

# City of Memphis



DR. W. W. HERENTON  
MAYOR

TENNESSEE

March 3, 2009

The Honorable Shea Flinn  
Chairman  
Personnel, Intergovernmental & Annexation Committee  
City Hall - Room 514

Dear Chairman Flinn:

Subject to Council approval, it is my recommendation that:

**Keith Kays**

be appointed to the Landmarks Commission with a term expiring October 31, 2012.

I have attached biographical information.

Sincerely,

A handwritten signature in black ink, appearing to read "Willie W. Herenton", is written over a horizontal line.

Dr. Willie W. Herenton

WWH:jd

c: Council Members

# KEITH KAYS / ARCHITECT

## EXPERIENCE

### Keith Kays / Architect

2002-Present

The firm provides consulting services in support of individuals, businesses and institutions as well as other design and construction professionals. Architectural services are available for hospitality, commercial and residential developments including adaptive re-use and historic preservation projects.

Fogelman College of Business Administration, University of Memphis

Conceptual design for an Entrance Portal to better identify the College entrance and its relationship to the Fogelman Conference Center.

Grove Park Center, Memphis, TN

Conceptual design for the exterior renovation of a 5 story Office Building at 4515 Poplar Avenue.

James Dunn Building, Tunica, MS

Conceptual Design of new Retail / Office Building to replace a Historic Structure destroyed by fire.

Prime Urgent Medical Clinic, Cordova, TN

Conceptual Design for the conversion of an existing Convenience Store into a Medical Clinic.

Abernathy River House

Design and documentation of a house overlooking the Tennessee River near Clifton, TN.

Chimney Hill Barn

Design and documentation of a 6 stall Horse Barn near Walnut, MS.

Oliver and Stewart Buildings, Memphis, TN

Conceptual design for the adaptive reuse of two historic buildings in Downtown Memphis as a residential development.

5384 Poplar Building, Memphis, TN

Exterior and Interior renovation and upgrade of an existing 5 story office building located at the intersection of Poplar Avenue and Valleybrook Drive.

Belvedere Place, Memphis, TN

Conceptual design of a 20,000 square foot retail center at the intersection of Union and Belvedere in the Central Gardens Historic District.

Palisade Place, Memphis, TN

Conceptual design of a 14,500 square foot retail center at the intersection of Poplar and Holmes.

Loeb Properties, Memphis, TN

Conceptual design of new corporate headquarters building located on Valley Brook Drive.

Parkway Center, Memphis, TN

Conceptual design of a 65,000 square foot linear commercial center located on Germantown Parkway.

Parkway Place, Memphis, TN

Conceptual design of a 20,000 square foot commercial center located on Germantown Parkway.

## KEITH KAYS / ARCHITECT

### Memphis Dermatology Clinic

Expansion of existing clinic to provide additional surgery rooms, laboratory and clerical offices

### Tennessee Department of Finance and Administration

Architectural Consultant to the State Architect for the West Tennessee Region

### Mississippi Main Street Association

Resource team member involved with the evaluation of and recommendations to improve business opportunities in historic Mississippi communities including: Amory; Baldwyn; Clinton; Drew; Greenville; Houston; Indianola; Jackson; Louisville; Macon; Natchez; Pascagoula; Pontotoc; Ripley and Woodville.

### National Civil Rights Museum, Memphis, TN

Renovation and restoration of original Lorraine Hotel and Motel buildings including interior modifications to the Museum.

### Harrah's Grand Casino, Robinsonville, MS

Expansion of existing Laundry facility to double the processing capacity.

### Paragon Casino Resort, Marksville, LA

Consultant to the Tunica Biloxi Tribe of Louisiana responsible for direction the design and construction of additions to the existing Casino Resort including a 2,500 seat Performance Center, 200 Guestroom 4 Star Atrium Hotel, Spa, Indoor Pool and Exercise Facility, Buffet, Kitchen, Back of House and an 800 car Parking Garage.

### Paragon Casino Resort, Marksville, LA

Design and documentation of 5 "High Roller" Bayou Cabins in conjunction with the existing RV Center and Tamahika Trails Golf Club.

### Grand Casino, Tunica, MS

Modifications to the Casino gangway entrance to provide an open access to the gaming area, Poker Room expansion, Smoke Free Slots enclosure and, renovation of LB's Steak House Restaurant.

### Grand Veranda Hotel, Tunica, MS

Selection and documentation of an exterior color scheme to enhance the resort character of an existing 600 room hotel.

### Sheraton Casino, Tunica, MS

Upgrade modifications to the River Stage Bar and entertainment venues of the gaming areas.

### Bally's Casino, Tunica, MS

Renovation of the Associates Dining area, reconfiguration of the Main Cage, renovation of High Limit Slots room and conversion of the Comedy Club into a Bistro.

### Hnedak Bobo Group

1996 - 2002

### Project Architect / Project Manager

Project management responsibilities included client marketing, scheduling, budgeting and management of sub-consultants. Architectural responsibilities included quality control of documentation, code compliance and construction facilitation.

## KEITH KAYS / ARCHITECT

### Gold Strike Casino, Robinsonville, MS

A 31 story 1,200 rooms Hotel together with a 1,100 car Garage, 800 seats Theatre and the interior / exterior renovation of a 120,000SF Casino barge.

### Oasis Hotel, Gulfport, MS

A 7 story 600 room Hotel and Spa together with a Water Park and Pedestrian Bridge connection to the Grand Casino / Gulfport.

### Harrah's Hotel, Joliet, IL

An 11 story 200 room Hotel addition to an existing Casino pavilion servicing 2 gaming boats.

### Gaylord Palms Resort, Orlando, FL

A 9 story 1,500 room atrium Hotel including 3 Restaurants, a Spa and multiple Retail outlets together with a 400,000SF Convention Center designed with a historic Florida theme.

### Opryland Hotel, Grapevine, TX

A 9 story 1,200 room Hotel including a Spa and multiple food and beverage outlets together with a 400,000SF Convention Center designed with a western theme.

### Harrah's Potawatomi Band Casino, Mayetta, KS

A 3 story 200 room Hotel addition and Casino renovation.

### MGM Grand Casino, Atlantic City, NJ

A study to determine the optimum design concept for a proposed Casino / Hotel.

### Enoch Cree Nation Casino Complex, Edmonton, Alberta, Canada

A study to determine the optimum design concept for a Casino / Hotel and Sports Center Complex.

### Keith Kays and Associates

1992-1996

The firm provided architectural services and developed residential properties in partnership with investors.

Trustmark Bank Addition, Olive Branch, MS

Estival Place Housing, Memphis, TN

Harbor Town Expansion Plan, Memphis, TN

Trustmark Bank Renovation, Columbus, MS

Galloway Place Residential Development

Six Market Houses at Harbor Town, Memphis, TN

Consultant to Hnedak Bobo Group for proposed Casino / Hotel projects

### Holiday Inn Worldwide / Holiday Corporation

1983-1992

Vice President, Strategic Design and Property Improvement

Led Design and Construction Department's new development, renovation and acquisition efforts and defined requirements for Franchise Hotels to enter and remain a part of the Holiday Inn Hotel System.

Director, Product Development

Led Hotel Services Division's architecture, interior design and food service design departments to accomplish the goals of Bass PLC following their purchase of Holiday Corporation.

Director, Embassy Suites Services

## KEITH KAYS / ARCHITECT

Organized and directed a cost competitive, professionally skilled profit center providing design and procurement services to the Embassy Suites hotel brand.

### Regional Director of Architecture

Facilitated the development of new construction hotels by evaluating sites, defining budgets and schedules, hiring and directing consultants, securing regulatory approvals and issuing construction documents.

### Hotel Architect

Developed design concepts, administered consultant contracts and verified compliance with Holiday Inn Standards.

### International Building Systems, Inc.

1981-1983

#### General Manager

Directed the design / build procurement and the erection of pre-engineered buildings for oil production companies in West Africa.

### Holiday Corporation

1980-1981

#### Project Manager

Managed the design process for the proposed construction of Harrah's Boardwalk Hotel Casino and assisted in securing the opening approvals for Harrah's Marina Hotel Casino in Atlantic City, NJ.

### Keith Kays and Associates, Inc.

1971-1980

The firm was a leader in the redevelopment of Downtown Memphis and specialized in the adaptive reuse of existing buildings to create apartments, restaurants and shops.

### Walk Jones and Francis Mah Architect, Inc.

1967-1971

#### Principal in charge of Design

### Memphis State University

1966-1968

#### Instructor in the pre-architecture program

### William W. Bond and Associates

1962-1967

#### Draftsman with firm specializing in hotel design

## EDUCATION / CERTIFICATION / HONORS / ACTIVITIES

### Auburn University

1960-1966

#### Bachelor of Architecture

### National Council of Architectural Registration Boards, 1970

Tennessee, Louisiana and Mississippi active; Alabama, Arkansas, Kentucky, Missouri and New York inactive.

### Honors / Awards

#### Memphis Chapter American Institute of Architects

#### Lambda Alpha Honorary Land Economics Fraternity

## KEITH KAYS / ARCHITECT

Memphis Landmarks Commission Honor Award

Memphis Heritage Honor Award

Small Town Summit Mississippi, Speaker 2002

Central Gardens Neighborhood Revitalization Award

### **Activities**

Auburn University School of Architecture Advisory Council, Chair 1998

Memphis Rotary Club, CSA Chair 2001 & 2002

Grace St. Luke's Episcopal Church

University Club of Memphis, Membership Chair 1995, Board 1996-1999 and 2004