



Annual Report

OPERATING YEAR 2025



Business • Community • Growth • Opportunity

Chukuni Communities Development Corporation

Annual Report – Operating Year 2025

Report of the Chair

The Chukuni Communities Development Corporation (CCDC) remains firmly committed to its four core service objectives: expanding access to capital, delivering high-quality business services, supporting strategic community planning, and advancing community economic development across our region.

The 2025 operating year marked another period of meaningful progress for the Corporation. Demand for the Investment Fund continued to grow, reinforcing its importance as a cornerstone of our mandate. At the same time, the Community Development Committee advanced several key initiatives that strengthened local capacity and supported long-term regional resilience.

CCDC's presence and influence across the service area continued to expand, driven by the active engagement of our dedicated staff in regional and provincial networks. Our Manager, Cathy Quesnel-Loessl, continues to play a significant leadership role as Vice Chair of the Northwestern Ontario Community Futures Network and as a member of the Community Futures Ontario procurement committee. Her contributions ensure that the perspectives and needs of our region remain well represented at broader decision-making tables.

I am pleased to report that, thanks to the expertise and commitment of our staff, volunteers, and partners, CCDC remains a vital and essential contributor to the local economy. The Corporation continues to adapt its programs and services to meet evolving community needs while upholding the requirements of our funding agreement and maintaining strong operational performance.

As we look ahead, CCDC is well-positioned to build on the momentum of the past year. We remain dedicated to strengthening our communities, supporting local businesses, and advancing opportunities that contribute to a vibrant and sustainable regional economy.

Manager's Report – Operating Year 2025

The 2025 operating year was one of continued momentum and meaningful progress for the Chukuni Communities Development Corporation. Our work this year reflects both the resilience of our region and the dedication of the staff, volunteers, and partners who contribute to CCDC's mission every day.

Across our service area, businesses and community organizations continued to navigate shifting economic conditions. In response, CCDC focused on delivering flexible, accessible, and timely support. Our team provided guidance to entrepreneurs at every stage of development, from early-stage planning to expansion and succession. Demand for advisory services remained strong, underscoring the value of having local, relationship-based support available close to home.

The Corporation also advanced several community-level initiatives aimed at strengthening long-term economic capacity. These efforts included supporting regional partnerships, contributing to planning processes, and assisting municipalities and organizations in accessing resources that align with their development goals.

Internally, CCDC continued to refine its processes to ensure strong governance, accountability, and alignment with our funding agreement. Staff training, network engagement, and collaboration with colleagues throughout the Community Futures network remained priorities, enabling us to stay responsive to emerging opportunities and challenges.

I extend my sincere appreciation to our Board of Directors for their leadership and guidance, and to Susan, our Executive Assistant, for her unwavering commitment to the communities we serve. Together, we continue to build a foundation for sustainable economic growth and a vibrant future for the region.

Organizational Overview

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 Coordination 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.

Board of Directors – 2025

- John Whitton, Chair
- Cameron Andrews, Vice-Chair
- Jim McCann, Treasurer
- Ray Hall, Secretary
- Jamie Kristoff, Director
- Tracy Pryndik, Director
- Caitlin Saarela, Director
- Cathy Van Dusen, Director

Committees – 2025

Business Development Committee

- Jim McCann, Chair
- John Whitton
- Dutchie Loman
- Bill Oshynko
- Toots Everley
- Ray Hall
- Bill Burdeney

Community Development Committee

- Michelle Imrie, Chair
- Trevor Osmond
- Carol Baron
- Jamie Saulnier
- Brenda Gignac (to September 2025)
- Aileen Yakiwchuk
- Tracy Pryndik
- Gwyneth Carlson
- Dave Gelderland
- Nichola Lastella
- Jonathan Edwards (from September 2025)
- Jolene Litwin (from November 2025)
- Monique Tougas (from November 2025)
- Janet Hager, Ex-Officio

Staff – 2025

CCDC operates with a **two-person team**:

- **Cathy Quesnel-Loessl**, Manager
- **Susan Whitar**, Executive Assistant

This small but highly effective team delivers all lending, advisory, administrative, and community development functions for the Corporation.

Business Development Committee Report – 2025

The CCDC Investment Fund continued to demonstrate strong performance throughout 2025, reinforcing its role as a critical driver of business growth and economic stability in the Red Lake and Ear Falls region. Demand for financing remained steady, reflecting both the resilience of local entrepreneurs and the ongoing challenges many face in accessing traditional lending options.

Lending Activity in 2025

The Business Development Committee received **14 loan applications**, representing **\$3,084,000** in requested financing.

During the year, **11 loans were advanced**, adding **\$1,834,714** directly into the regional economy. These investments leveraged an additional **\$3,345,782** from other financial partners, significantly amplifying the overall economic impact.

The loans disbursed in 2025 supported the **creation and retention of 23 jobs**, contributing to employment stability across multiple sectors.

Portfolio Overview

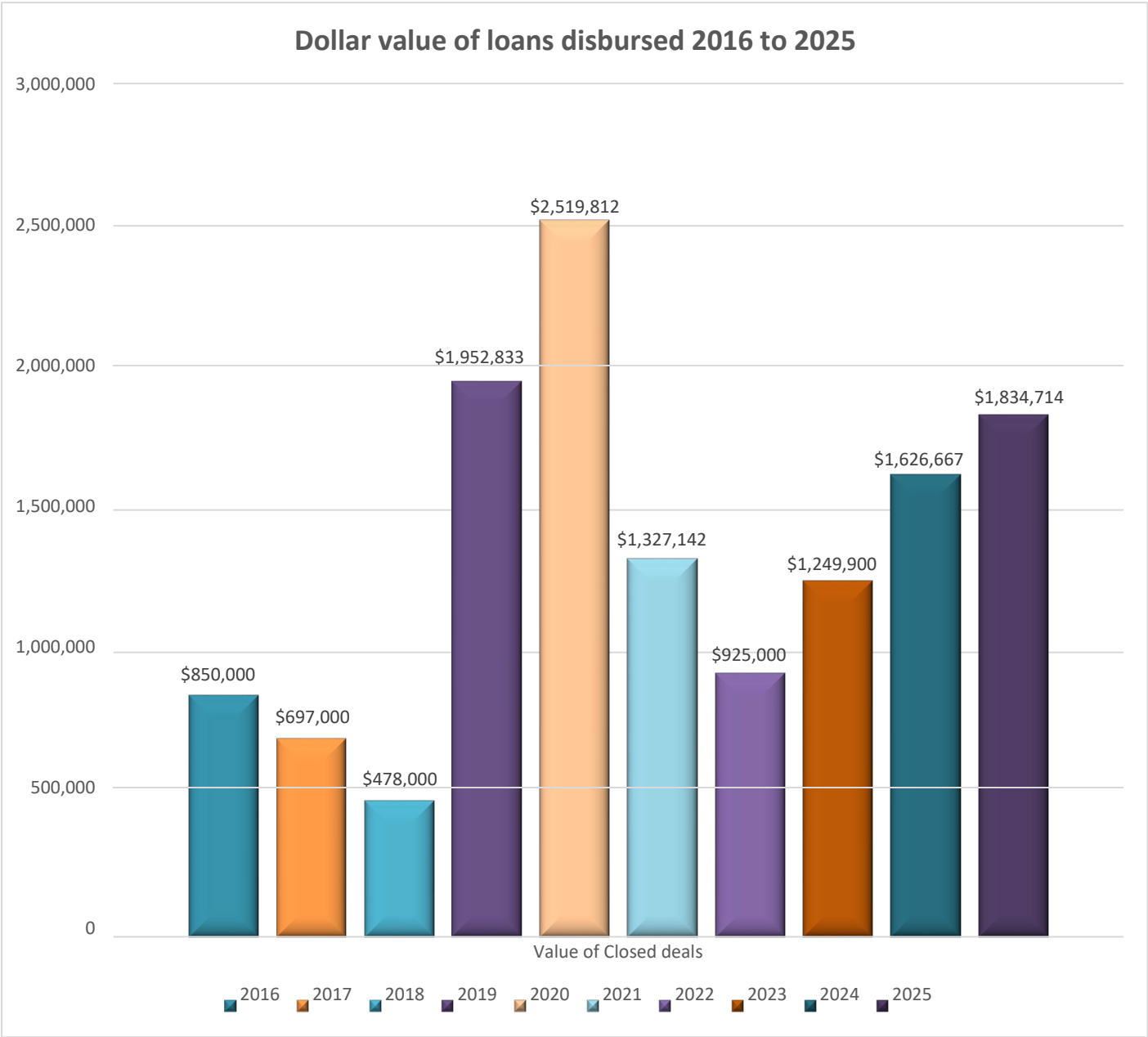
As of December 31, 2025, CCDC maintained a strong and well-diversified loan portfolio comprising both mortgage and term loans. At year-end, the organization was actively managing a total of 63 loans, with total outstanding balances of \$7,881,014. This balanced portfolio reflects steady growth, prudent lending practices, and CCDC's ongoing commitment to responsible financial management in support of its mandate.

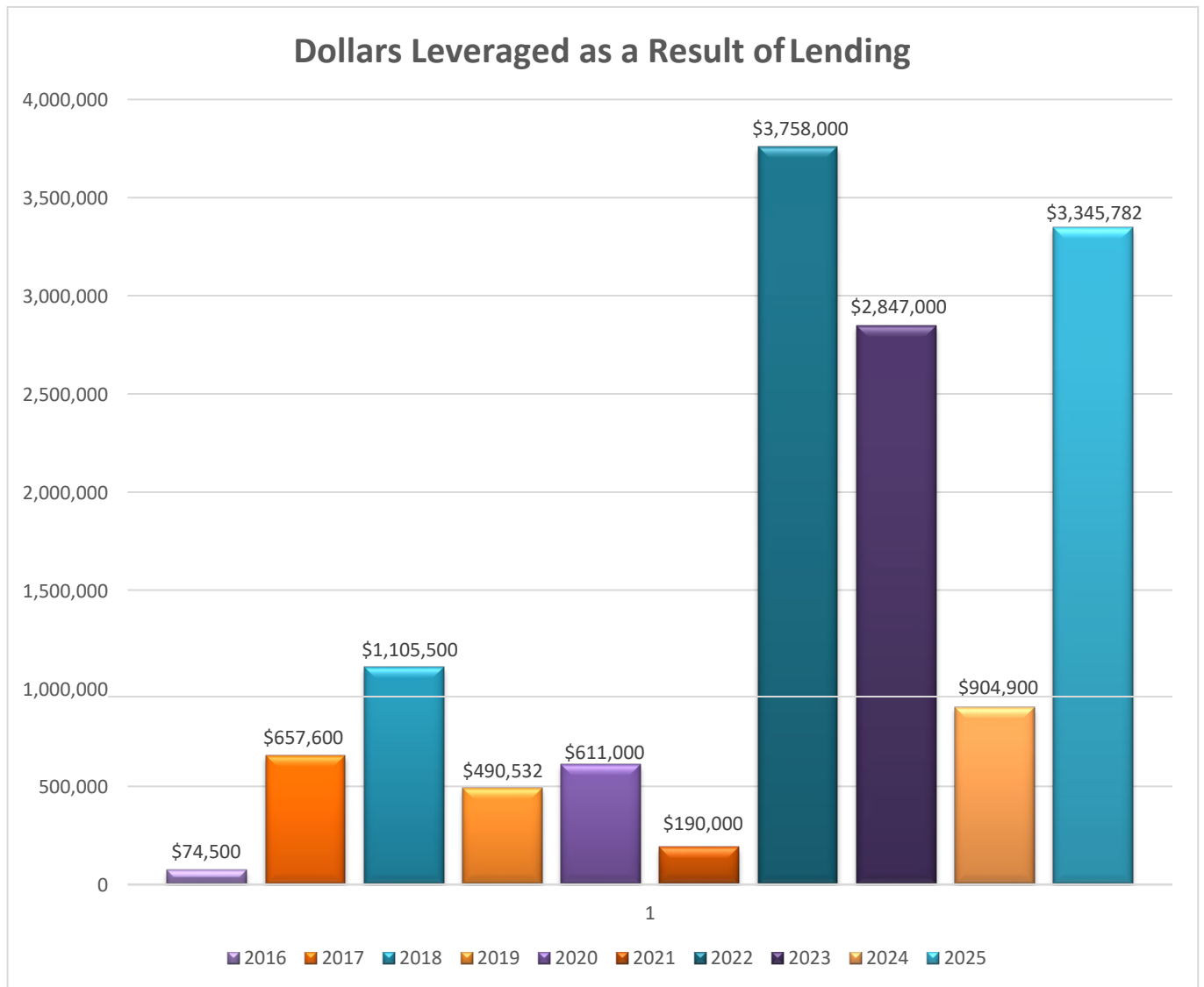
Portfolio Summary

Category	Number	Value
Mortgages Outstanding	18	\$3,100,430
Term Loans Outstanding	32	\$3,708,313
NWOIP Loans	5	\$ 627,891
RRRF Loans	8	\$ 444,380
Total Loans Outstanding	63	\$7,881,014

Business Counselling & Advisory Services

In addition to direct lending, CCDC provided **59 general and in-depth business counselling sessions** in 2025. These advisory services remain essential, particularly as many banks and credit unions continue to restrict lending in certain sectors. CCDC’s support helps entrepreneurs navigate complex financial systems, secure financing, and build sustainable business plans.





Economic Impact

Between April 2024 and March 2025, Ontario CFDCs approved **983 loans totalling \$87.4 million**, supporting **5,364 jobs**. For every dollar lent, up to **\$4.5 in real GDP** is generated, resulting in a provincial impact of **\$393.3 million**.

Locally, CCDC contributed an estimated **\$8,256,213** to real GDP during the same period, supporting an average of **23 jobs annually**. Over the past decade, CCDC's cumulative impact totals approximately **\$61,860,402** in real GDP and an average of **50 jobs per year**.

These figures clearly demonstrate that the work of the Business Development Committee continues to have a significant and lasting impact on the Red Lake/Ear Falls economy.

Community Development Committee Report – 2025

The Community Development Committee played a central role in advancing CCDC's mandate throughout 2025. The Committee focused on initiatives that strengthen local capacity, enhance regional collaboration, and support long-term economic resilience.

Strategic Partnerships

The Committee continued to work closely with municipal partners, regional organizations, and community groups to identify shared priorities and leverage opportunities for collaboration.

Project Support and Facilitation

CCDC provided guidance and administrative support to several community-driven initiatives, helping proponents navigate planning, funding, and implementation processes.

Tourism and Cultural Development

The Committee continued to support local events, cultural initiatives, and visitor-focused activities that contribute to the regional economy.

Capacity Building

The Committee contributed to training, workshops, and resource development aimed at supporting local organizations and entrepreneurs.

The Committee extends its appreciation to the many partners, volunteers, and community members who contributed their time and expertise throughout the year.

Looking Ahead – Strategic Priorities for 2026

As CCDC prepares for the year ahead, several priorities will guide our work:

- Strengthening the Investment Fund to meet growing demand
- Enhancing business advisory services with new tools and resources
- Supporting regional collaboration and shared planning initiatives
- Advancing tourism development and community-driven projects
- Continuing to refine internal processes to ensure strong governance and accountability

CCDC remains committed to supporting local businesses, empowering community partners, and contributing to a vibrant and sustainable regional economy.