



# Newsletter

**July 27, 2023**

Meeting: Jeff Dorrance, President

Greeter: Jordan Modiano

[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**

**Todd Greive, 1st National Bank of Scotia**

Alternate for Terry Freeman

## **ANNOUNCEMENTS**

**Jeff Dorrance** of Premium Mortgage Corp. would like to have a board meeting in August. Jeff welcomed new member **Davis Moeckel** and presented him with his CDBL membership badge.

Davis is a financial advisor with CCR Wealth Management. He helps clients with investments and retirement planning. He is originally from Florida.

**Rob Singleton** of Paychex reports that he's been busy with clients and has vacation coming up, but will be back to attending regular meetings soon.

**John Hall** of CPL Architects visited one of the new NYS thruway rest stops and was shocked by the high food prices.

## **GOOD NEWS**

**Jeff Dorrance** announced that last week's Premium Mortgage Corp. track day and happy hour were very successful.

**Yvette Keefe** of The Desmond enjoyed attending the Colonie Chamber track day last week.

**Jordan Modiano** of Express Employment Professionals has hired a person to manage their new professional division.

**Todd Greive** of First National Bank of Scotia announced that as part of the bank's 100 year celebration, they will be donating to local nonprofit organizations. Members can vote for the charity of their choice. The top prize is \$10,000, along with 2 \$5,000 prizes and 3 \$2,000 donations

**Ann MacAffer** of CBRE announced that they sold the Fingerpaint building and have just listed a 56,000 sf furnished office space. Many people are looking for retail space for cannabis.

**Josh Jennings** of Tech Valley Office Interiors has an install every day for the next 2 months and will have 10 installers on the job each day.

### **WISH LIST**

**Jeff Dorrance** of Premium Mortgage Co. is looking for deals.

**Jordan Modiano** of Express Employment Professionals is looking for people seeking light industrial and professional positions..

**Yvonne Keefe** is looking for all kinds of clients

**Ann MacAffer** is looking for brokers. This is a good time to learn the commercial real estate business.

### **THANK YOU**

Jordan Modiano to Josh Jennings

John Hall to Chuck Shank

Josh Jennings to Jordan Modiano

### **COMMITTEE REPORTS**

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

All is good. Please pay your dues promptly.

#### **Leads – Frank Paladino**

Lead of the Week -**No report.**

#### **Special Events –Will Berglund**

**No report.**

#### **Membership – Josh Jennings**

There are currently no new membership applications.

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

*Contact Alan to sign up for open speaking and greeting dates for the 3rd quarter.*

Please help to fill in the schedule by signing up to speak or suggesting a guest speaker.

#### **2023 Schedule:**

##### 3rd Quarter

August 3rd – Need Speaker and Greeter

August 10th – Need Speaker and Greeter

August 17th – Need Speaker and Greeter

August 24th – Need Speaker and Greeter

August 31st – NO MEETING

September 7th – DONATION PRESENTATION / Need Greeter

September 14th – Chuck Shank, Need Greeter

September 21st – Greg Royer for John Hall - Need Greeter

September 28th – Need Speaker and Greeter

#### **Social Media – Nancy McKiernan**

If you are active on social media, please like and share 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**

Caterer

Chiropractor

Event Planner

Financial Planner

Florist

Interior Designer

IT Services

Jeweler

Limousine Service

Long Term Care

Public Relations

Sign Company

Title Insurance Company

Travel Agency

Water or Coffee Vendor

Web Designer

### **TODAY'S SPEAKER**

In the absence of a scheduled speaker, Jeff Dorrance asked each member to answer the following questions:

1. *What is something about you that others may not know?*
2. *What would you do if you won a million dollars?*

#### **Jeff Dorrance**

1. At age 26 he drove to Hollywood to become a star.
2. Pay off debt, donate to charity and put some in savings

#### **Walter Guiles**

1. He is an ordained minister
2. Buy a dive bar

#### **Yvonne Keefe**

1. She is an artist and paints landscapes
2. Pay off debt, buy a new car for husband, family vacation and animal-focused charity

#### **Todd Greive**

1. He is an artist and majored in sculpture in college
2. Pay off debts donate to charity, build his dream art studio

#### **Rob Singleton**

1. He coaches football

2. Pay off debt, buy a hut in Key West

**Dan Fisk**

1. He has a culinary arts degree
2. Move to southern Florida

**Patsy Immediato**

1. She has a degree in Social Work and was professional downhill racer
2. Use the money to help her grandchildren

**John Hall**

1. At age 17 when his parents moved from Rochester to Florida, he stayed in Rochester and got a job printing Penthouse and Playboy
2. He'd eat every meal at the Thruway rest stop.

**Ann MacAffer**

1. She has a degree in art history
2. She would buy a villa in Italy/invest in real estate

**Nick Marchese**

1. He attended a military high school and studied accounting
2. He would donate to charity and work on his wife's honey-do list

**Nancy McKiernan**

1. She has a degree in art education
2. She would donate to charity and buy a house on Cape Cod

**Davis Moeckel**

1. Davis grew up in Florida and migrated to New York
2. He would invest some of the money and buy a house

**Josh Jennings**

1. He is a certified teacher - childhood ed grades 1-6 and high school social studies
2. He would start a charter catamaran business in Aruba

**Jordan Modiano**

1. Jordan had an independent automotive business before he got his associate's degree. He opted out of a bachelor's degree. Also his favorite vacation was in Grenada
2. He would set his daughter, who is on the autism spectrum, up for the future and donate to autism charities.

**Chuck Shank**

1. He raced motocross. In 3rd grade he saved enough money from his paper route to buy his first motorcycle and has always had a motorcycle until recently
2. He would give half away and take care of his sons

**50-50 – Davis Moeckel - No Joker**

Collected: \$15 Jackpot = \$106.50

**ATTENDANCE (23 Members)**

**Members (14), Alternates (1), Guests (-)**

**Total Attendance (15)**