

## **John Hennessy, President, Hennessy Group, Inc.**

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### **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, 26<sup>th</sup> to 27<sup>th</sup> 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, 27<sup>th</sup> and Wells, Milwaukee, WI (9,000sf mixed use)***—3 story gut rehab for restaurant and office at key intersection in the focal 27<sup>th</sup> 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, Westown 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