

# **PUBLIC DISCLOSURE**

**September 23, 2013**

## **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

**Glenview State Bank  
Certificate Number 12406**

**800 Waukegan Road  
Glenview, Illinois 60025**

**Federal Deposit Insurance Corporation  
Division of Depositor and Consumer Protection  
Chicago Regional Office  
300 South Riverside Plaza, Suite 1700  
Chicago, Illinois 60606**

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.

## GENERAL INFORMATION

The Community Reinvestment Act (CRA) requires each federal financial supervisory agency to use its authority when examining financial institutions subject to its supervision, to assess the 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. Upon conclusion of such examination, the agency must prepare a written evaluation of the institution's record of meeting the credit needs of its community.

This document is an evaluation of the CRA performance of **Glenview State Bank, Glenview, Illinois**, prepared by the **Federal Deposit Insurance Corporation (FDIC)**, the institution's supervisory agency, as of **September 23, 2013**. The agency rates the CRA performance of an institution consistent with the provisions set forth in Appendix A to 12 CFR Part 345.

## INSTITUTION RATING

**INSTITUTION'S CRA RATING: This institution is rated: Satisfactory.**

**The Lending Test is rated: Satisfactory.**

**The Community Development Test is rated: Satisfactory.**

The institution's lending performance is adequate and exhibits reasonable responsiveness to the credit needs of the assessment area. The following summarizes the institution's performance.

- The loan-to-deposit ratio is less than reasonable given the institution's size, financial condition, and assessment area credit needs.
- A majority of the institution's loans are within the designated assessment area.
- The distribution of borrowers reflects, given the demographics of the assessment area, reasonable penetration among individuals of different income levels (including low- and moderate-income) relative to poor penetration among businesses of different sizes.
- The geographic distribution of loans reflects a reasonable dispersion throughout the assessment area.
- The institution has not received any complaints about its performance in meeting assessment area credit needs.

The Performance Evaluation also considers the institution's performance under the Intermediate Small Institution Community Development Test. The institution can satisfy the Community Development Test requirements with qualified community development activities under lending, investments, and services.

- The institution's community development performance demonstrates adequate responsiveness to the needs of its assessment area through qualified loans, investments, and services considering the institution's capacity and the need and availability of such opportunities for community development in the institution's assessment area.

<b>Table M – Summary of Community Development Lending</b>								
<b>Loan Purpose</b>	<b>2010</b>		<b>2011</b>		<b>2012</b>		<b>2013</b>	
	<b>#</b>	<b>\$</b>	<b>#</b>	<b>\$</b>	<b>#</b>	<b>\$</b>	<b>#</b>	<b>\$</b>
Affordable Housing	--	--	1	\$1,600,000	--	--	--	--
Community Services	2	\$5,250,000	2	\$1,557,277	2	\$2,900,000	2	\$1,536,721
SBA 504 Loans	1	\$1,115,000	2	\$3,137,813	2	\$1,547,500	1	\$500,000
<b>Totals</b>	<b>3</b>	<b>\$6,365,000</b>	<b>5</b>	<b>\$6,295,090</b>	<b>4</b>	<b>\$4,447,500</b>	<b>3</b>	<b>\$2,036,721</b>

Source: Bank records (8/16/2010 – 9/23/2-2013).

### **Community Development Investments**

GSB made 101 qualified donations and funded 4 qualified investments totaling \$4.6 million representing 0.4 percent of total assets, 0.7 percent of total investments, and 4.0 percent of equity capital as of June 30, 2013. Although this reflects an increase of \$3.1 million since the previous evaluation, this comes off a very low level of investments at the previous evaluation. Of the qualified investments, there is one mortgage-backed security (MBS) investment which remains from the prior evaluation and currently valued at \$57,320. Qualifying CD investments during the current evaluation period include the following:

- In 2010, GSB purchased a \$4.0 million in a CRA pooled qualified fund which invests in debt securities and other debt instruments backed by qualifying single-family, multi-family and economic development loans. As of June 30, 2013, the value of GSB’s investment in the fund equaled \$4.3 million.
- An ongoing, annually renewable investment in a \$100,000 certificate of deposit at a minority-owned institution.
- **In 2012, GSB purchased a \$250,000 investment in Senior Housing Crime Prevention organization benefitting a low-income senior center in the assessment area. The underlying security investment is a CRA qualified fund. Also, the \$2,500 return on the investment in 2012 directly benefits the organization.**
- A total of 101 donations and grants totaling \$174,831 were made to qualifying organizations that meet the purpose of CD within the assessment area. Donation and grant activity is detailed in the following Table N.

<b>Table N – Donation and Grant Activity</b>			
<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
\$21,766	\$54,925	\$55,190	\$42,950

Source: Bank records (8/16/2010 – 9/23/2013).

### **Community Development Services**

In total, 16 services qualified for CD credit of which 11 services were ongoing throughout the evaluation period. Table O illustrates some of the more prominent services provided by GSB during the evaluation period. GSB’s CD services include serving on Boards of Directors, offering SBA loans, and providing financial and technical assistance to community based organizations that serve affordable housing, small business development, and low- and moderate-income individuals.

Additionally, GSB participates in two surcharge-free programs, MoneyPass and SUM, providing ATM services to its customers at no additional fee, including within many Wal-Mart retail stores. Seasonal office space and administrative support to provide tax preparation counseling free of charge through the