

# KEITH SEALES



## CONTACT

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## Miranda Construction 10/21 – Current

### Business Development

*January 2024 – Present*

- Develop and execute strategies to enter new markets and expand services.
- Collaborate with internal teams to create tailored proposals and solutions that meet client needs.
- Assist with contract negotiations, ensuring agreements align with business goals and capabilities.
- Analyze business performance and propose strategies to enhance profitability and growth.

### Project Manager

*January 2023 – December 2023*

- Developed comprehensive project plans outlining scope, budget, timeline, resources, and stakeholders.
- Negotiated contracts and subcontracts, delivering cost-effective solutions within budget guidelines.
- Allocated resources efficiently to maintain project momentum, managing labor, materials, and equipment.
- Prepared and presented reports for senior management and stakeholders, highlighting performance, risks, and key milestones.

### Superintendent

*October 2021 – December 2022*

- Supervised and coordinated daily activities of construction crews and subcontractors.
- Liaised with project managers, engineers, and clients to ensure clear communication and alignment.
- Managed site logistics, materials, and equipment to ensure efficient resource use.
- Ensured compliance with safety regulations, building codes, and quality standards.

## Omar Tatum Construction and Development

- Collaborated with clients to establish design budgets and submit competitive remodeling project bids.
- Secured necessary permits from local authorities for each project.
- Coordinated with owners, architects, and engineers to ensure projects met expectations and specifications.
- Worked with Planning and Zoning on variances, rezoning, and vacant property development.

## Sporting Goods Store Owner

- Founded and developed a Limited Partnership specializing in retail sporting goods.
- Hired and managed employees, handling payroll, tax obligations, and time reporting.
- Secured B2B distribution contracts to expand market presence.
- Managed retail build-out, including contractor scheduling and implementation of required services.

## WHY LOUISVILLE?

I am excited about the opportunity to join the Louisville Downtown Management District (LDMD) Board because of my deep commitment to urban development, community engagement, and the continued revitalization of our downtown core. Louisville's downtown is not only a reflection of the city's history and culture, but also a driver of economic growth and civic pride. With my background in construction and development, I bring a practical understanding of how thoughtful design and strategic investment can shape vibrant, sustainable urban spaces. I am particularly motivated by LDMD's mission to enhance the safety, cleanliness, and vitality of downtown Louisville, and I would welcome the opportunity to collaborate with fellow board members, local businesses, and community stakeholders to help advance this vision. It would be an honor to contribute my experience and passion to support a more dynamic, inclusive, and thriving downtown for residents, workers, and visitors alike.

### AT&T

- Managed and constructed major feeder distribution networks for road relocations, new facilities, and development projects.
- Provided support to outside plant engineering teams for design and functionality planning.
- Coordinated with construction and electrical subcontractors to ensure on-time service delivery.

### Personal Life and Interests

I've been married for 21 years and am the proud father of two sons—Jack (19) and Logan (16). Jack is a Trinity graduate currently attending JCTC, and Logan is a student at St. Xavier. Yes, we've had the occasional friendly rivalry!

I'm an active member of the Kentucky Colonels and Our Lady of Lourdes Catholic Parish, and I've coached youth sports for nearly two decades.