



Newsletter

July 18, 2024

Meeting: Walter Guiles, Vice President

Greeter: Dave Piscitella

mycdbl.com

MISSION STATEMENT

Capital District Business Leaders enhance the growth of members' businesses by providing a forum for the exchange of business leads, products, and services. Our name represents excellence and respect for our clients, community and professions. We are committed to contributing back to the community.

VISITORS/ALTERNATES

ANNOUNCEMENTS

Walter Guiles of TechBridge announced that today is Get to Know a Customer Day and also World Listening Day. He thanked **David Piscitella** of Paylocity for greeting today.

Walter also issued a reminder that we are having a meeting next week, July 25th because we did not meet the first Thursday of the month, which was July 4th.

Frank Paladino of RightComm LLC announced the Colonie Chamber is holding a day at the ballpark next week.

GOOD NEWS

Frank Paladino survived the Boilermaker in Utica last weekend.

Ann MacCaffer of CBRE has some new buildings for sale.

Dawn Morrison of Armida Rose Realty has two apartments under contract.

Walter Guiles brought his son to Pineview Race Course, where he had the opportunity to drive a Ferrari and a Lamborghini.

WISH LIST

Dawn Morrison is looking for listings and buyers.

Ann MacAffer is looking for a tenant for the Dollar Tree building at the intersection of Vly Rd. and Rt. 7 by January 1.

Frank Paladino is looking for new businesses or those relocating to this area.

THANK YOUS

Frank Paladino to Walter Guiles

David Piscitella to Nick Marchese

Nick Marchese to Dave Piscitella and all the members who donated to their golf fundraiser.

COMMITTEE REPORTS

Treasurer's Report – Nick Marchese

All is good, some members owe 3rd quarter dues.

Leads – Frank Paladino

Lead of the Week - **Walter Guiles**

Special Events –Will Berglund

Will thanked everyone who came to the Druthers event, and he is open to suggestions for a 3rd quarter event.

Membership – Josh Jennings

No report.

Speakers/Greeters – Alan Baker

No report.

Social Media – Nancy McKiernan

If you are active on social media, please like, share and comment on the weekly LinkedIn and Facebook posts featuring the week's presenter. Also check the CDBL website calendar for updates on networking events.

<https://www.facebook.com/CapitalDistrictBusinessLeaders?mibextid=ZbWKwL>

<https://www.linkedin.com/company/cdbl---capital-district-business-leaders/>

CDBL OPEN CATEGORIES

Architect

Caterer

Chiropractor

Document Destruction

Event Planner

Florist

Hotel/Hospitality

Interior Designer

Jeweler

Limousine Service

Long Term Care

Public Relations

Sign Company

Title Insurance Company

Travel Agency

Water or Coffee Vendor

Web Designer

TODAY'S SPEAKER

Ann MacAffer

CBRE

Ann worked with Chuck Shank to move his offices to a new building and it's been challenging. Chuck has been having issues with the air conditioning in the new office. Chuck now has an attorney involved because the landlord has not been working to rectify the problem. As the leasing agent, Ann represents Smith Brothers and works on their behalf.

Hurk's Garage at Madison Ave. and Jefferson St in Albany is an interesting property that Ann is working on selling. The business is well known in the Corvette world. It's a historical property and is filled with automotive equipment and parts that would have to be moved out.

500 Federal St. in Troy is fencing in the parking lot because it has been leased to the film crew for the Gilded Age.

Several small local restaurateurs are looking for space in Troy.

Warehousing is slowing down in the area, with less companies leasing and also people taking smaller spaces. The average size went from 1400 to 900. This results in more available warehouse listings.

In the office market, Ann currently has two law firms looking for space in downtown Albany and one in Troy.

In New York, when a building is sold the lease typically goes with the sale.

People have been taking one, two and three year leases on coworking space.

Coworking warehouse space is also available for companies that only need a small warehouse space. Ann is not sure how secure it is, since there is no ceiling directly over the individual warehouse space.

The 169 State St. building was lost to the bank.

Ann has five buildings on Aviation Rd. coming up for lease.

For more information on the local commercial real estate market, contact Ann.

CBRE

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50-50 – Frank Paladino - No Joker

Collected: \$14 Jackpot = \$134.50 +

ATTENDANCE (21 Members)

Members (11), Alternates (-), Guests (-)

Total Attendance (11)