

Milwaukee Business Improvement District Board of Directors Nomination Form

BID Number	10	BID Name	Near West Side Partners
Nominee Name	John Hennessy		
Nominee Email	jhennessy@hennessygroup.net		
Nominee Phone Number	414-350-6601		
Home Address	5648 N 34th Street Milwaukee, WI 53209		
Date of BID Board Meeting Approval	2/6/2025		

Select Nomination Type:

- Filling a vacant board seat
- Replacing another board member
 - Which Board Member will the nominee be replacing? _____
- Renewal*
 - Number of Meetings Held while serving on Board: 32
 - Number of Meetings Attended while serving on Board: 32

**Board renewals with perfect attendance do not need to appear for a hearing for renewal*

Mark all BID Board Member Eligibility Categories that apply:

- Property Owner
- Business Owner/Representative
- City of Milwaukee Resident

Please list any properties the nominee owns in the City of Milwaukee and/or any businesses that the nominee represents that has a physical presence in the BID:

SoHiHi Building (754 N 27th Street) and The New State (2600-2612 W State Street)

Enclosed Nomination Documents:

- BID Nomination Letter



Honorable Mayor Johnson
City Hall, Room 201
200 East Wells Street
Milwaukee, WI 53202

RE: BID NO. 10 BUSINESS IMPROVEMENT DISTRICT BOARD MEMBER REAPPOINTMENT

Dear Mayor Johnson,

We would like to request the reappointment of John Hennessy to the Board of Business Improvement District No. 10. Mr. Hennessy is the owner of several commercial and residential properties in the Near West Side. John currently serves as the Vice President for the BID 10 Board.

Mr. Hennessy's information recommended term for appointment is listed below. Additional biographical information for the nomination listed below is attached for your consideration.

John Hennessy
5648 N 34th Street
Milwaukee, WI 53209
(414) 350-6601
jhennessy@hennessygroup.ney

Proposed Term: 3 years

We hope that you will agree that the reappointment of this dedicated individual will benefit our board and BID #10. If you require additional information, please do not hesitate to contact me at 414 -933-0640.

Sincerely,

Lindsey St Arnold Bell

Lindsey St Arnold Bell
Executive Director
Business Improvement District #10
Near West Side Partners

John Hennessy, President, Hennessy Group, Inc.
831 W. Wisconsin Avenue, Milwaukee, WI 53233
(414)350-6601 jhennessy@hennessygroup.net

Experience

- Lead start-up of urban neighborhood development firm with focus on resident stakeholder involvement.
- Completed neighborhood developments including National Register historic renovations, gut rehabs, adaptive reuse, commercial mixed use, and infill new construction (rowhouses, duplexes, stacked two story, condo design, apartments).
- Formed diverse multi-functional teams for public/private partnerships.
- Managed partnerships with investor corporations, non-profit partners, and government entities.
- Negotiated acquisition and development agreements; obtained multi-layered financing.
- Owned and operated multifamily and commercial real estate.
- Managed rehab and new construction development and associated construction.
- Sold commercial real estate, global network solutions to major corporations, and medical electronics.
- Participated in design, manufacture, marketing, and sale of medical electronic equipment.

Achievements

-The New State, 26th to 27th on State Street, Near West Side (Multifaceted Community Music Hub)—developed concept with Community participation; formed companion non-profit, West Side Arts Un, Limited (WSAU), negotiated purchase of old State Theater and vacant land with City of Milwaukee; acquired adjacent Mike’s Bar building; instituted phasing strategy for development; completed Music Park (Phase 1); Completed major repairs to Mike’s Bar Building (Phase 2-The new State Cafe); expanded WSAU Board, increased Community participation, expanded and improved fund-raising participation.

Note: John Hennessy is involved in The New State achievements, but only as Developer and as a WSAU Board member/ officer; the Community, all WSAU Board members and officers, Committee Members, The City of Milwaukee, Near West Side Partners, Historic Concordia Neighbors, Various Funders, Quorum Architects, Engineers, Contractors, and so many Community members are achieving as a team.

-SoHi Building, 27th and Wells, Milwaukee, WI (9,000sf mixed use)—3 story gut rehab for restaurant and office at key intersection in the focal 27th Street Near West Side commercial corridor.

-Kilbourn Knoll Historic Apartments, Concordia Historic District, Milwaukee, WI (12 apartments)—Historic renovation of boarded-up building using historic and affordable housing tax credits; first Milwaukee development to involve a major corporate investor for purchase of the tax credits.

-Saint James Court Historic Apartments, Westtown Neighborhood, Milwaukee, WI (30 apartments plus commercial space)—Historic renovation/restoration of this 1903 vintage building on Wisconsin Avenue at the Court of Honor.

-The Nicole and Tim’s Place, Marquette University Neighborhood, Milwaukee, WI-- Twin 5 story, newly constructed, 8,000sf condo style buildings with 1,750sf 2-story units.

-Lincoln School Historic Apartments, Racine, WI (64 apartments)--Historic renovation of 100 year old vacant school as apartments for senior citizens; included 25 unit newly constructed, architecturally compatible addition.

-Harambee Brewers Hill Redevelopment, Milwaukee, WI (49 Dwelling Units)--Joint venture with non profit including rehab of Victorian duplexes and infill new construction of townhouse duplexes. First new construction in a Milwaukee neighborhood to be financed through the use of affordable housing tax credits. Co-led “development coalition” to address related community needs.

- Performed 2002 Downtown Housing Study for the City of Milwaukee**—Surveyed all existing and planned Downtown and near Downtown rental and condo housing developments. Interviewed building owners, developers, renters, condo owners, and brokers.
- Performed numerous LIHTC Market Studies**--These studies were integral to development in several transitional urban neighborhoods within Milwaukee.
- Creation of Strategies for Redevelopment of Blighted Urban Areas**—These strategies were compatible with the with the objectives of multiple parties including neighborhood groups, historic preservationists, neighbors, municipalities, and developers.
- Developed Apartment Management Methodology with Unique Screening**—Ultimately, this methodology was used by other developers/owners/managers in multiple Milwaukee neighborhoods.

Honors

- 2011 Avenues West Community Investment Award for SoHi Building.
- Mayor’s Design Award for SoHi Building.
- Volunteer of the Year for Westtown Association in 2011.
- Westtown Association Board Member; Westtown BID Board Member; Westtown BID Board Chair.
- Near West Side BID Board Member; Near West Side BID Board Member; Near West Side BID Vice Chair.
- Honor Award from Wisconsin AIA for design of Kilbourn Knoll and Harambee Brewers Hill developments.
- Welcome Home Wisconsin Award from Wisconsin Housing and Economic Development Authority for the Lincoln School Historic Apartments.
- Gerald Cone Award for neighborhood improvement from Milwaukee’s West End Community Association for the Kilbourn Knoll Historic Apartments development.
- Belle Award for Civic Improvement from Racine Urban Aesthetics for Lincoln School Historic Apartments.
- Neighborhood improvement award from ESHAC association for Harambee Brewers Hill development.
- Graduate school fellowship from National Institutes of Health (NIH)

Education

BS Electrical Engineering	University of Dayton
MS Biomedical Engineering	Northwestern University
Product, Marketing, Sales, and Management Courses	GE