

BISSETT DEVELOPMENT CORPORATION

PUBLIC MEETING

FEBRUARY 11, 2026

FACILITATED BY:	GAIL WYNNE	
DELEGATES:	CAROLINE BALDWIN	KELLY WHITMORE
	PETER SLOBODZIAN	ORION JAQUES
	DEBBIE PETZNICK	PAT GILSON
	JODI COULTAS	CHERYL MCPHERSON
	JEANNETTE WYNNE	JOHN MCPHERSON
	TERRY WYNNE	ANGELA HIEBERT
	TRINA CAMERON	RICK KACPERSKI
	CARLA NICHOLSON-SPENCE	MIKE WASKUL
	JOANNE LEPINE	JILL WYNNE
	LAURA MCLAUGHLIN	KRYSTAL LAUREN

The Public Meeting convened at 7:00pm at the Bissett Community Hall.

Gail Wynne facilitated the meeting and opened with a brief history and clarification to distinguish the independent identities of the Bissett Community Council and Bissett Development Corporation as follows;

1. HISTORY:

Over 50 years ago, the 'businessmen' of the community established a committee they called the BISSETT BUSINESSMEN'S ASSOCIATION with its main focus on trying to encourage tourism in the area. Some years later the name changed to the BISSETT BUSINESS ASSOCIATION and then in 1986 when it incorporated, the name was changed to the BISSETT DEVELOPMENT CORPORATION (BDC) with the goals to include tourism and local employment opportunities.

The main reason for incorporating the Bissett Development Corporation (BDC) and remaining **completely independent** of the Bissett Community Council (BCC) was simply due to the fact that the BDC is able to operate as a business ie: appoint a Board of Directors (BOD), enter into agreements, borrow money if required to carry out the mandate of their operation, have their own by-laws, etc and is a non-profit organization meaning all monies stay within the BDC.

Importantly noted, the Bissett Community Council (BCC) is a community within Northern Affairs and is ***not*** incorporated. The BCC is not permitted to enter into agreements on their own or provide for local employment or business opportunities outside its own operating mandate. Essentially, Northern Affairs owns all community infrastructure/assets and the BCC just maintains it.

Upon incorporation and as per the BDC Bylaw, a minimum of 5 and maximum of 10 Directors are required and initially had 6 Directors that included Hugh Wynne who remained a Director right up until his passing. This number varied throughout the years, and now only 2 Directors remain, Terry Wynne and Jill Wynne.

The BDC was set up for the residents of Bissett (the membership) as defined in the current Bylaw using the Northern Affairs Act requirements; Bissett being your primary residence and your name on the voters list.

Because there has not been much, if any, public consultation over the years with the BDC there has been, understandably, confusion relating to the relationship between the BDC and the BCC.

Since the incorporation of the BDC and with the exception of 2 years, I have, on my own time and outside of council hours, assisted the BDC with required book keeping, campground operations and organizing the Fish Derby and in past years, other activities held in conjunction to it. This in itself I can completely understand caused confusion and misunderstanding in distinguishing between the BDC and BCC.

THE BDC IS NOT ASSOCIATED WITH THE BCC AND ARE RUN INDEPENDENT OF EACH OTHER.

I am not, nor have I ever been employed by the BDC and I hold no Directors position nor do I have bank signing authority and moving forward, I am not interested in being appointed to any position within the BDC and I will be stepping away, completely, in the organization of the fish derby.

The BDC has provided some minimal financial support to the BCC over the years ie: monetary donations for fireworks and support for BCC events and/or projects.

The BDC is the sole event organizer and main sponsor of the annual Fish Derby and the BCC has supported the event by sponsoring a fish and providing limited public works assistance pre and post events. Former August long weekend fish derby activities and fireworks were sponsored solely by the BDC.

Current operations are the Wallace Lake, Wanipigow and English Brook Campgrounds that are leased to the BDC by the Province that provides employment for 2 local individuals. The BDC does not have any involvement with community campgrounds.

The current unoccupied building that was the former Council Office, some several years after the BCC moving to its current location, was turned over to the BDC. The BDC did rent the building to Wynne Drilling LTD who in turn carried out extensive renovations at no cost to the BDC and was never turned over or sold to Wynne Drilling and so the building is in fact still in the hands of the BDC; future use is unknown at this time.

I hope that this brief has helped bring light to the Bissett Development Corporation and the non-association, as it is, with the Bissett Community Council.

With the recent passing of Hugh, the BDC is at stand still and the purpose of this Public Meeting is to engage with the membership and make a decision as to whether the BDC will move forward as intended or it will cease to operate. (Dissolve).

AS A NOTE: I have had expressed interest, as property owners in the community of Bissett, from our seasonal residents to be included in this membership and provide input. As noted, current Bylaw defines membership as residents but this does not mean that attendance at these meetings is not permitted by the seasonal residents or anyone for that matter, as all are welcome to attend, ask questions and provide input but would have no voting rights.

It was also pointed out to me that the timing of this specific meeting also prohibited their attendance. This was not my intention however, in all honesty, as the "facilitator without choice", I was not willing to hold this meeting on a weekend to accommodate and perhaps that moving forward, the new BOD will be willing to support everyone's input and hold a meeting appropriately and perhaps consider Bylaw revisions to include all property owners with voting rights.

For this meeting, the Minutes will be provided by the facilitator however, moving forward this will be the responsibility of the BOD appointed Secretary.

Delegates were asked if there were any questions and none were asked.

2. FUTURE OF THE BISSETT DEVELOPMENT CORPORATION:

OPTIONS:

- A. CONTINUE WITH THE OPERATION BY APPOINTING A BOARD OF DIRECTORS WHO ARE WILLING TO BE ACTIVE MEMBERS IN THE CORPORATION**

OR;

- B. CEASE OPERATIONS AND WHAT THIS WOULD MEAN:**
 - SURRENDERING THE CAMPGROUND LEASES/AGREEMENTS THAT WOULD THEN OPEN THE CAMPGROUND OPERATION OPPORTUNITY TO A PUBLIC BUSINESS ENTITY WITH NO FURTHER INPUT BY THE BDC
 - RETURN THE BUILDING TO THE BCC
 - CLOSE THE BANK ACCOUNT AND DONATE REMAINING FUNDS TO COMMUNITY EVENTS OR COMMUNITY PROJECTS ONCE ALL FINANCIAL OBLIGATIONS ARE MET

The delegates present discussed and ALL confirmed residents under the current Bylaw requirements, unanimously voted to continue operations and move forward. (Hands were raised and counted – all present in favour)

RESOLUTION # 1 – 2026

WHEREAS: Future of the Bissett Development Corporation (BDC).

BE IT RESOLVED THAT: The delegation unanimously voted to continue operation and move forward with the BDC.

M/S by Debbie Petznick and Krystal Lauren

All in favour

3. APPOINTMENT OF BOARD OF DIRECTORS:

The Consumer's Branch has officially notified the BDC that there is a requirement under the Corporation Act to have at least 3 Board of Directors appointed. Current BDC Bylaw stipulates a minimum of 5 and maximum of 10 are required.

The floor was open and the following indicated their intent to hold a position on the Board of Directors (BOD).

- Jill Wynne to remain
- Terry Wynne to remain
- Mike Waskul
- Jodi Coultas
- Peter Slobodzian
- Krystal Lauren
- Kelly Whitmore
- Debbie Petznick

RESOLUTION #2 – 2026

WHEREAS: Appointed members to Bissett Development Corporations Board of Directors.

BE IT RESOLVED THAT: Jill Wynne and Terry Wynne to remain in their position of Directors with the following appointed by the membership: Mike Waskul, Jodi Coultas, Peter Slobodzian Krystal Lauren, Kelly Whitmore, Debbie Petznick.

M/S by Pat Gilson and Orion Jaques

All in favour

It was decided that the BOD would hold their first meeting on TUESDAY, FEBRUARY 24, 2026 at 7:00pm at the Bissett Community Hall. Gail Wynne will attend for guidance.

PLEASE NOTE: This is a meeting of the Directors and although anyone has the right to attend, they would be doing so in the compacity of an observer only.

QUESTIONS:

Q: What is the direction of the BDC?

A: To be determined with the Board of Directors.

Q: Will Gail provide assistance in transition?

A: Yes.

Q: Is this a share corporation?

A: No, it is non-profit organization and made up of the 'membership' of the community as defined under the Northern Affairs Act being a resident and on the voters list.

Q: Can there be input at any time?

A: Explained that ALL MEETINGS are open however, if anyone wants to address the Board they do so by indicating their intention prior to a meeting in order to be placed on the agenda and present to the Board. If you are simply wanting to attend to observe you can do so without advance notice but you are not permitted to provide input or address the Board. As the BOD is required to hold one annual meeting this would be an opportunity for comments, questions, concerns, input, etc. but are not restricted to only that opportunity as noted.

With no further discussion or questions raised, the meeting adjourned at 7:26pm

These Minutes have not yet been adopted by the Board and are subject to amendment prior to adoption.

As submitted by:

GAIL WYNNE/FACILITATOR

ADOPTED AT THE MEETING, DATED THIS 24th DAY OF FEBRUARY, 2026 BY THE BOARD OF DIRECTORS.

MOVED BY:

SECONDED BY: