



Newsletter

August 15, 2024

Meeting: Teresa Freeman, President

Greeter: Jordan Modiano

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

Terry Freeman of 1st National Bank of Scotia thanked **Jordan Modiano** of Express Employment Professionals for greeting today.

There will be a board meeting today. We have no meeting on August 22nd and 29th. Our next meeting is on Sept. 5.

Jeff Dorrance of Premium Mortgage Corp. announced that they are holding a trackside happy hour August 21 from 5-7 pm. Stop in. Also Premium has a new Buy Borrow Benefit program that will give a half point credit to qualified buyers at closing.

Frank Paladino of RlghtComm LLC announced a Colonie Chamber mixer to be held on September 11 at the Scarlet Knife.

Terry Hamlin at OnCore announced a classic car show this Saturday at the Clifton Park Elks Club.

GOOD NEWS

Ann MacAffer of CBRE had a building go up for sale and was under contract within two weeks. She has other buildings available in the Wolf Rd. area.

Jeff Dorrance reports that interest rates are trending downward.

Dawn Morrison of Armida Rose Realty had another rental in downtown Schenectady.

Terry Freeman submitted a photo to the Scottish Games photo contest and won two tickets to this year's games.

WISH LIST

Frank Paladino is looking for new or relocating businesses.

Teresa Freeman is looking to hear from anyone who has been affected by bank mergers and are not happy with the transition. Key Bank recently sold pieces of their business to a Canadian bank and there is currently a lot of other bank movement.

THANK YOU

COMMITTEE REPORTS

Treasurer's Report – Nick Marchese

A few members still have dues outstanding.

Leads – Frank Paladino

Lead of the Week - **No Leads**

Special Events –Will Berglund

No report.

Membership – Josh Jennings

No report.

Speakers/Greeters – Alan Baker

8/22 - No meeting

8/29 - No meeting

9/5 - Jordan Modiano - Will Berglund, Greeter

9/12 - Chuck Shank - Ann MacAffer, Greeter

9/19 - Dawn Morrison - Davis Moeckel, Greeter

9/26 - No meeting

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 is originally from Menands and her family has been in the Capital Region for five generations. She attended N. Colonie public schools until 10th grade, when she entered the Albany Academy for Girls. She attended Dartmouth College.

Returning to Albany after college, she got into real estate in 1982. She started in residential real estate with Realty USA in Loudonville. After a couple of years she switched to commercial real estate and went to CBRE.

Ann has a lot of people and acquaintances in her circle, and she would like to bring someone in to share her contacts and experience with. CBRE is looking to hire but Ann said it's hard to get new people to work for them, partly because commercial real estate is a slow cycle to make money in.

Davis Moeckel inquired about 351 Broadway in Albany. Formerly the Hudson Harbor restaurant, it was a French restaurant years ago. No updates on buyers.

Jeff Dorrance inquired about 500 Federal St. The building was purchased by four men from Green Island, including the owners of Franklin Plaza. It's a six story building. The first floor is currently occupied by the SS Administration but they are moving to a new location in the fall. There are tenants on some of the floors, and some empty space including two dental suites that would be suitable for any medical office.

Many tenants in Troy are unhappy due to the parking situation.

If you have questions about specific buildings in the area, or just general commercial real estate questions contact Ann.

CBRE

210 Washington Avenue Extension, Suite 201
Albany, NY 12203

Ann MacAffer, Associate Broker

518-452-2700

Cell 518-424-4977

Ann.macaffer@cbre-albany.com

www.cbre.com

50-50 – Nancy McKiernan - No Joker

Collected: \$16 Jackpot = \$169.50

ATTENDANCE (21 Members)

Members (14), Alternates (-), Guests (-)

Total Attendance (14)