



# Newsletter

**September 5, 2024**

Meeting: Teresa Freeman, President

Greeter: Will Berglund

[mycdbl.com](http://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 **Will Berglund** of O'Connell & Aronowitz for greeting today.

Terry advised members to stay away from Rt. 20 from Carman Rd. toward Altamont today due to construction.

**Walter Guiles** of TechBridge announced that **Jordan Modiano's** Race 4 Autism will be held Friday Sept. 6 at the Albany Saratoga Speedway.

### **GOOD NEWS**

**Mike Corey** of LeChase Construction is happy to announce that they have won a \$40M new building project at Union College, which will start next summer.

**Nancy McKiernan** of CocoBellssimo will be vacationing in Cape Cod next week.

**Ann MacAffer** of CBRE reports that two of her five available buildings are now under contract.

### **WISH LIST**

**Dawn Morrison** of Armida Rose Realty is looking for residential listings, and said that now is the time to start getting ready for the spring market.

**Ann MacAffer** is looking for owner/user clients for properties she has available in the Wolf Rd. area, and also has land for sale on Altamont-Voorheesville Rd.

**Terry Freeman** is looking for anyone not happy with their current bank.

### **THANK YOUS**

Terry Freeman to Terry Hamlin

Mike Corey to Patsy Immediato, Andy O'Reilly

Chuck Shank to Patsy Immediato  
Ann MacAffer to Chuck Shank  
Jordan Modiano to Walter Guiles  
Dawn Morrison to Patsy Immediato, Jeff Dorrance, Ann MacAffer  
Will Berglund to Patsy Immediato  
Andy O'Reilly to Patsy Immediato, Josh Jennings  
Patsy Immediato to Josh Jennings

## **COMMITTEE REPORTS**

### **Treasurer's Report – Nick Marchese**

A few members still have 2nd quarter dues outstanding.

### **Leads – Frank Paladino**

Lead of the Week - **No Report**

### **Special Events –Will Berglund**

Will is going to be working on a 3rd quarter event. Suggestions are welcome.

### **Membership – Josh Jennings**

No report.

### **Speakers/Greeters – Alan Baker**

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**

### **Jordan Modiano Express Employment Professionals**

Today is Jordan's daughter's first day of high school. She is on the autism spectrum and currently the school does not have a program that fits his daughter's needs. Jordan has gotten attorneys involved and is working to try to find a solution to help his daughter. He and his wife recently took her on a vacation to Las Vegas, where they planned to see a Cirque du Soleil Michael Jackson show, but the lights and loud music were too much stimulation for her. The Mandalay Bay management gave them a full refund for their tickets, which impressed Jordan. They also went to Hollywood CA, where they got to see Michael Jackson's star and handprints, and visited a Madame Tussaud's wax museum.

On the work front, Jordan noted that companies are decreasing the number of hires and are uptraining their existing talent, via company-led training, on-the-job training, outsourced, or AI training.

Manufacturing and distribution jobs are experiencing a lingering covid impact, with a supply that exceeds demand and products sitting on shelves.

Jordan started implementing a culture change in his company this year that he calls "Grow or Go". Some employees that are not able or willing to grow with the company have left, and the new people who have replaced them are not yet up to speed and are currently less productive. Jordan is working on training and coaching the new employees to stimulate growth. Jordan joined the Entrepreneurs' Organization, a high level international organization that offers education, support and camaraderie to business owners through podcasts and online groups. Jordan feels that EO is helping him to become a better leader.

Finally, Jordan talked about the Upstate Chevy Dealers Autism Race that will be held tomorrow evening. Jordan has formed a 5013(c) organization called Racers4Autism.com to raise money and awareness. Jordan modeled a graphic T shirt that will be available for sale at the race.

For more information visit <https://racers4autism.com/>

### **Express Employment Professionals**

501 New Karner Rd., Rosewood Plaza, Albany, NY 12205  
Telephone: 518-313-7829 | Cell: 518-788-2247 | Fax: 518-313-7926  
[Jordan.modiano@expresspros.com](mailto:Jordan.modiano@expresspros.com) | [expressprosalbany.com](http://expressprosalbany.com)

**50-50 – - No Joker**

Collected: \$15 Jackpot = \$169.50

### **ATTENDANCE (21 Members)**

Members (13), Alternates (-), Guests (-)

Total Attendance (13)