



Timothy A. Sullivan
Attorney

tsullivan@bestlaw.com

60 South Sixth Street Suite 2700
Minneapolis, MN
P 612.341.9725

Solving problems not selling time.

Tim Sullivan is a member of the firm's Litigation and Dispute Resolution practice area. His practice focuses on civil litigation, arbitrations, administrative proceedings and appeals. He has handled hundreds of cases and works primarily in the areas of construction, OSHA, commercial, employment, and real estate disputes. He serves commercial and industrial contractors, developers, owners and subcontractors.

Tim is the co-editor and a contributor to the LexisNexis Practice Guide on Minnesota Real Estate Litigation. He has years of experience suing state and local authorities and has handled complex litigation involving everything from cows to constitutional disputes. He has litigated multi-million dollar bridges, dams, highways, agricultural, transmission line and mining cases and successfully tried one of the longest boundary dispute cases in Hennepin County. His creativity and practicality in complex cases have been praised by clients and opposing counsel.

Tim is routinely named one of Minnesota's top construction attorneys by Chambers USA and is a Senior Fellow of the Litigation Counsel of America. He has also been included among *The Best Lawyers in America*® in the areas of Commercial Litigation, Construction Law, Construction Litigation and Real Estate Litigation. Specifically, *Best Lawyers* named Tim as the 2014 Lawyer of the Year for Construction Law in the Minneapolis region. He also has been selected to the Minnesota Super Lawyers list numerous times.

Experience

Significant cases include:

- › *Lakehead Constructors, Inc. v. Prairie River Minerals, Prairie River Minerals Assignment for the Benefit of Creditors*, involving the successful collection of multi-million dollar miners and mechanics liens.
- › *Rice v. Connolly*, in which the Minnesota law authorizing off-track betting was found unconstitutional by the Minnesota Supreme Court.
- › *Glenwood Bridge v. City of Minneapolis*, in which a contractor established a civil rights violation in the letting of public work resulting in an injunction issued by the Eighth Circuit Court of Appeals. His client got the job, damages and attorneys' fees.
- › *WDSI v. Steele County*, extending the right to seek public data from the designers of public projects.

Areas of Practice

Commercial Litigation

BEST & FLANAGAN

Construction Law
Employment Litigation
Real Estate

Education

J.D., University of Minnesota Law School, *cum laude*
B.A., with distinction in English, Carleton College, 1975

Admissions

State of Minnesota
State of Montana
U.S. District Court, District of Minnesota
U.S. Claims Court
U.S. Court of Appeals for the Eighth Circuit
U.S. Court of Appeals for the Federal Circuit
Supreme Court of the United States

Firm News/Articles

- › Twenty Best & Flanagan Attorneys Recognized as 2025 Super Lawyers and Rising Stars
- › Chambers USA 2025 Rankings Recognize Best & Flanagan
- › 2025 Edition of Best Law Firms® Includes 16 Best & Flanagan Practice Areas
- › Twenty-One Best & Flanagan Attorneys Included in The Best Lawyers in America® 2025 Edition
- › Twenty Best & Flanagan Attorneys Recognized as 2024 Super Lawyers and Rising Stars
- › Best & Flanagan Recognized in Chambers USA Guide 2024
- › Best & Flanagan Ranked in 2024 Edition of Best Law Firms® by Best Lawyers®
- › Sixteen Best & Flanagan Attorneys Included in The Best Lawyers in America® 2024 Edition
- › Nineteen Best & Flanagan Attorneys Recognized as 2023 Super Lawyers and Rising Stars
- › Chambers USA 2023 Rankings Recognize Best & Flanagan
- › Best & Flanagan Ranked in 2023 “Best Law Firms” by U.S. News – Best Lawyers®
- › 2023 Edition of The Best Lawyers in America® Includes Eleven Best & Flanagan Attorneys
- › Fifteen Best & Flanagan Attorneys Recognized as 2022 Super Lawyers and Rising Stars
- › Tim Sullivan Ranked in 2022 Chambers USA
- › Best & Flanagan Ranked in 2022 “Best Law Firms” by U.S. News – Best Lawyers®
- › Eleven Best & Flanagan Attorneys Included in 2022 Edition of The Best Lawyers in America®
- › Best & Flanagan Attorneys Recognized as 2021 Super Lawyers and Rising Stars
- › Chambers USA 2021 Rankings Recognize Two Best & Flanagan Attorneys
- › Ten Best & Flanagan Attorneys Included in The Best Lawyers in America® 2021 Edition
- › Twenty Best & Flanagan Attorneys Recognized as 2020 Super Lawyers and Rising Stars
- › Best & Flanagan Attorneys Recognized in 2020 Chambers USA Rankings
- › MPCA's flexibility regarding environmental compliance during the COVID-19 pandemic
- › Best Lawyers in America 2019 List Includes Seven Best & Flanagan Attorneys
- › Ten Best & Flanagan Attorneys Named 2019 Minnesota Super Lawyers

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- › Best & Flanagan Attorneys Recognized in 2019 Chambers USA Rankings
- › Nine Best & Flanagan Attorneys Named 2018 Minnesota Super Lawyers
- › Ten Best & Flanagan Attorneys Named 2017 Minnesota Super Lawyers
- › Ten Best & Flanagan Attorneys Named 2016 Minnesota Super Lawyers

Professional Associations

- › Minnesota State Bar Association, Construction Law Section
- › Trial Law Institute, Member
- › Diversity Law Institute, Member

Community Associations

- › Member of the Board of Directors, Penumbra Theatre

Awards & Recognition

- › Martindale Hubbell AV Lawyer
- › Honoree, Minnesota Super Lawyers, 2001-present
- › *Best Lawyers in America®*, 2010-present
 - › *Best Lawyers®* – Construction Lawyer of the Year 2014
 - › Construction Law, Construction Litigation, Commercial Litigation, Real Estate Litigation
- › Litigation Counsel of America, Senior Fellow
- › Top Lawyers in Minnesota, *Minnesota Monthly*, 2022-present
 - › Construction Law, Construction Litigation
 - › Commercial Litigation
- › Chambers USA, 2018-present
 - › Band 2 Attorney, Construction Law - Minnesota (2021-present)
 - › Band 1 Attorney, Construction Law - Minnesota (2018-2020)

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2025

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Super Lawyers®

Timothy A. Sullivan

SuperLawyers.com

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After Hours

In his free time, Tim enjoys curling, agate hunting, beekeeping, travel and activities with his wife and three sons.

Timothy's Team

- > Daniel Grimsrud, Attorney
- > Justin Short, Attorney
- > Steven Kruger, Attorney