



**SMALL BANK**

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Comptroller of the Currency  
Administrator of National Banks

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## **PUBLIC DISCLOSURE**

**January 7, 2002**

### **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

**First National Bank and Trust of Syracuse  
Charter Number 3083**

**320 5th Street  
Syracuse, Nebraska 68446**

**Comptroller of the Currency  
Omaha South Field Office  
13710 FNB Parkway Suite 110  
Omaha, Nebraska 68154**

**NOTE: This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.**

## **INSTITUTION'S CRA RATING**

**This institution is rated Outstanding.**

- First National Bank and Trust of Syracuse (FNB&T) has an excellent record of lending to farms of different sizes and individuals of different income levels.

The distribution of agricultural borrowers reflects good penetration among farms of different sizes. Based on 20 borrowers sampled, the bank's distribution of loans to farms with different revenues compared favorably to demographic information on the assessment area. Information was obtained from the U.S. Census Bureau's 1997 Census of Agriculture.

The distribution of consumer borrowers of different incomes is excellent. Based on 20 borrowers sampled, the bank's distribution of loans to consumers met or exceeded the breakdown of the percentage of households at each income level.

The distribution of residential real estate borrowers was strong. Based on 20 borrowers sampled, the bank's distribution of loans met or exceeded the breakdown of the percentage of families at each income level.

- The bank originated a majority of its loans in the assessment area.

FNB&T originated 78% by number and 66% by dollar amount within its assessment area for the agricultural, consumer, and residential real estate loans sampled.

- The bank's average loan-to-deposit ratio since the last examination is reasonable.

FNB&T's average loan-to-deposit ratio over the past sixteen quarters met the standard for satisfactory performance. The bank's average ratio of 65% satisfactorily compares to ratios of similarly situated banks in the assessment area. The average loan-to-deposit ratio for similarly situated institutions in the assessment area was 78%.

- An analysis of the geographic distribution of loans was not applicable since the assessment area did not have any low- or moderate-income geographies.
- FNB&T has not received any consumer complaints regarding its CRA performance during the evaluation period.
- An analysis of the 1999 and 2000 public comments and consumer complaint information was performed according to the OCC's risk based fair lending approach. Based on its analysis of the information, the OCC decided that a comprehensive fair lending examination would not need to be conducted with the CRA evaluation this year. The latest comprehensive fair lending exam was performed in 1997.

## **DESCRIPTION OF INSTITUTION**

FNB&T is a \$50 million institution located in southeast Nebraska. FNB&T received a “Satisfactory” rating at the last CRA examination, dated July 15, 1997. The bank’s primary loan products are agricultural, consumer, and residential real estate loans. FNB&T has one full service facility and four automated teller machines. All facilities and automated teller machines are located in the assessment area. There are no legal or financial factors that impede the bank’s ability to help meet the credit needs of the assessment area.

*Refer to FNB&T’s CRA Public File for more information.*

## **DESCRIPTION OF ASSESSMENT AREA**

The bank’s assessment area encompasses all of Otoe County. This assessment area is comprised of five middle-income block numbering areas. The assessment area does not arbitrarily exclude any low- or moderate-income areas.

*Refer to FNB&T’s CRA Public File for more information*