



CRA Public File - 2025

- Range Bank has not received any CRA-related comments or complaints in calendar years 2023, 2024, and year-to-date 2025. Range Bank was voted Best Bank and Best Mortgage Lender for 2024 by The Mining Journal.
 - Updated 04/01/2025

PUBLIC DISCLOSURE

May 22, 2023

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Range Bank
Certificate Number: 5072

100 North Front Street
Marquette, Michigan 49855

Federal Deposit Insurance Corporation
Division of Depositor and Consumer Protection
Chicago Regional Office

300 South Riverside Plaza, Suite 1700
Chicago, Illinois 60606

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.

TABLE OF CONTENTS

INSTITUTION RATING	1
DESCRIPTION OF INSTITUTION	1
DESCRIPTION OF ASSESSMENT AREAS.....	2
SCOPE OF EVALUATION.....	3
CONCLUSIONS ON PERFORMANCE CRITERIA.....	5
DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW.....	10
STATE OF MICHIGAN – Full-Scope Review.....	11
DESCRIPTION OF INSTITUTION’S OPERATIONS IN MICHIGAN	11
SCOPE OF EVALUATION – MICHIGAN.....	13
CONCLUSIONS ON PERFORMANCE CRITERIA IN MICHIGAN	13
STATE OF WISCONSIN - Full Scope Review.....	21
DESCRIPTION OF INSTITUTION’S OPERATIONS IN WISCONSIN	21
SCOPE OF EVALUATION – WISCONSIN.....	23
CONCLUSIONS ON PERFORMANCE CRITERIA IN WISCONSIN	23
APPENDICES	29
INTERMEDIATE SMALL BANK PERFORMANCE CRITERIA.....	29
SUMMARY OF RATINGS FOR RATED AREAS	30
GLOSSARY	31

INSTITUTION RATING

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

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

The Lending Test is rated Satisfactory.

- The loan-to-deposit (LTD) ratio is reasonable given the institution's size, financial condition, and credit needs of the assessment areas (AAs).
- A majority of home mortgage and small business loans were made within the bank's AAs.
- The geographic distribution of home mortgage and small business loans reflects reasonable dispersion throughout the AAs.
- The distribution of loans to borrowers reflects reasonable penetration of loans among individuals of different income levels and businesses of different sizes.
- The bank did not receive any CRA-related complaints since the previous evaluation; therefore, this factor did not affect the Lending Test rating.

The Community Development Test is rated Satisfactory.

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

DESCRIPTION OF INSTITUTION

Range Bank is headquartered in Marquette, Michigan and offers a full suite of banking services at the headquarters location and eight additional branches. Services, products, lobby hours, and facilities are similar at each branch location. Seven of the eight branches are in the Upper Peninsula of Michigan, outside a metropolitan statistical area (MSA), and one branch, opened in early 2019, located in Ashwaubenon, Wisconsin, is within the Green Bay MSA. Range Bank is wholly-owned by Range Financial Corporation, a one-bank holding company also located in Marquette, Michigan.

The bank received an overall satisfactory rating based on satisfactory performance under the lending and community development test criteria at the last CRA evaluation on April 30, 2018 from the Office of the Comptroller of the Currency pursuant to the interagency Intermediate Small Bank procedures. After that evaluation, in the first and third quarters of 2019, the bank implemented some branching changes. Specifically, the bank converted the Ashwaubenon loan production office to a full-service branch in January 2019, and in July and August 2019, the bank closed three Michigan branch offices. The new Ashwaubenon branch office is located in a moderate-income census tract.

Two of the closed Michigan offices were located in middle-income census tracts and one was located in an upper-income census tract.

Range Bank offers various loan products including residential mortgage, commercial, and consumer loans to address the credit needs of its AAs. The bank’s primary business focus continues to be residential real estate and commercial lending. During the review period, which covers the period since the bank’s last CRA evaluation through May 22, 2023, the bank had materially more residential mortgage loan originations compared to small business loan originations.

The bank also provides traditional deposit services such as checking and savings accounts, and certificates of deposit, as well as alternative services such as internet banking, electronic bill-pay, remote deposit, and access to ATMs at each branch and no-fee ATMs in the international Allpoint network.

According to March 31, 2023 call report data, Range Bank had \$547.6 million in assets; \$491.9 million in deposits; and \$329.6 million in loans, which are presented in additional detail in the following table. Competition within the bank’s AA is robust. In the bank’s combined AA, there are 26 institutions with 115 offices. According to the FDIC’s June 30, 2022 market share data, Range Bank is in seventh place with 3.6 percent of the \$12.8 billion total deposit market.

Loan Portfolio Distribution as of 3/31/2023		
Loan Category	\$(000s)	%
Construction and Land Development	33,619	10.2
Secured by Farmland	0	0.0
Secured by 1-4 Family Residential Properties	106,177	32.2
Secured by Multifamily (5 or more) Residential Properties	30,463	9.2
Secured by Nonfarm Nonresidential Properties	110,800	33.6
Total Real Estate Loans	281,059	85.3
Commercial and Industrial Loans	42,618	12.9
Agricultural Loans	0	0.0
Consumer Loans	5,557	1.7
Other Loans	373	0.1
Less: Unearned Income	0	0.0
Total Loans	329,607	100.0
<i>Source: 3/31/2023 Report of Condition and Income</i>		

Examiners did not identify any financial, legal, or other impediments that would affect the bank’s ability to meet the credit needs of the AAs.

DESCRIPTION OF ASSESSMENT AREAS

The CRA requires financial institutions to define one or more AAs within which its CRA performance will be evaluated. Range Bank designated two AAs. Since the last evaluation, the bank

added an AA in the state of Wisconsin (WI AA) due to the conversion of the Ashwaubenon, Wisconsin loan production office to a full-service branch.

During the evaluation period, FEMA issued emergency declarations for severe storms/flooding/tornadoes on August 2, 2018, impacting Michigan’s Houghton County (FEMA-4381-DR) for relief designations PA-A through PA-H. Additionally, Michigan-statewide pandemic-related disasters and emergency incidents were declared by FEMA (March 13 and 27, 2020). Similar declarations were issued covering Wisconsin for the pandemic on March 13, and April 4, 2020.

The bank continues to include the same counties in Michigan’s Upper Peninsula: Dickinson, Houghton, Keweenaw, and Marquette as one of its assessment areas (MI AA). These AAs do not arbitrarily exclude any low- and moderate-income census tracts, do not reflect illegal discrimination, and otherwise meet the requirements of the CRA Regulation. The following table presents a brief description of each AA.

Assessment Area Breakdown of Deposits and Branches					
AA Name	Counties in AA	Banking Offices		Deposits as of 6/30/22	
		#	%	\$(000s)	%
MI AA	Dickinson, Houghton, Keweenaw, and Marquette	8	88.9	463,215	99.2
WI AA	Brown	1	11.1	3,675	.8
Totals		9	100.0	466,890	100.0
<i>Source: Bank Records; Summary of Deposits from 6/30/22 Call Reports</i>					

Both AAs received full scope reviews. Based on the CRA procedures and regulations, examiners assigned separate ratings for the bank’s performance in Michigan and Wisconsin, as well as an overall rating for the entire bank. Examiners placed greater emphasis on the MI AA in the overall conclusions and bank rating, as the levels of lending, deposits, and banking offices in the MI AA materially exceeded deposit and lending contributions from the single Wisconsin office.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the last CRA evaluation dated April 30, 2018, to the current evaluation dated May 22, 2023. Examiners used the Interagency Intermediate Small Institution Examination Procedures to evaluate the bank’s CRA performance. These procedures include two tests: the CRA Small Bank Lending Test and the Community Development Test. The first appendix to this evaluation contains details about the performance criteria for each test.

Activities Reviewed

As previously stated, the bank’s major product lines are home mortgage and small business loans.

This conclusion considered the bank’s business strategy, and the number and dollar volume of loans originated during the evaluation period. Other loan categories were not selected for review given that they are not a business focus and do not represent a substantial portion of the bank’s loan portfolio.

The bank was not required and did not elect to report small business loan data during the review period. Moreover, the bank was not required to report home mortgage data pursuant to the Home Mortgage Disclosure Act (HMDA) data collection requirements until the year after the bank opened the Ashwaubenon, Wisconsin branch office. Examiners reviewed the bank’s HMDA data reported for 2020, 2021, and 2022, and selected a sample of small business loans originated in 2022. These loans are representative of the entire evaluation period and are presented in this evaluation.

The bank participated in the Paycheck Protection Program (PPP). This program was offered through the Small Business Administration, and was intended to ameliorate the impacts of the COVID-19 pandemic during 2020 and 2021. The bank elected to have these loans evaluated under the Community Development Test and not the Lending Test. Consequently, the bank’s participation in the PPP program is reflected and presented in the 2020 and 2021 community development lending volumes. Examiners concluded that expanded small business loan sampling in 2022 or expanding the sample to include additional years would not have had a material impact on product, AA, or overall lending test conclusions.

Examiners gave greater weight and consideration to mortgage lending than small business lending under the Lending Test based on origination volume. Examiners assessed the bank’s mortgage performance using HMDA aggregate data, 2015 American Community Survey (ACS) data and 2020 U.S. census data. Examiners used the 2015 ACS data to evaluate the bank’s 2020 and 2021 mortgage lending activities. Examiners used the revised 2020 U.S. Census data, which became available in 2022, to evaluate the 2022 activity. With regard to small business lending, examiners evaluated a representative sample of loans originated in 2022 and used D&B data as a standard of comparison. The following table shows the universe of loans originated, including the number and dollar volume, as well as the sample size for 2022 small business loans.

Loan Products Reviewed				
Loan Category	Universe		Reviewed	
	#	\$(000s)	#	\$(000s)
Home Mortgage				
2022	393	69,821	393	69,821
2021	783	132,024	783	132,024
2020	1,131	194,105	1,131	194,105
Small Business				
2022	177	28,998	115	16,759

Source: HMDA Data and Bank Data

For the Community Development Test, bank management provided data on community development loans, qualified investments, and community development services for the entire review period (April 30, 2018 through May 23, 2023).

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

A Satisfactory rating is assigned under the Lending Test and reflects consistent performance in the AAs. This conclusion was determined by evaluating the LTD ratio, the AA concentration, geographic distribution of loans, and borrower profile.

Loan-to-Deposit Ratio

The LTD ratio is reasonable given the institution's size, financial condition, and AA credit needs. The bank's LTD ratio, calculated from Call Report data, averaged 63.7 percent over the 19 calendar quarters from June 30, 2018, to December 31, 2022. The ratio ranged from a low of 54.1 percent as of September 30, 2021, to a high of 72.4 percent as of June 30, 2020. As depicted in the following table, Range Bank's average net loan to deposit ratio is within the range of the ratios of comparable institutions during the same period. Examiners selected comparable institutions based on their asset size, geographic location, and lending focus.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 12/31/2022 (\$000s)	Average Net LTD Ratio (%)
Range Bank	518,565	63.7
Royal Bank	745,127	78.1
Fortifi Bank	593,955	82.9
Bank of Luxemburg	580,371	82.4
First Bank, Upper Michigan	572,592	81.5
Premier Community Bank	446,344	70.6
First National Bank & Trust	400,183	54.7
Upper Peninsula State Bank	292,232	80.2

Source: Call Reports 6/30/2018– 12/31/2022

Assessment Area Concentration

Range Bank made a majority of its home mortgage and small business loans in the AAs, based on both number and dollar volume of loans, as shown in the following table.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage										
2022	349	89.0	44	11.2	393	61,610	88.2	8,212	11.8	69,821
2021	694	88.6	89	11.4	783	116,389	88.2	15,635	11.8	132,024
2020	1,030	91.1	101	8.9	1,131	174,310	89.8	19,795	10.2	194,105
Small Business										
2022	91	79.1	24	20.9	115	12,795	76.3	3,964	23.7	16,759
<i>Source: Bank Data. Due to rounding, totals may not equal 100.0%</i>										

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the AAs. The more heavily-weighted mortgage lending is reasonable for all tract income levels in both AAs. The separate discussions of performance within each AA later in this evaluation contain additional details.

Borrower Profile

The distribution of loans to borrowers reflects, given the demographics of the AAs, reasonable penetration among individuals of different income levels and businesses of different sizes. Performance is reasonable for both products in both AAs. The separate discussions of performance within each AA later in this evaluation contain additional details.

Response to Complaints

Range Bank did not receive any CRA-related complaints since the last evaluation; therefore, this criterion did not affect the Lending Test.

COMMUNITY DEVELOPMENT TEST

The institution’s community development performance demonstrates adequate responsiveness to community development needs in its AAs through community development loans, qualified investments, and community development services, as appropriate, considering the institution’s capacity and the need and availability of such opportunities for community development in the institution’s assessment areas.

Community Development Loans

Range Bank originated 363 community development loans totaling \$41.9 million during the evaluation period. This level of activity represents 7.7 percent of total assets and 13.0 percent of net total loans as of March 31, 2023. Community development loans increased from \$5.3 million at the prior evaluation to \$41.9 million at the current evaluation.

A significant portion of the bank’s community development loans are attributable to its participation in the PPP program, which accounted for all but 17 (totaling \$5.7 million) community development loans. Except for 35 PPP loans totaling \$3.6 million, all of the bank’s community development loans were within the bank’s AAs.

The following two tables show the breakdown of community development loans by year and AA. Although community development lending within the AAs was noticeably higher in the MI AA (at 93.9 percent of dollar volume within the AAs) versus the WI AA (at 6.1 percent of dollar volume within the AAs), performance is adequately responsive in both AAs and is reflective of the relatively new presence and fewer offices in the WI AA. Given the heavy representation of PPP loans, the community development lending is reflexive in nature and is representative of commercial lending relationships, which are more concentrated in the MI AA.

Community Development Lending by Year										
Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Total	
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)
2018 (Partial)	0	0	0	0	0	0	1	115	1	115
2019	1	630	0	0	0	0	1	266	2	896
2020	2	450	0	0	147	16,159	29	7,287	178	23,896
2021	1	925	1	300	156	11,148	17	2,925	175	15,298
2022	4	578	1	1,000	0	0	0	0	5	1,578
2023 (YTD)	1	33	0	0	0	0	1	70	2	103
Total	9	2,616	2	1,300	303	27,307	49	10,664	363	41,887

Source: Bank Data

Community Development Lending by AA										
AA	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Total	
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)
MI	8	2,511	2	1,300	270	23,760	40	8,342	320	35,913
WI	1	105	0	0	4	504	3	1,704	8	2,313
TOTAL IN AA	9	2,616	2	1,300	274	24,264	43	10,046	328	38,226
Outside AA	0	0	0	0	29	3,043	6	618	35	3,661
Total	9	2,616	2	1,300	303	27,307	49	10,664	363	41,887

Source: Bank Data

Qualified Investments

The bank’s qualified investments totaling \$17.6 million during the evaluation period, or 3.2 percent of assets, 45.0 percent of equity capital, and 10.6 percent of securities as of March 31, 2023. This level is significantly above the activity in the previous evaluation, which consisted of \$105,000 in qualified donations. Examiners determined that the bank’s community development activities overall, adequately addressed the AAs. Therefore, examiners also considered qualified activities that were within the broader statewide or regional areas, but outside of the AAs. Notable examples of activities made outside of the AAs include:

- A bond where proceeds financed the development a multi-family housing complex where over half of the units are to be rented to tenants with low- or moderate-incomes.
- A bond to finance a school district where a majority of facilities is in moderate-income census tracts.
- Donations to a hospital earmarked for lifesaving treatment for children from low- and moderate-income families.

The following two tables show the breakdown of community development investments by year and AA.

Qualified Investments by Year										
Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Total	
	#	\$(000)	#	(000)	#	\$(000)	#	\$(000)	#	\$(000)
Prior Period	0	0	0	0	0	0	6	786	6	786
2018 (Partial)	0	0	0	0	0	0	2	482	2	482
2019	0	0	0	0	0	0	5	2,938	5	2,938
2020	3	716	0	0	0	0	12	5,632	15	6,348
2021	6	388	0	0	0	0	6	2,468	12	2,856
2022	2	148	0	0	0	0	5	1,997	7	2,145
2023 (YTD)	0	0	0	0	0	0	5	1,997	5	1,997
Subtotal	11	1,252	0	0	0	0	41	16,300	52	17,552
Grants & Donations	1	<1	61	47	8	4	5	26	75	77
Total	12	1,252	61	47	8	4	46	16,327	127	17,630

Source: Bank Data

Qualified Investments by AA										
AA	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Total	
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)
MI	10	608	57	45	8	4	45	15,553	120	16,210
WI	1	<1	3	2	0	0	0	0	4	2
TOTAL IN AA	11	609	60	47	8	4	45	15,553	124	16,212
Outside AA	1	644	1	<1	0	0	1	775	3	1,419
Total	12	1,252	61	47	8	4	46	16,327	127	17,630
<i>Source: Bank Data</i>										

Community Development Services

Bank employees performed over 2,300 hours of community development services during the evaluation period. This is slightly less than the 2,687 hours of services in the prior evaluation. These services included the provision of financial expertise or technical assistance to various organizations during the evaluation period, where the primary purpose was community development. The following two tables show the breakdown of community development services by year and AA. By AA, 91.6 percent of service hours were performed in the MI AA, and 8.4 percent of hours were in the WI AA.

Community Development Services by Year					
Year	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Total
	#	#	#	#	#
2018 (Partial)	124	611	100	96	931
2019	60	233	120	0	413
2020	11	179	0	0	190
2021	82	197	100	0	379
2022	78	257	93	0	428
2023 (YTD)	0	0	0	0	0
Total	355	1,477	413	96	2,341
<i>Source: Bank Data</i>					

Community Development Services by AA					
AA	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Total
	#	#	#	#	#
MI	355	1,342	350	96	2,143
WI	0	135	63	0	198
TOTAL IN AA	355	1,477	413	96	2,341
Outside AA	0	0	0	0	0
Total	355	1,477	413	96	2,341
<i>Source: Bank Data</i>					

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Examiners did not identify any evidence of discriminatory or other illegal credit practices; therefore, this consideration did not affect the institution's overall CRA rating.

STATE OF MICHIGAN – Full-Scope Review

CRA RATING FOR MICHIGAN: Satisfactory

The Lending Test is rated: Satisfactory

The Community Development Test is rated: Satisfactory

DESCRIPTION OF INSTITUTION’S OPERATIONS IN MICHIGAN

The MI AA includes all census tracts in four non-MSA counties in Michigan’s Upper Peninsula: Dickinson, Houghton, Keweenaw, and Marquette. According to the 2020 US Census, there is one low-income and five moderate-income census tracts in the MI AA. Additionally, there were six middle-income census tracts designated as distressed during 2018 and 2019 (five were in Houghton County and one was in Keweenaw). In 2020, there was one middle-income distressed census tract in the MI AA. There were no distressed tracts between 2021 and 2023 in the MI AA. Sources of data used in this section include the 2020 U.S. Census, 2015 ACS U.S. Census, 2022 D&B data and the Federal Financial Institutions Examination Council (FFIEC).

Economic and Demographic Data

According to 2020 U.S. Census data, the MI AA includes 49 census tracts. The following table illustrates demographic characteristics of the AA based on the 2020 U.S. Census data.

Demographic Information of the Assessment Area						
Assessment Area: MI AA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	49	2.0	10.2	55.1	22.4	10.2
Population by Geography	131,371	1.8	12.1	58.9	27.2	0.0
Housing Units by Geography	70,342	0.9	11.0	62.4	25.5	0.2
Owner-Occupied Units by Geography	38,725	0.8	11.0	62.9	25.3	0.0
Occupied Rental Units by Geography	14,827	1.9	15.4	50.5	32.2	0.0
Vacant Units by Geography	16,790	0.3	6.9	71.9	20.3	0.7
Businesses by Geography	8,807	1.3	11.9	57.3	29.5	0.0
Farms by Geography	240	0.4	8.8	69.2	21.7	0.0
Family Distribution by Income Level	31,567	16.2	17.2	23.3	43.3	0.0
Household Distribution by Income Level	53,552	23.9	16.6	18.2	41.3	0.0
Median Family Income Non-MSAs - MI		\$64,965	Median Housing Value			\$140,041
			Median Gross Rent			\$695
			Families Below Poverty Level			7.9%

Source: 2020 U.S. Census and 2022 D&B Data. Due to rounding, totals may not equal 100.0% () The NA category consists of geographies that have not been assigned an income classification.*

There are over 70,000 housing units in the assessment area, of which 55.1 percent are owner-occupied, 21.1 percent are occupied rental units, and 23.9 percent are vacant. The Geographic Distribution compares home mortgage loans to the distribution of owner-occupied housing units.

Examiners use FFIEC-updated median family income levels to analyze home mortgage loans under the Borrower Profile criterion. The following table depicts the low-, moderate-, middle- and upper-income levels for each year.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
MI NA (Non-MSA) Median Family Income (99999)				
2020 (\$60,900)	<\$30,450	\$30,450 to <\$48,720	\$48,720 to <\$73,080	≥\$73,080
2021 (\$62,900)	<\$31,450	\$31,450 to <\$50,320	\$50,320 to <\$75,480	≥\$75,480
2022 (\$71,500)	<\$35,750	\$35,750 to <\$57,200	\$57,200 to <\$85,800	≥\$85,800
<i>Source: FFIEC</i>				

According to D&B data, there were 8,807 businesses located in the MI AA, with the following Gross Annual Revenue (GAR) levels:

- 80.7 percent have GARs \$1 million or less,
- 5.4 percent have GARs more than \$1 million, and
- 13.9 percent have unknown revenues.

The analysis of small business loans under the Borrower Profile criterion compares the distribution of lending by borrower GAR level. Service industries represent the largest portion of businesses at 42.0 percent, followed by retail trade (14.0 percent); and finance, insurance and real estate (8.0 percent). In addition, 64.0 percent of area businesses have four or fewer employees, and 85.0 percent operate from a single location.

Competition

The AA has modest competition for financial services. According to the FDIC Deposit Market Share data as of June 2022, 11 financial institutions operated 52 offices in the MI AA. Of these institutions, Range Bank ranked 1st with a 16.9 percent of the \$2.7 billion deposit market share.

There is a high level of competition for home mortgage loans among banks, credit unions, and non-depository mortgage lenders. In 2021, 233 lenders reported a total of 4,803 residential mortgage loans originated or purchased. Range Bank ranked 1st, with a market share of 14.5 percent of originations.

Community Contact

As part of the evaluation process, examiners contact third parties active in the AA to assist in identifying local credit and community development needs and opportunities. This information also helps illustrate whether local financial institutions are responsive to these needs.

Examiners used a contact from a regional planning commission to obtain additional information about the MI AA credit needs. The contact noted that the overall economy in the area is stable with limited growth; however, concern over stagnant employment, a lack of high-paying jobs, and population decline has resulted in an exodus of talent. The contact stated significant investments in housing and infrastructure are needed to attract new residents and spur economic growth. According to the contact, financial institutions in the area are generally meeting the credit needs of the community, but are constrained by borrower capacity and underwriting standards. In general, the contact felt that borrowers meeting traditional underwriting standards are receiving credits and investments.

Credit and Community Development Needs and Opportunities

Based on discussion with the community contact, new business managers that have little to no management history have the most difficulty meeting traditional underwriting standards.

SCOPE OF EVALUATION - MICHIGAN

As discussed in the overall institution section, examiners reviewed the bank's mortgage loans reported in the 2020 through 2022 HMDA data, and a sample of the bank's 2022 small business loans. Examiners placed greater emphasis on mortgage lending in the overall conclusions, based on the larger origination volume. Examiners also reviewed the bank's community development activities since the prior evaluation.

CONCLUSIONS ON PERFORMANCE CRITERIA IN MICHIGAN

LENDING TEST

Range Bank demonstrated reasonable performance under the Lending Test in the MI AA. Geographic distribution and the borrower profile performance supports this conclusion.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the MI AA. The bank's reasonable performance of home mortgage loans supports this conclusion. Examiners focused on the percentage by number of loans in the low- and moderate-income census tracts.

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the AA. As shown in the following table, there were no owner-occupied housing units in low-income census tracts based on the 2015 ACS data used to evaluate 2020 and 2021 lending. In 2022, the bank's lending in low-income tracts slightly exceeded the percentage of owner-occupied housing.

With regard to the moderate-income census tracts, the bank’s lending exceeded the demographic and aggregate HMDA data in 2020 and 2021, but declined in 2022. The performance reflects reasonable distribution overall.

Geographic Distribution of Home Mortgage Loans						
Assessment Area: MI AA						
Tract Income Level	% of Owner-Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low						
2020	0.0	0.0	0	0.0	0	0.0
2021	0.0	0.0	0	0.0	0	0.0
2022	0.8	--	9	2.8	2,254	4.0
Moderate						
2020	7.7	6.1	77	8.1	9,895	6.3
2021	7.7	7.2	52	8.0	8,701	8.1
2022	11.0	--	17	5.3	1,829	3.3
Middle						
2020	60.0	47.2	385	40.3	55,465	35.4
2021	60.0	51.2	287	44.2	40,301	37.4
2022	62.9	--	197	61.6	32,971	59.0
Upper						
2020	32.2	46.6	493	51.6	91,255	58.3
2021	32.2	41.6	310	47.8	58,882	54.6
2022	25.3	--	97	30.3	18,793	33.7
Totals						
2020	100.0	100.0	955	100.0	156,615	100.0
2021	100.0	100.0	649	100.0	107,884	100.0
2022	100.0	100.0	320	100.0	55,847	100.0

Source: 2015 ACS; Bank Data, 2020 & 2021 HMDA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%

Small Business Loans

The overall geographic distribution of small business loans reflects poor dispersion in the MI AA. In the sampled loans, there were no loans in the low-income tract, and the performance in the moderate-income tracts was significantly below the percentage of businesses. As noted earlier, examiners used a random sample of 2022 small business loans, which was selected to provide a 95.0 percent confidence level that the sample is reflective of the universe of loans.

Management identified one 2022 small business loan excluded from the sample that was to a small business in the low-income tract and another small business loan in a moderate-income tract. Had the entire universe of 177 small business loans been used, these results, on a percentage basis, would not have made a material difference in the evaluation (low-income segment penetration would be slightly higher at 0.5 percent and moderate-income penetration would remain at 1.1 percent).

Some penetration in the low-income tract demonstrates reasonable performance as this tract represents a nominal number of businesses; however, lending in the moderate-income tracts was significantly below the percentage of businesses. Bank management believes that the performance is reflective of the entire review period and elected not to provide additional loan location data.

Geographic Distribution of Small Business Loans					
Assessment Area: MI AA					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	1.3	0	0.0	0	0.0
Moderate	11.9	1	1.1	500	4.0
Middle	57.3	62	70.5	8,987	72.7
Upper	29.5	25	28.4	2,879	23.3
Totals	100.0	88	100.0	12,366	100.0
<i>Source: 2022 D&B Data; Bank Data; "--" data not available. Due to rounding, totals may not equal 100.0%</i>					

Borrower Profile

The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses of different sizes in the AA. The bank’s reasonable performance of home mortgage and small business lending supports this conclusion. Examiners focused on the percentages by number of home mortgage loans to low- and moderate-income borrowers and the percentage by number of loans to businesses with GARs of \$1 million or less.

Home Mortgage Loans

The distribution of home mortgage loans to individuals of different income levels, including low- and moderate-income borrowers, is reasonable.

The following table shows that the bank’s percentage of loans to low-income borrowers was only slightly below the aggregate HMDA data in 2020 and 2021. This category includes the 7.9 percent of AA families with incomes below the poverty level. An impoverished family would not likely qualify for a mortgage under conventional underwriting standards absent substantial subsidies, given the median housing value of over \$140,000. Therefore, the aggregate HMDA data provides a more meaningful indicator of loan demand and opportunity from qualified borrowers.

The bank’s lending to moderate-income borrowers was generally consistent with the aggregate data and the percentages of moderate-income families.

Distribution of Home Mortgage Loans by Borrower Income Level						
Assessment Area: MI AA						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low						
2020	17.4	4.2	37	3.9	2,745	1.7
2021	17.4	5.4	28	4.3	2,092	1.9
2022	16.2	--	20	6.3	1,465	2.6
Moderate						
2020	16.5	13.9	120	12.6	12,960	8.3
2021	16.5	15.7	108	16.6	11,925	11.1
2022	17.2	--	52	16.3	5,540	9.9
Middle						
2020	22.4	22.6	241	25.2	33,505	21.4
2021	22.4	24.7	147	22.7	22,003	20.4
2022	23.3	--	73	22.8	11,380	20.4
Upper						
2020	43.8	47.7	506	53.0	97,710	62.4
2021	43.8	41.0	328	50.5	62,604	58.0
2022	43.3	--	146	45.6	30,020	53.8
Not Available						
2020	0.0	11.7	51	5.3	9,695	6.2
2021	0.0	13.3	38	5.9	9,259	8.6
2022	0.0	--	29	9.0	7,442	13.3
Totals						
2020	100.0	100.0	955	100.0	156,615	100.0
2021	100.0	100.0	649	100.0	107,884	100.0
2022	100.0	--	320	100.0	55,847	100.0
<i>Source: 2015 ACS; Bank Data, 2020 & 2021 HMDA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%</i>						

Small Business Loans

The distribution of small business loans reflects reasonable penetration among businesses with GARs of \$1 million or less. The following table shows that the percentage of sampled loans the bank originated to businesses with GARs of \$1 million or less exceeded the percentage of businesses in this revenue category, reflecting reasonable performance.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Assessment Area: MI AA					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<=\$1,000,000	80.2	73	83.0	9,821	79.4
>\$1,000,000	5.6	15	17.0	2,545	20.6
Revenue Not Available	14.3	0	0.0	0	0.0
Totals					
2022	100.0	88	100.0	12,366	100.0
<i>Source: 2022 D&B Data; Bank Data; "--" data not available. Due to rounding, totals may not equal 100.0%</i>					

COMMUNITY DEVELOPMENT TEST

Range Bank’s community development performance demonstrates adequate responsiveness to community development needs in the MI AA through community development loans, qualified investments, and community development services, as appropriate, considering the institution’s capacity and the need and availability of such opportunities for community development in the AA.

Community Development Loans

The bank’s community development loans in the MI AA increased from 14 loans totaling \$5.3 million at the prior evaluation, to 320 totaling \$35.9 million currently. The majority of these community development loans (304 totaling \$30.2 million) were originated under the PPP program.

Notable community development loans in the MI AA include:

- A loan for construction of a four-unit housing project qualified under HUD’s Community Development Block Grant Program where 75 percent of the rental units will be rented below prevailing market rents.
- A participation in a syndicated loan that will bring high-speed network capacity to moderate-income and rural census tracts and provide critical infrastructure directly responsive to needs identified by community contacts.
- Financing for the purchase of a business and apartment in a distressed, middle-income census tract.
- Credit facility for a not-for-profit medical clinic that provides health care to patients regardless of socio-economic status, housing status, or ability to pay. Six of the clinic’s ten offices are located in low- or moderate-income census tracts.

The following table shows the breakdown of community development loans inside the MI AA by year.

Community Development Lending MI AA										
Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Total	
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)
2018 (Partial)	0	0	0	0	0	0	1	115	1	115
2019	1	630	0	0	0	0	1	266	2	896
2020	2	450	0	0	126	13,489	24	6,456	152	20,395
2021	1	925	1	300	144	10,271	13	1,434	159	12,930
2022	3	473	1	1,000	0	0	0	0	4	1,473
2023 (YTD)	1	33	0	0	0	0	1	70	2	103
Total	8	2,511	2	1,300	270	23,760	40	8,342	320	35,913
<i>Source: Bank Data</i>										

Qualified Investments

Range Bank’s qualified investments totaled \$16.2 million in the MI AA, which is significantly above the prior evaluation, when activities totaled \$105,000. Notable community development investments in the MI AA include:

- Rehabilitation and construction of affordable housing through Michigan State Housing Development Authority (MSHDA), which included 265 units and qualified for Low Income Housing Tax Credits. This syndicated investment includes a partnership with MSHDA and the Marquette Housing Commission.
- A capital municipal improvement bond for infrastructure buildouts in a township located in a distressed middle-income census tract.
- A municipal bond for the purchase of student transportation for two schools located in moderate-income census tracts where more than half of the student population are eligible for free or reduced cost lunch benefits.
- Donations to a community foundation that serves a middle-income distressed community near L'Anse community tribal lands.
- Donations to Big Brothers Big Sisters to assist with mentoring in the Keweenaw and Houghton School Districts where over half of the student population are eligible to receive free or reduced cost lunch.

The following table shows qualified investments by year.

Qualified Investments by Year MI AA										
Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Total	
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)
Prior Period	0	0	0	0	0	0	6	786	6	786
2018 (Partial)	0	0	0	0	0	0	2	482	2	482
2019	0	0	0	0	0	0	5	2,938	5	2,938
2020	2	72	0	0	0	0	11	4,858	13	4,930
2021	6	388	0	0	0	0	6	2,468	12	2,856
2022	2	148	0	0	0	0	5	1,997	7	2,146
2023 (YTD)	0	0	0	0	0	0	5	1,997	5	1,997
Subtotal	10	608	0	0	0	0	40	15,523	50	16,135
Grants & Donations	0	0	57	45	8	4	5	26	70	75
Total	10	608	57	45	8	4	45	15,553	120	16,210

Source: Bank Data

Community Development Services

During the evaluation period, bank employees provided 2,143 hours of financial expertise or technical assistance to community development-related organizations in the MI AA. Notable community development services in the MI AA include:

- A bank employee was on the Board of Directors for a facility focused on housing for mentally handicapped adults. Services include personal care and community living for developmentally disabled adult residents.
- A bank officer serves on the Board of Directors of an organization that builds affordable homes for low- and moderate-income families in Marquette County.
- A bank officer serves as the president of an organization that provides counseling, education, advocacy and temporary shelter for survivors of domestic and sexual assault.
- In response to a FEMA declaration for severe flooding, several bank employees organized clean-up efforts and helped connect residents displaced by flooding with emergency services.

The following table illustrates the bank’s community development services by year and purpose.

Community Development Services MI AA					
Year	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Total
	#	#	#	#	#
2018 (Partial)	124	611	100	96	931
2019	60	158	100	0	318
2020	11	179	0	0	190
2021	82	187	100	0	369
2022	78	207	50	0	335
2023 (YTD)	0	0	0	0	0
Total	355	1,342	350	96	2,143
<i>Source: Bank Data.</i>					

STATE OF WISCONSIN- Full Scope Review

CRA RATING FOR WISCONSIN: SATISFACTORY

The Lending Test is rated: Satisfactory

The Community Development Test is rated: Satisfactory

DESCRIPTION OF INSTITUTION’S OPERATIONS IN WISCONSIN

The WI AA includes all census tracts in Brown County, which is located in the Green Bay, WI MSA. This AA is new since the previous examination. According to the 2020 U.S. Census, there are 1 low-income and 16 moderate-income census tracts in the WI AA. The bank’s single office in the AA is located in a moderate-income census tract. Sources of data used in this section include 2020 U.S. Census data, 2015 ACS U.S. Census data, 2022 D&B data and the FFIEC.

Economic and Demographic Data

According to the 2020 U.S. Census data, the WI AA contains 58 census tracts. The following table illustrates demographic characteristics of the AA based on the 2020 U.S. Census data.

Demographic Information of the Assessment Area						
Assessment Area: WI AA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	58	1.7	27.6	48.3	20.7	1.7
Population by Geography	268,740	0.6	24.0	51.2	23.8	0.4
Housing Units by Geography	110,414	0.7	26.0	50.3	23.0	0.0
Owner-Occupied Units by Geography	68,791	0.2	18.0	54.3	27.4	0.0
Occupied Rental Units by Geography	37,240	1.1	39.1	44.2	15.6	0.0
Vacant Units by Geography	4,383	3.2	39.5	39.2	18.0	0.0
Businesses by Geography	18,364	1.7	24.4	47.4	26.5	0.0
Farms by Geography	639	0.2	10.6	59.6	29.6	0.0
Family Distribution by Income Level	66,801	19.1	18.8	22.8	39.2	0.0
Household Distribution by Income Level	106,031	22.5	17.3	19.3	40.9	0.0
Median Family Income MSA - 24580 Green Bay, WI MSA		\$81,870	Median Housing Value			\$184,360
			Median Gross Rent			\$803
			Families Below Poverty Level			7.0%
<i>Source: 2020 U.S. Census and 2022 D&B Data. Due to rounding, totals may not equal 100.0% (*) The NA category consists of geographies that have not been assigned an income classification.</i>						

There are over 110,000 housing units in the AA, of which 62.3 percent are owner-occupied, 33.7 percent are occupied rental units, and 4.0 percent are vacant. The Geographic Distribution compares home mortgage loans to the distribution of owner-occupied housing units.

Examiners use the FFIEC-updated median family income figures to analyze home mortgage loans under the Borrower Profile criterion. The following table contains the low-, moderate-, middle- and upper-income categories.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
Green Bay, WI MSA Median Family Income (24580)				
2020 (\$81,600)	<\$40,800	\$40,800 to <\$65,280	\$65,280 to <\$97,920	≥\$97,920
2021 (\$80,100)	<\$40,050	\$40,050 to <\$64,080	\$64,080 to <\$96,120	≥\$96,120
2022 (\$90,700)	<\$45,350	\$45,350 to <\$72,560	\$72,560 to <\$108,840	≥\$108,840
<i>Source: FFIEC</i>				

According to D&B data, there were 18,364 businesses located in the WI AA, with the following GAR levels:

- 78.4 percent have GARs \$1 million or less
- 8.2 percent have GARs more than \$1 million
- 13.4 percent have unknown revenues

The analysis of small business loans under the Borrower Profile criterion compares the distribution of businesses by GAR level. Service industries represent the largest portion of businesses at 40.5 percent, followed by retail trade (15.5 percent); and construction (7.65 percent). In addition, 63.5 percent of area businesses have four or fewer employees, and 84.7 percent operate from a single location.

Competition

The WI AA is moderately competitive in the market for financial services. According to the FDIC Deposit Market Share data as of June 2022, 17 financial institutions operate 63 full service branches in the WI AA. Of these institutions, Range Bank ranked 17th with a 0.04 percent of the \$10 billion deposit market share.

There is a high level of competition for home mortgage loans among banks, credit unions, and non-depository mortgage lenders. In 2021, 345 lenders reported a total of 19,035 residential mortgage loans originated or purchased. Range Bank ranked 52nd out of this group of lenders, with a market share of 0.3 percent. The three most prominent home mortgage lenders accounted for 21.5 percent of the total market share.

Credit and Community Development Needs and Opportunities

Based on the population density, the housing vacancy rate, and median housing value, there is a significant need for affordable housing in the WI AA.

SCOPE OF EVALUATION – WISCONSIN

As discussed in the overall institution section, examiners reviewed the bank's mortgage loans reported in the 2020 through 2022 HMDA data, and a sample of the bank's 2022 small business loans. Examiners placed greater emphasis on mortgage lending in the overall conclusions, based on the larger origination volume. Examiners also reviewed the bank's community development activities since the prior evaluation.

CONCLUSIONS ON PERFORMANCE CRITERIA IN WISCONSIN

LENDING TEST

Range Bank demonstrated reasonable performance under the Lending Test in the WI AA. Geographic distribution and the borrower profile performance supports this conclusion. Greater weight was placed on mortgage lending versus small business lending. Most of the bank's business focus in this market is on rental and multifamily lending, which is subsumed in the mortgage lending analysis.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the WI AA. The bank's reasonable performance of home mortgage and small business loan distribution supports this conclusion. Examiners focused on the percentage by number of loans in the low- and moderate-income census tracts.

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the AA overall. As shown in the following table, the bank's lending in low-income tracts is generally consistent with the aggregate data in 2020 and 2021, and the percentages of owner-occupied housing in all three years.

The bank's lending in the moderate-income census tracts was below the demographic and aggregate data in 2020, but above both in 2021. The 2022 aggregate data is not yet available, but the bank's level of lending exceeded the demographic data. Considering the three years together, the bank's overall performance is reasonable.

Geographic Distribution of Home Mortgage Loans						
Assessment Area: WI AA						
Tract Income Level	% of Owner-Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low						
2020	1.2	1.0	1	1.3	225	1.3
2021	1.2	1.3	0	0.0	0	0.0
2022	0.2	-	0	0.0	0	0.0
Moderate						
2020	21.4	16.6	9	12.0	1,185	6.7
2021	21.4	19.3	12	26.7	1,664	19.6
2022	18.0	-	9	31.0	1,002	17.4
Middle						
2020	50.0	46.9	36	48.0	7,030	39.7
2021	50.0	46.9	22	48.9	4,216	49.6
2022	54.3	-	13	44.8	3,291	57.1
Upper						
2020	27.4	35.5	29	38.7	9,255	52.3
2021	27.4	32.5	11	24.4	2,625	30.9
2022	27.4	-	7	24.1	1,470	25.5
Totals						
2020	100.0	100.0	75	100.0	17,695	100.0
2021	100.0	100.0	45	100.0	8,506	100.0
2022	100.0	100.0	29	100.0	5,763	100.0
<i>Source: 2015 ACS; Bank Data, 2020 & 2021 HMDA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%</i>						

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion in the WI AA. The bank's performance by number of loans slightly lagged low-income census tract demographics. However, the bank exceeded the moderate-income census tract demographic.

Geographic Distribution of Small Business Loans					
Assessment Area: WI AA					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	1.7	0	0.0	0	0.0
Moderate	24.4	2	66.7	171	39.9
Middle	47.4	1	33.3	258	60.1
Upper	26.5	0	0.0	0	0.0
Not Available	0.0	0	0.0	0	0.0
Total	100.0	3	100.0	429	100.0
<i>Source: 2022 D&B Data; Bank Data; "--" data not available. Due to rounding, totals may not equal 100.0%</i>					

Borrower Profile

The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses of different sizes. The bank's reasonable performance of home mortgage and small business lending supports this conclusion. Examiners focused on the percentages by number of home mortgage loans to low- and moderate-income borrowers and the percentage by number of small business loans to businesses with GARs of \$1 million or less.

Home Mortgage Loans

The distribution of home mortgage loans to individuals of different income levels, including low- and moderate-income borrowers, is reasonable.

The following table shows that the bank's percentages of loans to low-income borrowers were below both the demographic and aggregate data in 2020 and 2021, and the demographic data in 2022. This category includes the 7.0 percent of AA families with incomes below the poverty level. An impoverished family would not likely qualify for a mortgage under conventional underwriting standards absent substantial subsidies, given the median housing value of over \$184,000. Therefore, the aggregate HMDA data provides a more meaningful indicator of loan demand and opportunity from qualified borrowers. Based on this comparison, examiners considered the bank's performance reasonable based primarily due to competition from numerous other lenders in the AA. As noted earlier, only one of the bank's offices is located in this AA.

The bank's performance in the moderate-income category lags the aggregate data in 2020 and 2021, and was below the demographic data in all years. Nevertheless, the performance is reasonable based primarily on competition from other lenders in the AA.

Distribution of Home Mortgage Loans by Borrower Income Level						
Assessment Area: WI AA						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low						
2020	19.9	7.9	3	4.0	355	2.0
2021	19.9	8.7	2	4.4	220	2.6
2022	19.1	--	1	3.4	120	2.1
Moderate						
2020	18.2	21.2	13	17.3	1,955	11.0
2021	18.2	20.8	6	13.3	772	9.1
2022	18.8	--	2	6.9	411	7.1
Middle						
2020	21.4	22.5	15	20.0	2,565	14.5
2021	21.4	22.7	11	24.4	1,967	23.1
2022	22.8	--	7	24.1	1,655	28.7
Upper						
2020	40.5	35.3	35	46.7	9,505	53.7
2021	40.5	35.1	14	31.1	3,069	36.1
2022	39.2	--	7	24.1	1,725	29.9
Not Available						
2020	0.0	13.0	9	12.0	3,315	18.8
2021	0.0	12.8	12	26.7	2,478	29.1
2022	0.0	--	12	41.4	1,852	32.1
Totals						
2020	100.0	100.0	75	100.0	17,695	100.0
2021	100.0	100.0	45	100.0	8,506	100.0
2022	100.0	--	29	100.0	5,763	100.0
<i>Source: 2015 ACS; Bank Data, 2020 & 2021 HMDA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%</i>						

Small Business Loans

The distribution of small business loans reflects reasonable penetration to businesses with GARs of \$1 million or less. The following table shows that the percentage of sampled loans originated to businesses with GARs of \$1 million exceeded the percentage of businesses .

Distribution of Small Business Loans by Gross Annual Revenue Category					
Assessment Area: WI AA					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<=\$1,000,000	82.7	3	100.0	429	100.0
>\$1,000,000	6.3	0	0.0	0	0.0
Revenue Not Available	11.0	0	0.0	0	0.0
Totals	100.0	3	100.0	429	100.0
<i>Source: 2022 D&B Data; Bank Data; "--" data not available. Due to rounding, totals may not equal 100.0%</i>					

COMMUNITY DEVELOPMENT TEST

Range Bank’s community development performance demonstrates adequate responsiveness to community development needs in the WI AA through community development loans, qualified investments, and community development services, as appropriate, considering the institution’s capacity and the need and availability of such opportunities for community development in the AA.

Community Development Loans

The bank granted eight community development loans totaling \$2.3 million in the WI AA. The following table shows the loans by year and purpose. Notable examples include:

- A loan to a non-profit business to acquire, rehab, and rent a single family house in a moderate-income census tract at below market rent for a low- or moderate-income family.
- Seven PPP loans that preserved or created jobs in moderate-income census tracts.

Community Development Lending WI AA										
Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Total	
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)
2018 (Partial)	0	0	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0	0	0
2020	0	0	0	0	2	317	1	294	3	611
2021	0	0	0	0	2	187	2	1,410	4	1,597
2022	1	105	0	0	0	0	0	0	1	105
2023 (YTD)	0	0	0	0	0	0	0	0	0	0
Total	1	105	0	0	4	504	3	1,704	8	2,313
<i>Source: Bank Data</i>										

Qualified Investments

Range Bank’s qualified investments in the WI AA are comprised of four donations totaling \$1,800. One of the donations was to an organization that provides affordable housing, and the other three

addressed community services targeted to low- or moderate-income people or areas. Notable examples include:

- Donations to the Salvation Army for programs that address the basic needs of low- and moderate-income individuals such as food, shelter, clothing, and utilities.
- Donations to a year-round emergency shelter that provides services to homeless individuals in Brown County. The facility has the capacity to shelter 98 individuals. The shelter also provides dinner and lunch every weekend and holiday.
- Donations supporting scholarships to low- and moderate-income students at a two-year technical college.

Community Development Services

During the evaluation period, bank employees provided 198 hours of financial expertise or technical assistance to community development-related organizations in the WI AA. The following table illustrates the services by year and purpose. Notable examples include:

- An employee volunteered 40 hours to fundraise for a shelter to provide new furniture, a kids room, clothing boutique area and additional funds to help shelter residents.
- An employee volunteered 10 hours as a member of the finance committee project at religious organization’s program to provide shelter and clothing to homeless and low- and moderate-income individuals.
- An employee volunteered 25 hours towards assisting low- and moderate-income individuals prepare income tax returns.

Community Development Services WI AA					
Year	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Total
	#	#	#	#	#
2018 (Partial)	0	0	0	0	0
2019	0	75	20	0	95
2020	0	10	0	0	10
2021	0	0	0	0	0
2022	0	50	43	0	93
2023 (YTD)	0	0	0	0	0
Total	0	135	63	0	198

Source: Bank Data

APPENDICES

INTERMEDIATE SMALL BANK PERFORMANCE CRITERIA

Lending Test

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by considering the following criteria:

- 1) The bank's loan-to-deposit ratio, adjusted for seasonal variation, and, as appropriate, other lending-related activities, such as loan originations for sale to the secondary markets, community development loans, or qualified investments;
- 2) The percentage of loans, and as appropriate, other lending-related activities located in the bank's assessment area(s);
- 3) The geographic distribution of the bank's loans;
- 4) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

Community Development Test

The Community Development Test considers the following criteria:

- 1) The number and amount of community development loans;
- 2) The number and amount of qualified investments;
- 3) The extent to which the bank provides community development services; and
- 4) The bank's responsiveness through such activities to community development lending, investment, and service needs.

SUMMARY OF RATINGS FOR RATED AREAS

Rated Area	Lending Test	Community Development Test	Rating
State of Michigan	Satisfactory	Satisfactory	Satisfactory
State of Wisconsin	Satisfactory	Satisfactory	Satisfactory

GLOSSARY

Aggregate Lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

American Community Survey (ACS): A nationwide United States Census survey that produces demographic, social, housing, and economic estimates in the form of five year estimates based on population thresholds.

Area Median Income: The median family income for the MSA, if a person or geography is located in an MSA; or the statewide nonmetropolitan median family income, if a person or geography is located outside an MSA.

Assessment Area: A geographic area delineated by the bank under the requirements of the Community Reinvestment Act.

Census Tract: A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

Combined Statistical Area (CSA): A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

Community Development: For loans, investments, and services to qualify as community development activities, their primary purpose must:

- (1) Support affordable housing for low- and moderate-income individuals;
- (2) Target community services toward low- and moderate-income individuals;
- (3) Promote economic development by financing small businesses or farms; or
- (4) Provide activities that revitalize or stabilize low- and moderate-income geographies, designated disaster areas, or distressed or underserved nonmetropolitan middle-income geographies.

Community Development Corporation (CDC): A CDC allows banks and holding companies to make equity type of investments in community development projects. Bank CDCs can develop innovative debt instruments or provide near-equity investments tailored to the development needs of the community. Bank CDCs are also tailored to their financial and marketing needs. A CDC may purchase, own, rehabilitate, construct, manage, and sell real property. Also, it may make equity or debt investments in development projects and in local businesses. The CDC activities are expected to directly benefit low- and moderate-income groups, and the investment dollars should not represent an undue risk on the banking organization.

Community Development Financial Institutions (CDFIs): CDFIs are private intermediaries (either for profit or nonprofit) with community development as their primary mission. A CDFI facilitates the flow of lending and investment capital into distressed communities and to individuals who have been unable to take advantage of the services offered by traditional financial institutions. Some basic types of CDFIs include community development banks, community development loan funds, community development credit unions, micro enterprise funds, and community development venture capital funds.

A certified CDFI must meet eligibility requirements. These requirements include the following:

- Having a primary mission of promoting community development;
- Serving an investment area or target population;
- Providing development services;
- Maintaining accountability to residents of its investment area or targeted population through representation on its governing board of directors, or by other means;
- Not constituting an agency or instrumentality of the United States, of any state or political subdivision of a state.

Community Development Loan: A loan that:

- (1) Has as its primary purpose community development; and
- (2) Except in the case of a wholesale or limited purpose bank:
 - (i) Has not been reported or collected by the bank or an affiliate for consideration in the bank's assessment area as a home mortgage, small business, small farm, or consumer loan, unless it is a multifamily dwelling loan (as described in Appendix A to Part 203 of this title); and
 - (ii) Benefits the bank's assessment area(s) or a broader statewide or regional area including the bank's assessment area(s).

Community Development Service: A service that:

- (1) Has as its primary purpose community development;
- (2) Is related to the provision of financial services; and
- (3) Has not been considered in the evaluation of the bank's retail banking services under § 345.24(d).

Consumer Loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Core Based Statistical Area (CBSA): The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

Distressed Middle-Income Nonmetropolitan Geographies: A nonmetropolitan middle-income geography will be designated as distressed if it is in a county that meets one or more of the following triggers:

- (1) An unemployment rate of at least 1.5 times the national average;
- (2) A poverty rate of 20 percent or more; or
- (3) A population loss of 10 percent or more between the previous and most recent decennial census or a net migration loss of 5 percent or more over the 5-year period preceding the most recent census.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family. Other family is further classified into “male householder” (a family with a male householder and no wife present) or “female householder” (a family with a female householder and no husband present).

FFIEC-Estimated Income Data: The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

Full-Scope Review: A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower profile, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants; the amount of loan requested; and the disposition of the application (approved, denied, and withdrawn).

Home Mortgage Loans: Includes closed-end mortgage loans or open-end line of credits as defined in the HMDA regulation that are not an excluded transaction per the HMDA regulation.

Housing Unit: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

Limited-Scope Review: A limited-scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area.

Performance under applicable tests is often analyzed using only quantitative factors (e.g., geographic distribution, borrower profile, total number and dollar amount of investments, and branch distribution).

Low-Income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent in the case of a geography.

Low Income Housing Tax Credit: The Low-Income Housing Tax Credit Program is a housing program contained within the Internal Revenue Code of 1986, as amended. It is administered by the U.S. Department of the Treasury and the Internal Revenue Service. The U.S. Treasury Department distributes low-income housing tax credits to housing credit agencies through the Internal Revenue Service. The housing agencies allocate tax credits on a competitive basis.

Developers who acquire, rehabilitate, or construct low-income rental housing may keep their tax credits. Or, they may sell them to corporations or investor groups, who, as owners of these properties, will be able to reduce their own federal tax payments. The credit can be claimed annually for ten consecutive years. For a project to be eligible, the developer must set aside a specific percentage of units for occupancy by low-income residents. The set-aside requirement remains throughout the compliance period, usually 30 years.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Median Income: The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

Metropolitan Division (MD): A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area (MSA): CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

Middle-Income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 and less than 120 percent in the case of a geography.

Moderate-Income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 and less than 80 percent in the case of a geography.

Multi-family: Refers to a residential structure that contains five or more units.

Nonmetropolitan Area (also known as **non-MSA**): All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

Owner-Occupied Units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Qualified Investment: A lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Rated Area: A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area.

Rural Area: Territories, populations, and housing units that are not classified as urban.

Small Business Investment Company (SBIC): SBICs are privately-owned investment companies which are licensed and regulated by the Small Business Administration (SBA). SBICs provide long-term loans and/or venture capital to small firms. Because money for venture or risk investments is difficult for small firms to obtain, SBA provides assistance to SBICs to stimulate and supplement the flow of private equity and long-term loan funds to small companies. Venture capitalists participate in the SBIC program to supplement their own private capital with funds borrowed at favorable rates through SBA's guarantee of SBIC debentures. These SBIC debentures are then sold to private investors. An SBIC's success is linked to the growth and profitability of the companies that it finances. Therefore, some SBICs primarily assist businesses with significant growth potential, such as new firms in innovative industries. SBICs finance small firms by providing straight loans and/or equity-type investments. This kind of financing gives them partial ownership of those businesses and the possibility of sharing in the companies' profits as they grow and prosper.

Small Business Loan: A loan included in "loans to small businesses" as defined in the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$1 million or less and are either secured by nonfarm nonresidential properties or are classified as commercial and industrial loans.

Small Farm Loan: A loan included in "loans to small farms" as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, including farm residential and other improvements, or are classified as loans to finance agricultural production and other loans to farmers.

Underserved Middle-Income Nonmetropolitan Geographies: A nonmetropolitan middle-income geography will be designated as underserved if it meets criteria for population size, density, and dispersion indicating the area's population is sufficiently small, thin, and distant from a population center that the tract is likely to have difficulty financing the fixed costs of meeting essential community needs.

Upper-Income: Individual income that is 120 percent or more of the area median income, or a median family income that is 120 percent or more in the case of a geography.

Urban Area: All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, "urban" consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

"Urban" excludes the rural portions of "extended cities"; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.

Marquette - gray
 Dickinson - purple
 Houghton - bright green
 Keweenaw - pink



2024 FFIEC Census Report - Summary Census Demographic Information

State: 26 - MICHIGAN (MI)

County: 103 - MARQUETTE COUNTY



State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2024 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
26	103	0001.00	Upper	No	152.67	\$78,300	\$119,541	\$96,250	1886	10.87	205	348	756
26	103	0002.00	Upper	No	123.33	\$78,300	\$96,567	\$77,750	2060	9.47	195	554	905
26	103	0003.00	Middle	No	96.71	\$78,300	\$75,724	\$60,972	2115	10.17	215	363	821
26	103	0004.00	Upper	No	131.43	\$78,300	\$102,910	\$82,857	1853	10.58	196	593	861
26	103	0005.00	Middle	No	105.75	\$78,300	\$82,802	\$66,667	1262	18.30	231	24	22
26	103	0006.00	Middle	No	107.55	\$78,300	\$84,212	\$67,803	2492	15.17	378	547	890
26	103	0007.00	Middle	No	99.83	\$78,300	\$78,167	\$62,941	4216	12.50	527	663	898
26	103	0011.00	Upper	No	144.29	\$78,300	\$112,979	\$90,967	1520	9.67	147	677	938
26	103	0012.00	Middle	No	115.91	\$78,300	\$90,758	\$73,077	5469	10.15	555	1965	2709
26	103	0013.00	Middle	No	110.81	\$78,300	\$86,764	\$69,861	3745	8.12	304	1263	1683
26	103	0015.00	Upper	No	139.49	\$78,300	\$109,221	\$87,940	3076	7.67	236	1028	1425
26	103	0016.00	Middle	No	104.59	\$78,300	\$81,894	\$65,938	2291	7.94	182	721	854
26	103	0017.00	Middle	No	112.49	\$78,300	\$88,080	\$70,919	2266	8.69	197	792	976
26	103	0018.00	Middle	No	106.80	\$78,300	\$83,624	\$67,333	2670	7.53	201	1025	1298
26	103	0019.00	Middle	No	85.04	\$78,300	\$66,586	\$53,611	1524	9.38	143	355	732
26	103	0020.00	Moderate	No	78.59	\$78,300	\$61,536	\$49,545	2182	8.85	193	740	935
26	103	0021.00	Upper	No	130.53	\$78,300	\$102,205	\$82,292	2903	5.65	164	1125	1385
26	103	0022.00	Middle	No	112.66	\$78,300	\$88,213	\$71,029	3096	6.04	187	1157	1843
26	103	0023.00	Middle	No	92.86	\$78,300	\$72,709	\$58,542	2105	5.84	123	822	2272
26	103	0024.00	Moderate	No	61.00	\$78,300	\$47,763	\$38,456	3064	16.12	494	234	994
26	103	0025.00	Middle	No	118.06	\$78,300	\$92,441	\$74,432	2320	10.99	255	936	1049
26	103	0026.00	Middle	No	114.13	\$78,300	\$89,364	\$71,955	2162	7.40	160	966	2281
26	103	0028.01	Middle	No	116.78	\$78,300	\$91,439	\$73,621	2908	11.21	326	615	1007
26	103	0028.02	Moderate	No	50.82	\$78,300	\$39,792	\$32,043	2383	27.40	653	315	460
26	103	0029.01	Upper	No	142.86	\$78,300	\$111,859	\$90,063	3531	12.04	425	974	1338
26	103	0029.02	Upper	No	145.07	\$78,300	\$113,590	\$91,458	918	9.48	87	633	1503

* Will automatically be included in the 2025 Distressed or Underserved Tract List

State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2024 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
26	103	9900.00	Unknown	No	0.00	\$78,300	\$0	\$0	0	0.00	0	0	0

* Will automatically be included in the 2025 Distressed or Underserved Tract List

2024 FFIEC Census Report - Summary Census Demographic Information

State: 26 - MICHIGAN (MI)

County: 061 - HOUGHTON COUNTY



State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2024 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
26	061	0001.00	Middle	No	95.30	\$78,300	\$74,620	\$60,081	2721	4.48	122	895	1975
26	061	0002.00	Middle	No	103.10	\$78,300	\$80,727	\$65,000	2928	5.43	159	963	1403
26	061	0003.00	Middle	No	87.98	\$78,300	\$68,888	\$55,469	2213	6.51	144	559	989
26	061	0004.00	Moderate	No	76.07	\$78,300	\$59,563	\$47,961	3273	6.57	215	1008	1516
26	061	0005.00	Middle	No	112.02	\$78,300	\$87,712	\$70,625	4005	5.39	216	1070	1661
26	061	0006.00	Upper	No	141.59	\$78,300	\$110,865	\$89,265	3713	12.12	450	720	1459
26	061	0007.00	Middle	No	104.17	\$78,300	\$81,565	\$65,677	3129	4.99	156	1019	1800
26	061	0008.00	Upper	No	125.70	\$78,300	\$98,423	\$79,250	7151	18.29	1308	526	1281
26	061	0009.00	Upper	No	137.57	\$78,300	\$107,717	\$86,731	4901	11.00	539	1321	1933
26	061	0010.00	Upper	No	121.28	\$78,300	\$94,962	\$76,458	3327	5.95	198	1128	2405
26	061	9900.00	Unknown	No	0.00	\$78,300	\$0	\$0	0	0.00	0	0	0
26	061	9901.00	Unknown	No	0.00	\$78,300	\$0	\$0	0	0.00	0	0	0

* Will automatically be included in the 2025 Distressed or Underserved Tract List

2024 FFIEC Census Report - Summary Census Demographic Information

State: 26 - MICHIGAN (MI)

County: 083 - KEWEENAW COUNTY



State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2024 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
26	083	0001.00	Middle	Yes*	115.51	\$78,300	\$90,444	\$72,824	2046	4.79	98	956	2333
26	083	9801.00	Unknown	No	0.00	\$78,300	\$0	\$0	0	0.00	0	0	108
26	083	9901.00	Unknown	No	0.00	\$78,300	\$0	\$0	0	0.00	0	0	0
26	083	9999.99	Middle	No	115.51	\$78,300	\$90,444	\$72,824	2046	4.79	98	956	2441

* Will automatically be included in the 2025 Distressed or Underserved Tract List

2024 FFIEC Census Report - Summary Census Demographic Information

State: 26 - MICHIGAN (MI)

County: 043 - DICKINSON COUNTY



State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2024 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
26	043	9501.00	Middle	No	95.04	\$78,300	\$74,416	\$59,917	1662	4.03	67	565	1598
26	043	9502.00	Upper	No	145.04	\$78,300	\$113,566	\$91,442	4229	5.63	238	1844	2751
26	043	9503.00	Middle	No	116.13	\$78,300	\$90,930	\$73,214	4711	5.67	267	1808	2338
26	043	9504.00	Middle	No	104.64	\$78,300	\$81,933	\$65,972	4252	7.90	336	1270	1702
26	043	9505.00	Moderate	No	78.99	\$78,300	\$61,849	\$49,803	3020	8.74	264	1003	1453
26	043	9506.00	Middle	No	81.63	\$78,300	\$63,916	\$51,463	4369	7.48	327	1288	1859
26	043	9507.00	Upper	No	123.06	\$78,300	\$96,356	\$77,583	3704	6.75	250	1347	1582
26	043	9999.99	Middle	No	103.06	\$78,300	\$80,696	\$64,973	25947	6.74	1749	9125	13283

* Will automatically be included in the 2025 Distressed or Underserved Tract List

2024 FFIEC Census Report - Summary Census Demographic Information

State: 55 - WISCONSIN (WI)

County: 009 - BROWN COUNTY



State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2024 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
55	009	0001.00	Moderate	No	60.69	\$96,900	\$58,809	\$49,688	2596	42.64	1107	427	1218
55	009	0002.00	Moderate	No	68.48	\$96,900	\$66,357	\$56,071	6093	24.85	1514	1776	2317
55	009	0003.02	Moderate	No	71.31	\$96,900	\$69,099	\$58,388	4722	32.68	1543	1045	1419
55	009	0003.03	Middle	No	87.16	\$96,900	\$84,458	\$71,364	2806	33.82	949	582	758
55	009	0004.01	Moderate	No	61.38	\$96,900	\$59,477	\$50,257	4880	36.64	1788	770	1452
55	009	0004.02	Middle	No	90.84	\$96,900	\$88,024	\$74,375	2206	16.64	367	817	1026
55	009	0005.00	Moderate	No	75.27	\$96,900	\$72,937	\$61,629	2949	40.05	1181	695	1200
55	009	0006.00	Middle	No	93.20	\$96,900	\$90,311	\$76,307	3822	16.72	639	1455	1799
55	009	0007.00	Moderate	No	54.31	\$96,900	\$52,626	\$44,471	4896	31.35	1535	1316	2148
55	009	0008.00	Low	No	46.82	\$96,900	\$45,369	\$38,333	1653	50.15	829	161	454
55	009	0009.00	Moderate	No	62.96	\$96,900	\$61,008	\$51,549	4008	66.77	2676	726	1273
55	009	0010.00	Upper	No	130.38	\$96,900	\$126,338	\$106,750	1504	27.59	415	316	181
55	009	0011.00	Moderate	No	65.29	\$96,900	\$63,266	\$53,456	2113	61.67	1303	359	727
55	009	0012.00	Moderate	No	50.51	\$96,900	\$48,944	\$41,354	2196	54.28	1192	309	766
55	009	0013.00	Moderate	No	77.86	\$96,900	\$75,446	\$63,750	2943	31.77	935	435	982
55	009	0014.00	Moderate	No	77.45	\$96,900	\$75,049	\$63,409	3925	39.69	1558	1001	1510
55	009	0016.00	Moderate	No	59.24	\$96,900	\$57,404	\$48,500	6696	59.72	3999	1105	1895
55	009	0017.01	Moderate	No	51.89	\$96,900	\$50,281	\$42,483	3719	61.66	2293	590	1184
55	009	0017.02	Moderate	No	58.42	\$96,900	\$56,609	\$47,833	3519	54.65	1923	371	946
55	009	0018.01	Middle	No	104.04	\$96,900	\$100,815	\$85,179	5835	25.55	1491	1192	1563
55	009	0018.02	Middle	No	110.43	\$96,900	\$107,007	\$90,417	6515	19.65	1280	1562	1842
55	009	0020.01	Middle	No	105.91	\$96,900	\$102,627	\$86,716	8553	31.35	2681	2394	2781
55	009	0020.02	Middle	No	102.01	\$96,900	\$98,848	\$83,517	5166	31.46	1625	1096	1428
55	009	0020.03	Upper	No	122.89	\$96,900	\$119,080	\$100,611	3858	21.36	824	991	1275
55	009	0101.00	Upper	No	121.14	\$96,900	\$117,385	\$99,183	6506	9.48	617	1782	2225
55	009	0102.01	Middle	No	84.35	\$96,900	\$81,735	\$69,063	4601	17.74	816	594	975

* Will automatically be included in the 2025 Distressed or Underserved Tract List

State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2024 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
55	009	0102.02	Middle	No	91.45	\$96,900	\$88,615	\$74,875	5453	13.99	763	1143	1620
55	009	0103.00	Middle	No	96.66	\$96,900	\$93,664	\$79,141	7289	11.96	872	1919	2449
55	009	0201.00	Middle	No	110.49	\$96,900	\$107,065	\$90,466	5817	4.64	270	2268	2581
55	009	0202.03	Upper	No	120.03	\$96,900	\$116,309	\$98,269	7028	7.34	516	2156	2487
55	009	0202.04	Upper	No	128.63	\$96,900	\$124,642	\$105,313	5792	6.44	373	2184	2217
55	009	0205.02	Moderate	No	75.78	\$96,900	\$73,431	\$62,043	5425	19.12	1037	827	1351
55	009	0205.04	Upper	No	135.53	\$96,900	\$131,329	\$110,962	6270	8.68	544	2131	2255
55	009	0205.05	Middle	No	86.46	\$96,900	\$83,780	\$70,788	5400	10.19	550	1500	1901
55	009	0205.06	Middle	No	108.58	\$96,900	\$105,214	\$88,902	2855	8.90	254	809	771
55	009	0206.00	Middle	No	111.85	\$96,900	\$108,383	\$91,579	5632	6.07	342	1611	1860
55	009	0207.02	Upper	No	145.96	\$96,900	\$141,435	\$119,500	7600	9.87	750	2019	2292
55	009	0207.03	Middle	No	102.07	\$96,900	\$98,906	\$83,565	7598	13.71	1042	2150	2674
55	009	0207.04	Middle	No	95.13	\$96,900	\$92,181	\$77,891	8337	28.21	2352	2023	2288
55	009	0208.00	Middle	No	84.23	\$96,900	\$81,619	\$68,965	2351	17.27	406	783	857
55	009	0209.00	Middle	No	107.47	\$96,900	\$104,138	\$87,991	2800	15.86	444	1174	1258
55	009	0210.00	Upper	No	125.52	\$96,900	\$121,629	\$102,768	2841	14.08	400	948	1019
55	009	0212.00	Middle	No	108.33	\$96,900	\$104,972	\$88,690	5102	13.47	687	1641	1890
55	009	0213.01	Middle	No	105.00	\$96,900	\$101,745	\$85,966	2954	15.40	455	1068	1282
55	009	0213.02	Middle	No	112.83	\$96,900	\$109,332	\$92,378	6209	13.51	839	1885	2254
55	009	0213.03	Moderate	No	63.90	\$96,900	\$61,919	\$52,321	3776	22.17	837	660	1032
55	009	0213.04	Middle	No	99.20	\$96,900	\$96,125	\$81,219	2206	15.73	347	437	497
55	009	0214.00	Middle	No	116.80	\$96,900	\$113,179	\$95,625	8174	10.79	882	2135	2784
55	009	0215.00	Middle	No	112.56	\$96,900	\$109,071	\$92,153	3248	7.85	255	1047	1199
55	009	0216.00	Middle	No	103.58	\$96,900	\$100,369	\$84,808	6441	8.04	518	1620	1857
55	009	9400.02	Upper	No	133.40	\$96,900	\$129,265	\$109,219	4698	23.99	1127	1492	1747
55	009	9400.03	Middle	No	102.60	\$96,900	\$99,419	\$84,000	3715	32.49	1207	802	1092
55	009	9400.04	Middle	No	98.40	\$96,900	\$95,350	\$80,568	2817	32.45	914	761	1031
55	009	9400.05	Upper	No	130.59	\$96,900	\$126,542	\$106,921	7279	22.56	1642	2044	2627
55	009	9400.06	Upper	No	194.42	\$96,900	\$188,393	\$159,177	4378	11.44	501	1332	1449

* Will automatically be included in the 2025 Distressed or Underserved Tract List

State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2024 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
55	009	9400.07	Middle	No	106.52	\$96,900	\$103,218	\$87,214	3808	10.71	408	902	940
55	009	9400.08	Upper	No	121.39	\$96,900	\$117,627	\$99,388	6105	15.04	918	1453	1549
55	009	9800.00	Unknown	No	0.00	\$96,900	\$0	\$0	1062	72.32	768	0	0

* Will automatically be included in the 2025 Distressed or Underserved Tract List



LOAN AND DEPOSIT PRODUCTS AND SERVICES

All products and services are available at all branches

Consumer Loan Products & Services	
Adjustable Rate Mortgages (ARMs)	Flex Home Equity Lines of Credit
Balloon Mortgage Renewals	Freddie Mac Mortgages
Consumer Loans (Cars, boats, recreational vehicles, etc.)	Home Equity Loans
Construction Loans	Home Possible Mortgages
Federal Home Loan Bank Mortgages (FHLBI)	Letters of Credit
Commercial Loan Products & Services	
Commercial Loans	SBA Loans
Lines of Credit	

Consumer Deposit Products & Services

50+ Checking	Notary Services
Blue Path	Overdraft Protection with Sweep Option
Bounce Protection	Personal Signature Lines of Credit
Certificates of Deposit	Premier Interest Checking
Club Accounts	Premier Relationship Savings
Credit Cards issues by Elan Financial Services	Ranger Kids Club
Direct Interest Checking	Safe Deposit Box
Health Savings Account (HSA)	Simply Free Checking
IntraFi Network Deposits (ICS & CDARS)	Simply Savings
Money Market	Traditional and Roth IRAs
My Spend Teen	<ul style="list-style-type: none"> • Certificate of Deposit • Savings Accounts
Night Deposit	
Sweep Authorization	

Consumer Digital Banking Products & Services

ACH Debit and Credit	External Transfers
Allpoint – Surcharge Fee Network of ATMs	Mobile Banking
ATM/Debit Card	Mobile Deposit
Automatic Funds Transfers	MyCard Rules – Debit Card controls
Bill Payment	Digital Wallet
eDocs	Person-to-Person Payments

Commercial Deposit Products & Services

Business Interest Checking	Public Fund Checking
Certificates of Deposit	Range Corporate Checking
Commercial Checking	Safe Deposit Box
Premier Business Sweep Account	Simply Business Savings
Credit Cards issued by Elan Financial	Simply Free Business Checking
IntraFi Network Deposits (ICS & CDARS)	Sweep Authorization
Night Deposit	Tiered Business Savings
Notary Services	Federation Sweep Account

Digital Banking Products & Services

Allpoint Surcharge Free Network of ATMs	eDocs
Automatic Funds Transfers	Electronic Wire Transfers
ACH Debit and Credit	Merchant Processing
Business ATM/Debit Cards	Mobile Deposit
Business Bill Payment	

Treasury Management Services

Check Positive Pay	Lockbox Service
ACH Origination	ACH Positive Pay
Digital Wires	Remote Deposit Capture

LOCATIONS & HOURS

(updated 04/01/2025)

FRONT (MAIN)

100 N. Front Street
Marquette, MI 49855
906-226-1025
Facsimile – 906-228-6566
Marquette County, MI
Tract Code: 1.00
County Code: 103
State Code: 26

Hours

Monday through Friday
9:00 a.m. – 5:00 p.m.

Saturday

By Appointment

McCLELLAN

250 N. McClellan Avenue
Marquette, MI 49855
906-226-7707
Facsimile – 906-226-7709
Marquette County, MI
Tract Code: 28.01
County Code: 103
State Code: 26

Hours

Monday through Friday
9:00 a.m. – 5:00 p.m.

Saturday

9:00 a.m. – 12:00 p.m.

HARVEY

216 W. Terrace Street
Marquette, MI 49855
906-249-1415
Facsimile – 906-249-1688
Marquette County, MI
Tract Code: 11.00
County Code: 103
State Code: 26

Hours

Monday through Friday
9:00 a.m. – 5:00 p.m.

Saturday

By Appointment

NEGAUNEE

601 US 41 East
Negaunee, MI 49866
906-475-6586
Facsimile – 906-475-4090
Marquette County, MI
Tract Code: 16.00
County Code: 103
State Code: 26

Hours

Monday through Friday
9:00 a.m. – 5:00 p.m.

Saturday

9:00 a.m. – 12:00 p.m.

Drive-Thru Only

CALUMET

56730 Calumet Avenue
Calumet, MI 49913
906-337-2000
Facsimile – 906-337-2111
Houghton County, MI
Tract Code: 3.00
County Code: 61
State Code: 26

Hours

Monday through Friday
9:00 a.m. – 5:00 p.m.

Saturday

9:00 a.m. – 12:00 p.m.
Drive-Thru Only
Lobby by Appointment

LAKE LINDEN

100 Calumet Street
Lake Linden, MI 49945
906-296-6411
Facsimile – 906-296-1201
Houghton County, MI
Tract Code: 4.00
County Code: 61
State Code: 26

Hours

Monday through Thursday
9:00 a.m. – 2:00 p.m.
Friday 9:00 a.m. – 5:00 p.m.

Saturday

By Appointment

HOUGHTON

19320 Jacker Avenue
Houghton, MI 49931
906-487-9680
Facsimile – 906-487-9688
Houghton County, MI
Tract Code: 9.00
County Code: 61
State Code: 26

Hours

Monday through Friday
9:00 a.m. – 5:00 p.m.

Saturday

9:00 a.m. – 12:00 p.m.
Drive-Thru Only
Lobby by Appointment

KINGSFORD

345 S. Carpenter Avenue
Kingsford, MI 49802
906-776-0902
Facsimile – 906-776-0905
Dickinson County, MI
Tract Code: 9505.00
County Code: 43
State Code: 26

Hours

Monday through Friday
9:00 a.m. – 4:30 p.m.

Saturday

By Appointment

GREEN BAY

2403 S. Oneida Street
Ashwaubenon, WI 54304
920-497-8465
Facsimile – 920-497-8472
Brown County, WI
Tract Code: 213.03
County Code: 9
State Code: 55
MSA/MD Name: Green Bay, WI

Hours

Monday through Friday
9:00 a.m. – 4:30 p.m.

Saturday
By Appointment

ATMS are located at each location:

Front (Main)	McClellan	Harvey	Negaunee	Houghton
Calumet	Lake Linden	Kingsford	Green Bay	

Banking Offices Opened/Closed in 2023, 2024, and year-to-date 2025: NONE



FEE SCHEDULE

DEPOSIT ACCOUNTS							
Account Closing within 90 days of opening	\$25	Dormant Account No Activity for 12 Months			\$5/month		
Account Reconciliation	\$20/hr	Foreign Currency Exchange			\$40		
Account Research	\$25/hr	Garnishment/Levies			\$75		
Additional Statement	\$5	Image Statements			\$1		
CD ROM of Account Images	\$60	IRA-HSA Transfer or Closing			\$25		
Club Account Early Withdrawal	\$25	Reconciliation Files			\$5		
Collection Fee	\$40	Stop Payment (ACH or checks)			\$10		
Copy of Check	\$1	Temporary Check			\$1/pg		
OVERDRAFTS – RETURN ITEMS – OVERDRAFT PROTECTION							
Daily Overdraft Charge		\$5 per day after 5 days overdrawn					
Non-Sufficient Fund		\$35 per check/item (5 check daily maximum - \$175)					
Range Overdraft Line		\$25 annual fee					
Return Items		\$5 per item					
ATM/DEBIT CARDS							
Business Debit Cards		Free		Personal Debit Cards		Free	
Non-Customer ATM Charge		\$3		Replacement Fee for Lost Cards		\$5	
MONETARY INSTRUMENTS							
Cashier's Checks		\$5		Money Orders		\$2	
SAFE DEPOSIT BOX							
Box Drilling Fee		\$150		Key Deposit (one time fee)		\$10	
Safe Deposit Box Rental Fee (annual)							
2 x 4 - \$8	3 x 5 - \$17	5 x 5 - \$25	3 x 9 - \$25	3 x 10 - \$35	5 x 10 - \$45	10 x 10 - \$75	
WIRE TRANSFERS							
Incoming: \$10		Outgoing: \$20			International: \$50		
ONLINE BANKING & BILL PAY							
Bank to Bank Transfers: In-Bound		\$0		NetTeller Online Banking		\$0	
Bank to Bank Transfers: Out-Bound (per transfer)		\$2.50		Online Bill Pay: Personal		\$0	
Cash Management (ACH, Wire Transfers, Positive pay)		Customized Fees		Online Bill Pay: Business		\$5.95/month. Plus \$.55 each bill pay over 10 per month	
COIN							
Counting (non-customer)		10% of coin total		Coin Orders (non-customers)		\$.25 per roll	
PHOTOCOPIES OR FAX							
\$.25 per page							



Loan-to-Deposit Ratio

2023	
03/31/2023	65.45%
06/30/2023	69.74%
09/30/2023	64.10%
12/31/2023	66.54%

2024	
03/31/2024	64.67%
06/30/2024	66.90%
09/30/2024	63.21%
12/31/2024	65.75%

- Updated 04/01/2025

HOME MORTGAGE DISCLOSURE ACT NOTICE

The HMDA data about our residential mortgage lending are available online for review. The data show geographic distribution of loans and applications; ethnicity, race, sex, age, and income of applications and borrowers; and information about loan approvals and denials. HMDA data of many other financial institutions are also available online. For more information, visit the Consumer Financial Protection Bureau's website (www.consumerfinance.gov/hmda).