborhood.



NNI Making an Impact

NNI, a proud Community Action Network (CAN) Office, continues to strengthen the Northland through impactful programs and community engagement.

NNI has completed over 103 home repairs, totaling approximately \$1.4 million, improving safety and quality of life for residents. Over 2,700 participants have attended public meetings hosted by NNI, helping shape local priorities.



Health remains a focus, with NNI supporting vaccination clinics for school-age children and seniors. In partnership with the Blue Bag Neighborhood Clean-Up program, NNI has also distributed over 700 trash bags to promote cleaner streets and neighborhoods.

In addition, NNI hosts regular Government Affairs and Kansas City Police Department (KCPD) meetings, providing vital forums for civic discussion and public safety updates. NNI is also proud to partner with the North Kansas City School District to support families, students, and education-focused initiatives across the region.

As a CAN Office, NNI remains dedicated to empowering residents, fostering partnerships, and improving the quality of life in the Northland—one home, one meeting, and one clean-up at a time.

Thank You to Our Donors



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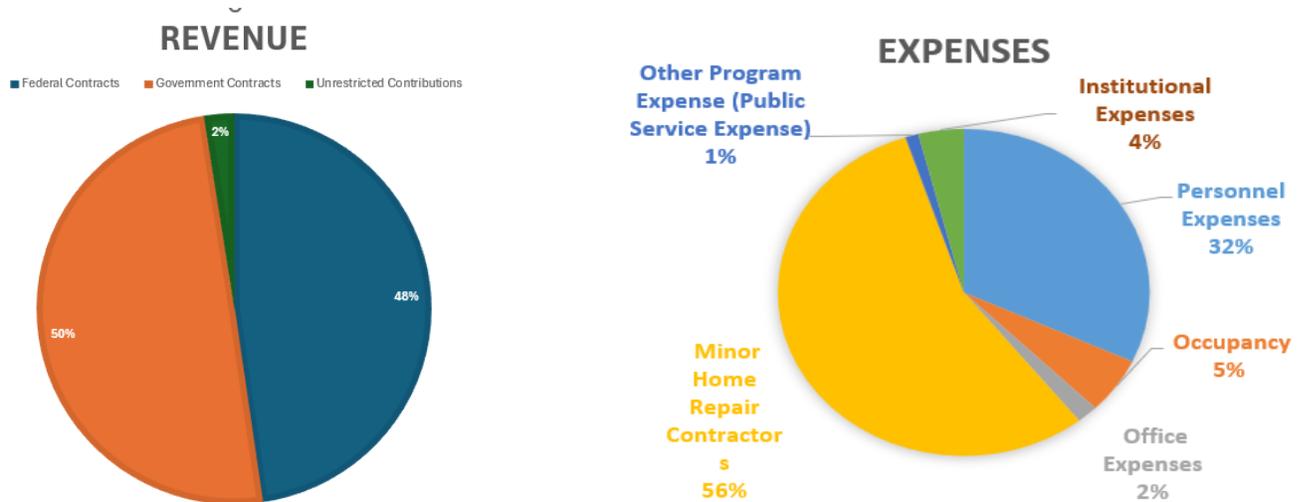
Honorable Nathan Willett

Homer & Mary Kathryn Williams

Steve & Terri Wolfe

Finances

NNI is funded through government, foundation, and corporate grants, as well as generous donations from individuals and businesses. Fundraising is a challenge for all nonprofits. NNI is no different and works very hard. Our work is being rewarded with a community that has become increasingly aware of the desperate need of some of our neighborhoods and families and recognition of the success NNI is achieving to address those needs. There is always more to do, but we celebrate our success and are deeply appreciative of the support.



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Due to NNI dedicated professional staff and a board committed to accountability and transparency, NNI has achieved thirteen years of flawless audits!

2024/25 Board of Directors

NNI is fortunate to have a long history of dedicated board members, who work very hard and ask for nothing in return. The NNI Board of Directors of this fiscal year certainly followed that model. In a very difficult year, they directed and supported NNI’s professional staff to not only meet, but surpass all expectations.

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Robert Baer

Henry Clark

Dan Clemens

Rochel Daniels

Dick Davis

Darren Hennen

Richard Sayles, Vice President

David Mecklenburg, Secretary

Jan Lewis

Matt Pepper

JC Sanders

Ellen Todd

Brian Votava

NNI Staff

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Chief Executive Officer
Terri Wolfe
Director of Administration
Shannon Garcia
Finance Associate
Cliff Mehrer
Home Repair Lead
Mary Dusanek
Housing Associate
Dave Wincapaw
Housing Associate
Laura Spiwak
Operations Support Specialist
Candice Martin
Operations Support Specialist

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Northland Neighborhoods, Inc. is a non-profit organization dedicated to neighborhood **improvement** and **revitalization** in Clay and Platte counties. NNI works with residents, governmental entities, and other organizations to find resources and solutions for better housing, better communities, and better lives. NNI helps ensure the Northland is an **outstanding** place to live. Founded in 1996, NNI is the only community development corporation serving the Northland.

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