

# 2024 ANNUAL REPORT



*Empowering  
Businesses & Communities  
To Support Growth*

## Chukuni Communities Development Corporation

137 Howey Street, Red Lake, ON P0V 2M0

## ***MANDATE***

The goal of the Chukuni Communities Development Corporation is to help strengthen the economies of the Ear Falls, Red Lake and surrounding area by assisting entrepreneurs in the development or expansion of local small and medium-sized enterprises (SMES) and the promotion of tourism.

## ***MISSION STATEMENT***

The mission of the Chukuni Communities Development Corporation is to support the future and development of the Chukuni area by providing both organizations and individuals with services related to:

- Strategic Community Planning
- Facilitation, Promotion, Partnership and Co-ordination of Local Initiatives
- Access to Capital
- Business Support Services

## ***VISION STATEMENT***

The vision of the Chukuni Communities Development Corporation is for the Chukuni area to become a regional centre for Ontario's far north and to achieve the economic, social and environmental prosperity and sustainability of the area through planning based upon the community's values and needs.

## ***2024 Board of Directors:***

*John Whitton*

*Chair*

*Cameron Andrews*

*Vice-Chair*

*Jim McCann*

*Treasurer*

*Ray Hall*

*Secretary*

*Jamie Kristoff*

*Director*

*Tracy Pryndik*

*Director*

*Caitlin Saarela (November 2024)*

*Director*

## ***2024 Business Development Committee:***

<i>Jim McCann</i>	<i>Chair</i>
<i>John Whitton</i>	<i>Member</i>
<i>Dutchie Loman</i>	<i>Member</i>
<i>Bill Oshynko</i>	<i>Member</i>
<i>Toots Everley</i>	<i>Member</i>
<i>Ray Hall</i>	<i>Member</i>
<i>Bill Burdeney</i>	<i>Member</i>

## ***2024 Community Development Committee:***

<i>Michelle Imrie</i>	<i>Chair</i>
<i>Trevor Osmond</i>	<i>Member</i>
<i>Carol Baron</i>	<i>Member</i>
<i>Jamie Saulnier</i>	<i>Member</i>
<i>Brenda Gignac</i>	<i>Member</i>
<i>Aileen Yakiwchuk</i>	<i>Member</i>
<i>Tracy Pryndik</i>	<i>Member</i>
<i>Dave Gelderland</i>	<i>Member</i>
<i>Janet Hager</i>	<i>Ex-Officio</i>

## ***2024 CCDC Staff:***

*Cathy Quesnel-Loessl*

*Manager*

*Business Development Coordinator*

*Michelle Hiscox (Resigned May 2024)*

*Economic Development Officer*

*Susan Whiticar*

*Administrative Assistant*

## ***Report of the Chair- For the Operating Year 2024***

The Chukuni Communities Development Corporation (CCDC) continues to focus on its four core service objectives: providing access to capital, delivering business services and support, fostering strategic community planning, and driving community economic development.

The year 2024 proved to be an especially active period for the corporation. The Investment Fund remained a primary area of focus, while the Community Development Committee successfully advanced several notable initiatives.

CCDC has strengthened its presence across the service area and broader region, driven by the proactive engagement of our dedicated staff in various organizations. Our Manager, Cathy Quesnel-Loessl, plays a pivotal role as Vice Chair of the Northwestern Ontario Community Futures Network and serves on the Community Futures Ontario benefits committee.

I am pleased to highlight that, thanks to the expertise and dedication of our staff and volunteers, the Corporation continues to be a key contributor to the local economy. CCDC is well-equipped to adapt its program offerings to address the evolving needs of the community, all while aligning with the stipulations of our funding agreement.

As we look ahead, CCDC is positioned for sustained success and growth. We remain committed to building on our accomplishments and advancing our mission to support and develop our community.

## ***Business Development:***

The Business Development Committee (BDC) oversees a loan fund that has experienced substantial growth, increasing from \$1.5 million in 1989 to over \$9.8 million by 2024. Additionally, the Regional Relief and Recovery Fund (RRRF) remains under the management of the BDC, with the program set to conclude on December 31, 2026.

In 2024, the Committee achieved another successful year, closing seven loans with a total value of \$1,626,667. These deals also leveraged an additional \$904,900. Furthermore, the Committee approved a loan of \$250,000, which, although committed in 2024, was finalized in the subsequent fiscal year. The loans disbursed in 2024 facilitated the creation and retention of 21 jobs within the service area.

Over the years, a significant number of businesses have benefited from the services provided by the CCDC, eventually transitioning to traditional financial institutions—a core objective of the program. However, the pandemic has posed challenges, as many banks and credit unions have limited lending in specific sectors. This situation has created obstacles for both established entrepreneurs and individuals aspiring to start their own businesses. The CCDC continues to play a vital role by offering technical and advisory support, guiding clients through various systems to secure essential financing and financial services successfully.

From the business counselling/advisory services in 2024 CCDC provided 132 general and in-depth counselling sessions.

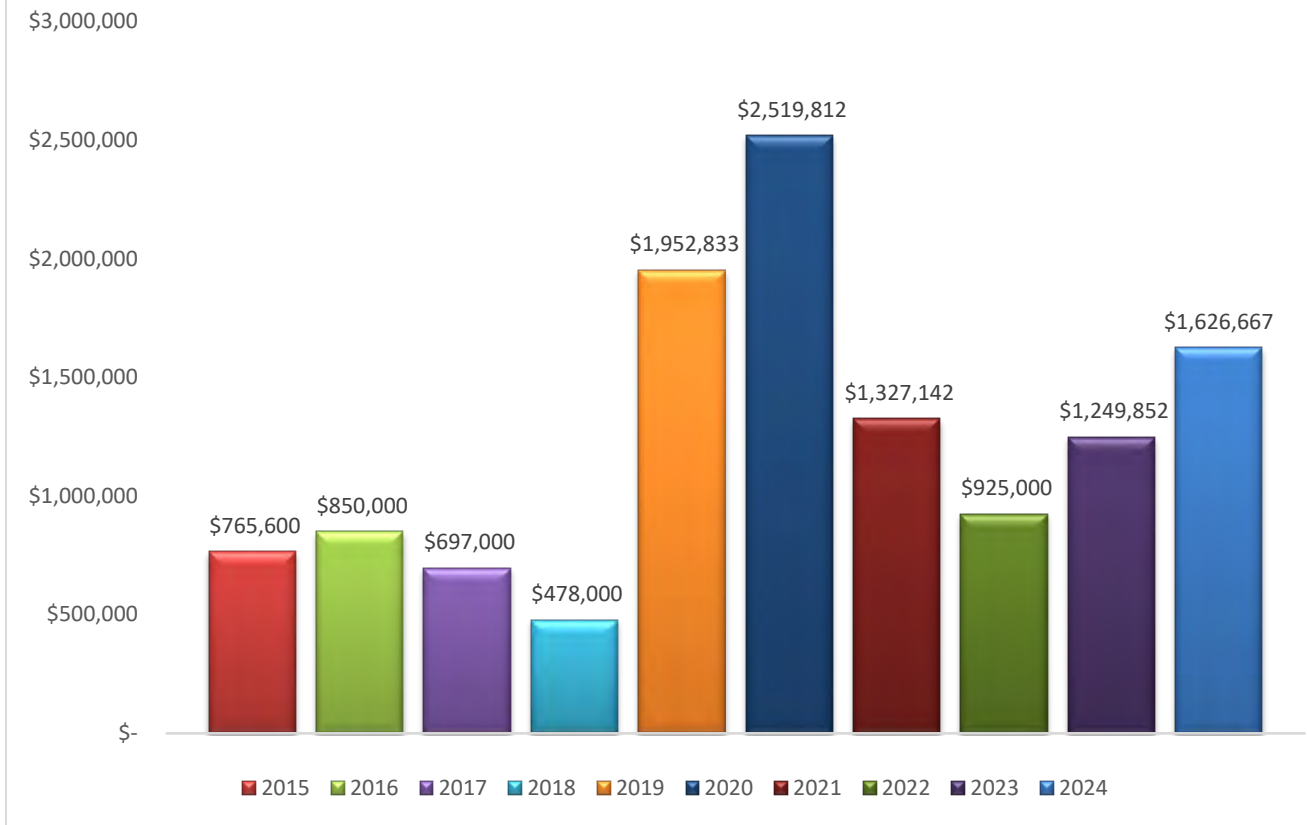
### ***Investment Fund Overview for the year ended December 31, 2024***

Loan Applications Received	8	\$1,726,667
Loan Applications Approved	7	\$1,576,667
Loans Advanced	7	\$1,626,667
Dollars Leveraged		\$ 904,900
Total Number Mortgages Outstanding	20	\$3,287,865
Total Number of Term Loans	<u>44</u>	<u>\$4,017,519</u>
Total Outstanding	64	<u>\$7,305,384</u>

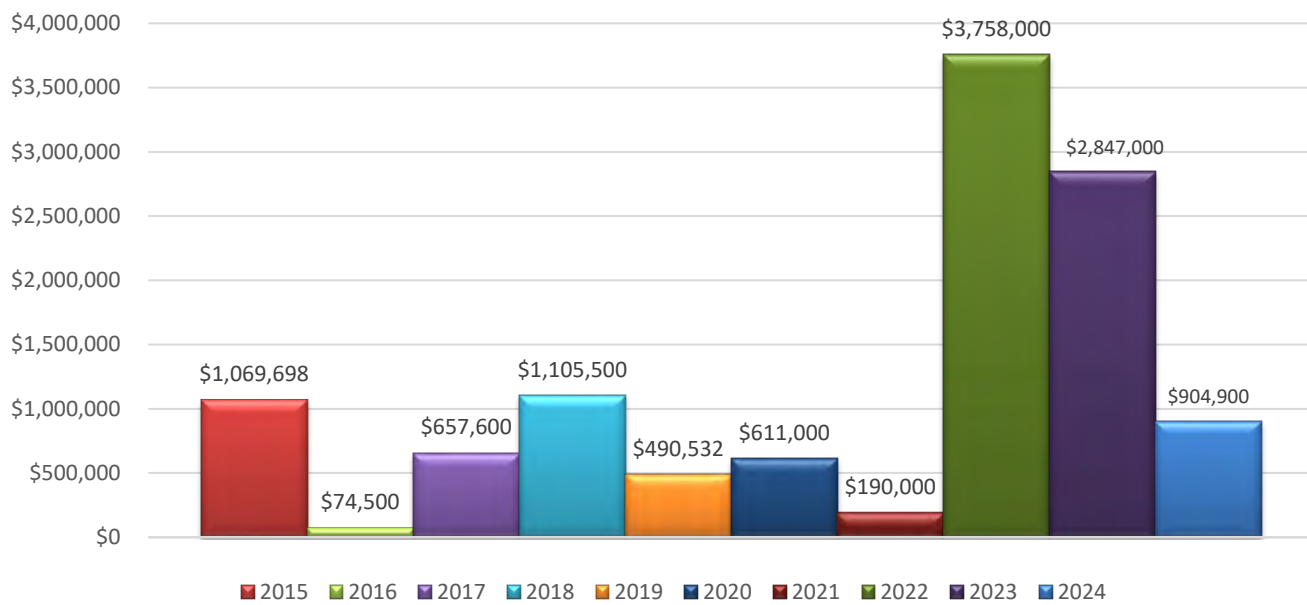




### Dollar Value of Loans Disbursed 2015-2024



### Dollars Leveraged as a Result of Lending 2015-2024





An analysis of the CFDCs economic impact and performance for Ontario CFDCs 2022-2023 determined that the CFDC lending program approved 939 loans for a total of \$85.8 million, leveraging \$129.0 million. Jobs created and maintained were 4,891 for the same period. For each \$1 of direct lending by Ontario's CFDCs, the real GDP is lifted by up to \$4.5 in Ontario. Making an impact of \$386.3 million.

**Locally during the same period (2022-2023), CCDC added approximately \$9,786,834 to the real GDP creating on average 35 jobs a year in the Red Lake/Ear Falls District.**

Further analysis reveals that during the past 10 years, CCDC has added approximately \$52,869,663 to the real GDP – creating on average 55 jobs a year in the Red Lake/Ear Falls District.

It is evident that the work of the CCDC Business Development Committee continues to have a significant impact on the Red Lake/Ear Falls economy.

## ***Community Development:***

The Community Development Committee (CDC) continued to advance various initiatives, guided by its vision of fostering community economic development while enhancing the overall quality of life and sense of community well-being. This vision informed the committee's efforts to review, monitor, and implement strategic directions, ensuring the development and sustainability of its overall goals. To achieve its vision, the committee focused on five key strategies:

1. Market the community as a great place to live, work, play and stay.
2. Encourage youth retention.
3. Become a recognized hub of community data to facilitate planning, training, and development.
4. Work with other community partners to improve the quality of life and recreational opportunities; and,
5. Promote arts and culture training to improve community.

During the first half of the year, the committee successfully developed its Community Development Strategy for the upcoming funding period, 2025–2029. This "evergreen" strategy will guide the committee's activities and priorities over the next five years. Additionally, the CDC plans to continue raising awareness of the district through platforms such as its website, Facebook, Instagram, and the promotion of the Community Calendar for the region. Tourism marketing and promotion will also remain at the forefront of its priorities.

In 2024, the CDC was approached by the Municipality of Red Lake to lead the development of a Community Capacity and Business Gap Analysis Study for Red Lake. With significant developments underway, the community currently lacks the capacity to address the anticipated social, economic, and infrastructure demands. This critical study aims to prepare the community for the future and is scheduled for completion in the summer of 2025.

***Workshops/Events:***

CCDC was actively involved in planning and running the 2024 Red Lake Winter Carnival and Ear Falls Winterfest as well as the Ear Falls Fall Festival. With the expertise of the office staff in organizing and marketing events, all events had high turnouts within the community and a total of 31 partners were involved in all events.

As need was identified by local business and industry, a Job Fair was held in October in partnership with the Red Lake Career and Employment Centre, hosting 20 employers from the region with 100 members of the public attending. Many attendees were youth and were able to learn about employment opportunities in the area. Youth and adults had the opportunity to discuss career options with local employers and gain exposure to future career opportunities in the region.

CCDC held the 7<sup>th</sup> annual Chukuni Business Awards in 2024. This event acknowledged and recognized area entrepreneurs for the contributions they make to the local economy. The 2024 event had over 225 attendees.

During 2024, CCDC promoted a range of online workshops for business development, facilitated and participated in many community meetings and roundtable discussions, and consulted with numerous organizations throughout our delivery area.

## ***Administration:***

The Corporation continues to work on initiatives that will improve the quality of life in the Municipality of Red Lake and the Township of Ear Falls. Our efforts aim to bring together community members and organizations to generate possible solutions to common community problems.

The year 2024 marked the final year of our five-year agreement with FedNor. This multi-year agreement has been instrumental in allowing the corporation to plan for the future and providing greater stability for the organization. It has also enabled us to undertake and sustain large projects over several years, ensuring their successful completion and long-term impact.

The dedication and commitment of the CCDC Board of Directors and committee members is greatly appreciated. Our members bring a wealth of knowledge, experience, and expertise to the table. It is the dedication of these volunteers that continues to make CCDC the success that it is today. Their unwavering support and active participation have been crucial in driving our initiatives forward and achieving our goals.

On behalf of the Board of Directors, I would like to extend our sincere thanks to our Manager, Cathy Quesnel-Loessl, and her staff for their continued hard work and dedication. Their efforts have been pivotal in executing our projects and maintaining the high standards of service we strive to provide.

Finally, I would like to express our gratitude to FedNor for their ongoing support and assistance throughout the year. Their partnership has been invaluable in helping us achieve our mission and make a positive impact on our community.

Respectfully submitted,

John Whitton, Chair  
March 24, 2024

## ***2024 Projects & Goals***

### **Market the Community as a Great Place to Live, Work, Play and Stay:**

- Regional Branding and Collective Communities Promotional Project: for developer and new resident attraction/promotion. Woodland Economic Region branding and logo, website, and strategic marketing plan created and seasonal photography series completed. Red Lake, Ear Falls and area video completed.

### **Welcome Packages:**

- For Red Lake updated and distributed to new community members, available online. Welcome Package for Ear Falls developed and available online and for download.

### **Chukuni Business Awards:**

- To recognize and acknowledge area entrepreneurs, volunteers, and residents.

### **Job Fair:**

- October Job Fair attended by many youth and high school classes.

### **Community Events:**

- Ear Falls Fall Festival and Winterfest, Home Based Business Trade Show and Red Lake Winter Carnival.

### **Shop Local Initiatives:**

- Red Lake Holiday Extravaganza, Ear Falls Moonlight Madness and Outdoor Small Business Market.

### **Community Consultations:**

- To keep district informed on key issues, participation on boards and committees, information sharing, research and support.

## ***Office Location:***

137 Howey Street  
Red Lake, Ontario  
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## ***Contact Us:***

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