

Benjamin Timm

Dedicated leader with extensive real estate and lease negotiation experience. Trusted community partner, problem solver, dedicated public servant, and unwavering advocate for the City of Milwaukee.

PROFESSIONAL EXPERIENCE

2024-Present Real Estate Development Specialist -Senior
City of Milwaukee Department of City Development

2018-2024 Real Estate Specialist
City of Milwaukee Department of City Development

2008-2018 Real Estate Specialist
Redevelopment Authority of the City of Milwaukee

2003-2008 Senior Environmental Coordinator
Redevelopment Authority of the City of Milwaukee

2001 -2003 Environmental Project Coordinator
Redevelopment Authority of the City of Milwaukee

CAREER HIGHLIGHTS & EXPERIENCE

- 25 years of experience working for the public at the direction of the Mayor's Office, Common Council, Redevelopment Authority, and Board of Harbor Commissioners
- Built trusted relationships with Federal and State partners, including the Army Corps of Engineers, US Environmental Protection Agency, US Department of Transportation, Surface Transportation Board, Wisconsin Department of Transportation, and Wisconsin Department of Natural Resources
- Negotiated leases for the City and advised Port Milwaukee staff on real estate matters associated with Milwaukee World Festival, Inc., Michels Corporation, and the cruise ship dock RFP
- Managed relationships for a city-owned rail facility with Amtrak, Canadian Pacific Kansas City (CPKC), Union Pacific (UP), and Wisconsin & Southern Railroad (WSOR)/WATCO. Responsible for representing the Department of City Development at the annual WisDOT Freight Railroad Conference
- Experienced with projects involving Wisconsin State Statutes Chapter

SKILLS

Experienced Manager & Leader

Budget Management

Economic Development &
Marketing

Government Procurement

Lease Negotiation

Strategic Planning

Collaborative Team Building

Creative Problem Solving

Coordinating Public Services

Relationship Building

Public Speaking

Sustainable Practices
Implementation

Diversity, Equity, & Inclusion
Implementation

Balancing Multiple Priorities

WORKFORCE DEVELOPMENT EXPERIENCE

Trade Union Negotiations

Wisconsin DWD Apprenticeship
Program

Century City Pre-Apprenticeship
Training Program

City of Milwaukee's Small
Business Enterprise Program

Benjamin Timm - Resume - Municipal Port Director - 2025 (page 2)

- Led public engagement efforts, strategic partnerships, and communications for the 30th Street Industrial Corridor, Grand Trunk Wetland Restoration, and the former Northridge Mall
- Managed multi-million-dollar budgets and capital improvements for large industrial facilities
- Directed development of complex, multi-million-dollar real estate projects including the Century City Business Park, Talgo facility (300,000-SF), Century City 1 Building (50,000-SF), and the Kneeland Properties infrastructure improvements. The Century City 1 Building won the Daily Reporter Top Projects Award in 2015.
- Managed business relationships and marketed industrial land in the Menomonee Valley, Century City, Granville, Havenwoods, Harbor District, and Port Milwaukee
- Built relationships with the Milwaukee Metropolitan Sewerage District and all City of Milwaukee and Milwaukee County departments
- Successfully managed emergency situations with the Milwaukee Police Department, Milwaukee Fire Department, State and Federal agencies

City of Milwaukee's Earn & Learn Program

City of Milwaukee's Resident Preference Program

Regional Internships in Science & Engineering (R.I.S.E.)

CERTIFICATIONS

(Past & Current)

Railroad Safety

State Certified Asbestos Inspector

24-Hour HAZWOPER Certification

UWM Facility Management Certificate (in progress)

EDUCATION

University of Wisconsin - Milwaukee
Bachelor of Arts, 2000

PROFESSIONAL AFFILIATIONS

International Facility Management Association (IFMA)

SPEAKING EXPERIENCE

Common Council Committees

Board of Harbor Commissioners

Redevelopment Authority Board

Public Information Meetings

Neighborhood Group Meetings

National Brownfields Training Conferences

USEPA Sustainability Conferences

American Society of Civil Engineers

Benjamin Timm
3135 North Dousman Street
Milwaukee, Wisconsin 53212
P: 414-732-6874 | E: benjittimm@gmail.com

City of Milwaukee Employee Relations
Attn: Adriana Monroy, HR Analyst
Email: amonro@milwaukee.gov

August 20, 2025

Subject: Municipal Port Director - Recruitment #2508-5750-001

Dear Ms. Monroy,

I am excited to apply for the position of Municipal Port Director at Port Milwaukee. My 25 years of experience with the City of Milwaukee's Department of City Development includes extensive work in management, real estate development, lease negotiations, environmental remediation, and business attraction. The Port's operations are familiar to me and I have the expertise necessary to manage its current needs and the vision to grow its capabilities into the future.

Through my decades of public service, I have developed the leadership skills, technical expertise, and professional network necessary to oversee the Port's real estate assets and infrastructure effectively. I have successfully managed several of Milwaukee's most complex development sites in a cost-effective and time sensitive manner. These projects include the demolition and redevelopment of the 84-acre Tower Automotive complex and Northridge Mall, the development of a 300,000-sq. ft. manufacturing facility, and the ongoing management of multiple City-owned properties with active tenants.

This experience gives me confidence in my ability to oversee the development of the new cruise ship facility and manage the Port's many tenant relationships. My strong working relationships with the US Environmental Protection Agency, Army Corps of Engineers, WisDOT, Wisconsin Department of Natural Resources and Milwaukee's Departments of Neighborhood Services and Public Works position me to help advance new development and keep Port Milwaukee ahead of our competition in other cities.

I have demonstrated an ability to lead the Port through complex issues. In my current role managing Milwaukee's other rail facility, I have gained in-depth knowledge of Class I & II rail operations. Both the rail and maritime industries are highly specialized and require a deep understanding of safety protocols, commodities handling, cargo logistics, tariffs, and international shipping regulations.

For over two decades, I have worked directly with Port Milwaukee staff on a wide range of matters, including real estate issues, dock wall repairs, brownfield remediation, and long-term planning. I have provided guidance on complex issues involving Milwaukee World Festival, Inc. and Michels Corporation, particularly regarding the Public Trust Doctrine and land survey concerns. Together with Port staff, I have collaborated on drafting leases, managing utilities, evaluating dock walls/bulkhead lines, and completing critical infrastructure improvements on Port-owned land.

I have developed strategies in consultation with the City Attorney's Office and worked with a diverse group of stakeholders-- including tenants, lobbyists, and adjacent landowners-- to resolve complex

issues within the Port on behalf of the City. I am committed to ensuring that Port Milwaukee's assets and staff are managed efficiently, sustainably, and in alignment with its broader mission of public service. Drawing on my experience with labor relations, I am confident in my ability to lead negotiations with trade partners, tenants, and labor unions in a manner that is fair, transparent, and maximizes value for City of Milwaukee taxpayers.

Over the next several years, Port Milwaukee will play a critical role in the remediation of the Milwaukee Estuary of Concern (AOC). This is the largest investment in environmental remediation on the Great Lakes in history. This effort is a highly collaborative partnership among local, state, and federal agencies. I have been a key member of the AOC team since the beginning and understand the challenges and opportunities associated with creating the Port's Dredged Materials Management Facility, which is currently under construction. I also recognize the diverse perspectives of public and private stakeholders who seek to shape the facility's long-term future. The depth of my engagement and understanding of AOC issues will allow me to protect the Port's interests and plan for its long-term success.

Port Milwaukee is a vital economic driver for both the City of Milwaukee and the surrounding region. It holds significant potential to elevate Milwaukee's economic position and international reputation—not only through shipping and receiving of key commodities, but also by welcoming thousands of visitors to our shores through a new cruise ship facility.

I envision Port Milwaukee playing a larger role in regional economic growth. As Port Director, one of my top priorities will be to support existing Port tenants in maintaining and growing their operations, while also leveraging my strong relationships with the Department of City Development, Milwaukee County, Milwaukee 7, Wisconsin Economic Development Corporation, Wisconsin DOT, and Visit Milwaukee to attract new businesses to the city. I will actively market the Port's capabilities to businesses who could capitalize on Foreign Trade Zone #41 to increase job opportunities and investments.

Managing and maintaining the Port's assets would also be a top priority. The Port's Capital Asset Renewal Plan 2070 provides a roadmap, and I have the necessary experience in budgeting, financial management, and developing creative solutions to address deferred maintenance while simultaneously planning for future improvements. I value the institutional knowledge of Port staff and the Board of Harbor Commissioners in informing the decision-making process. This effort would be supported by my relationships with local, state and federal funding partners, including use of RACM's bonding authority and WisDOT's harbor and rail assistance programs. My long-standing relationships with public, private, and nonprofit sectors will allow me to hit the ground running at the Port.

My background in municipal government, combined with my expertise in leadership, government procurement, real estate management, and economic development gives me confidence in my ability to lead Port Milwaukee at this critical time and to contribute meaningfully to Milwaukee's future.

Thank you for considering my application for the position of Municipal Port Director.

Sincerely,

Benjamin Timm