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Land Bank Sets New Loan Rates

By BEN HALLER, JR. Publisher

A FOUR-TIERED interest rate structure announced August 27 by the Federal Land Bank of Omaha offers qualified borrowers in Nebraska, South Dakota, Wyoming and Iowa a range of risk-based rates from 10.5% to 12.75%. The rates are effective October 1 for current borrowers, and September 2 for new borrowers. These rates apply to long-term loans. A similar interest rate program became effective for PCA borrowers July 1.

The individual loan pricing program has four interest rate classifications: AAA - 10.5%, AA - 11.25%, A - 12.25%, and B - 12.75%. An Omaha Land Bank spokesman from the public affairs office said 12.75% will be the highest rate charged any borrower, the rate which has been in effect since March 1, 1986.

Land Bank borrowers will receive an additional .25 percent reduction from their new individual rates if they use the PCA of the Midlands as their primary lender for short or intermediate-term credit.

The Land Banks are precluded by law from going into the market to sell new debentures at today's lower rates unless they can show the money is needed to meet anticipated new loan demand. Consequently, the current average cost of borrowed funds has kept the Land Banks' top rate as high or higher than those obtainable by farm borrowers from local commercial banks, the traditional short-term and production lender.

Two long-time ag lenders contacted by the Northwestern BANKER said the move to tiered rates has been needed by the land bank but is late. One banker stated, "It's a step in the right direction, and we're pleased with it, but I'd say it's a little late. Some of their better customers have found new lenders, and at a better rate. We've had some good ones come in here and I know other bankers who have told me they've had good Land Bank customers now come back into their shops. Basically, we're offering better loans to some good customers of ours. They've been with us for their short-term, production type loans for years, and now they've turned away from their Land Bank loans because they were grouped with all the Land Bank's loan problems and they got a better deal from us."

That banker said he is making 20-year amortized land loans at three-to-five year variable rates. Rates at his bank currently are 10% for a loan of 50% to appraised value, and 11% for two-thirds to appraised value. Both bankers pointed out

that Land Bank borrowers must also figure in the cost of their 5% stock they're obligated to buy when determining a true lending rate. For a borrower paying the B rate of 12.75%, the actual Land Bank annual rate then becomes 13.42%. For a AAA borrower at the new rate of 10.5%, the actual interest rate then becomes 11%.

Another banker said, "It appears that they're formalizing what has been local bank lending criteria for some years (owner equity, current and intermediate position, payment history and collateral pledged as security). In our bank, for example, we offer a lower rate to an ag borrower who is borrowing only for the current year. If it's rollover money from a previous borrowing season, then a higher rate applies, and this reflects risk as we determine it. So far as rates are concerned, I know better borrowers can get 9.5% to 10% at some ag banks, because the local bank's cost of funds has gone down." (See separate story in Iowa News.)

"Their big problem (at the Land Bank)," one banker stated, "is that they are not putting out any new money; they're just working over their loan portfolios trying to pull themselves out of the current bad situation. Basically, this means agriculture has lost its long-term lender, and banks are trying to pick up the slack for solid borrowers."

Both bankers feel like many

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others apparently do—that the Land Bank will finally work its way out of the current mess, but at the long-term expense of the banks. With the help of government money, or government-sponsored funds, a several billion dollar infusion will eventually restore the Federal Land Banks. "That may take eight to 10 years," one banker noted, "but when they come back after this period, look out. They offer the threat of being the biggest ag lender in the nation and they want all the business; that's why they keep tying in their PCAs with the Land Bank loans."

Iowa News

Five southwest Iowa banks announced last week formation of a \$20 million loan pool for the pur-



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chase or refinancing of farm production land at an interest rate of 9.9% for the first two years. The rate will be adjusted every two years after that, pegged at three percentage points above the three-year rate for U.S. Treasury bills. All five banks share some common directors. Four have common owners-American National Bank of Bedford, Corn Belt State Bank of Correctionville, Union National Bank of Massena, and United National Bank of Sidney. Mike L. Keim is president of the first three banks and chairman of Sidney. The fifth bank is Security State Bank of Stanton, where James W. Grotenhuis is president. Owners of the first four banks are awaiting approval of their application to purchase the Stanton bank.

Mr. Keim said common pooling of loans among the five banks will offer any borrower a maximum \$750,000 individual loan. The program was made public on August 25 and nearly 50 inquiries were received in the first week, Mr. Keim stated. He added that it is hoped the loan program will help stabilize declining farm land values in southwestern Iowa.

ANITA: Donald R. Runger, chairman of the board of the Anita State Bank, announced August 26 the sale of Anita Bancorporation, owner of the Anita State Bank, to a group of southwest Iowa investors. Darryl D. Smith, Atlantic is president of the

purchasing group. Mr. Smith says the new owners plan no immediate changes and will work at keeping the Anita State Bank a very positive force in trying to bolster the area's economy. The sale is subject to Federal Reserve approval.

CEDAR RAPIDS: Robert J. Louvar has been promoted from assistant vice president to vice president in the correspondent bank division of Merchants National Bank. David G. McQuown has joined the bank as vice president in the correspondent division. He formerly served as president and CEO at Panora State Bank, Panora.

CHEROKEE: Richard Carpenter has been elected vice president of Central Trust and Savings Bank, as well as a director. He is a director and cashier of the Ruthven State Bank, Ruthven.

WATERLOO: Peoples Bankshares Ltd. was reported last week to have submitted an audited 1985 holding company statement to the Federal Reserve Board that restates the multi-bank holding company's previously stated profits of 1985 downward by \$2.6 million to show now a loss for last year in excess of \$1.1 million. The \$2.6 million adjustment apparently was ordered by the state banking department to reflect income statements at two subsidiaries -the flagship Peoples Bank & Trust Co. and the affiliated Parkersburg State Bank. The holding company also owns Kellogg-Sully Bank & Trust in Kellogg, Melbourne Savings Bank in Melbourne, and First State Bank in Britt.

Earlier, R.K. "Rollie" Sverdahl was removed as chairman and president of Peoples Bankshares, Ltd. Acting president of PBL is Steve G. Marlette, previously comptroller of the company. Several lawsuits have been filed by stockholders who claim the holding company failed to redeem their stock as promised. The

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REPRESENTING the 1986-87 leadership of the IBoM are, from left: Second Vice Pres.—Gene LaFrance, pres., Elysian State; First Vice Pres.—Edward J. Zapp, v.p., Zapp Natl., St. Cloud; Treas.—Robert Jacobson, v.p., American Natl. Bk. & Tr., St. Paul; Pres.—Kermit A. Mahlum, pres., First Natl., St. Peters; Immed. Past Pres.—J. Stephen Schmidt, pres., Northern Bank, Anoka, and Exec. Vice Pres.—Norbert A. McCrady, Bloomington.

Kermit Mahlum Elected President of IBoM

By ROBERT CRONIN Associate Publisher

ERMIT A. Mahlum, president, First National Bank of St. Peters, was elected president of the Independent Bankers of Minnesota during the 1986 annual convention held at Breezy Point Resort, August 21-23. He succeeds J. Stephen Schmidt, president, Northern Bank of Anoka.

Edward J. Zapp, vice president, Zapp National Bank of St. Cloud, was elected first vice president, and Gene LaFrance, president of Elysian State Bank, was named second vice president.

Robert Jacobson, vice president, American National Bank & Trust, St. Paul, will continue as treasurer, and Norbert McCrady remains as executive vice president of IBoM, headquartered in Bloomington.

IBAA President Chuck Doyle, president, Gulf National Bank, Texas City, Tex., was the keynote speaker during the first general session. In his presentation he told bankers that the IBAA is committed to resolving the agricultural problems facing America and to the elimination of the non-bank bank loophole. Mr. Doyle said, "It's not fair to allow competitors into the Digitized for FRASER"

banking circle without their having to play by the same rules as the rest of us."

Regarding current interstate banking legislation, Mr. Doyle conceded "The IBAA has been beaten by 'Sears' and 'Citicorps," but he emphasized, "we're not down." To attendees he urged, "I encourage each of you to stand up for Main Street America and for America's well being, for you people are the backbone of the IBAA."



IBAA Pres. **Chuck Doyle**, pres., Gulf Natl., Texas City, Tex., told bankers "If you're committed to your goals, you will be successful."

Stress can play a detrimental role in the life of a banker, especially in this day and age when the future of banking is unsure. Dr. Richard Sebastian, associate professor at St. Cloud State University, gave a timely talk on "Stress Management." He said, "Just living in the 20th century you encounter daily stress it's inevitable."

Dr. Sebastian went on to say, "The old philosophy of 'what's good for the organization is good for us' is now 'what's good for us is good for the organization." It is apparent that bankers must manage their stress. Dr. Sebastian explained three steps to accomplish this important management technique. 1. You must have controlled individual responsibility. 2. Balance in your life is needed; variety is the spice of life. 3. Wellness is important, including relaxation, exercise and proper diet.

United States Senator Dave Durenberger (MN) was the featured speaker at the second day's general business session. Senator Durenburger said, "Because of deregulation, there has been incredible impact on rural America and the banking industry." He added, "Rural America is suffering because the things that were once taken for granted, like police and fire protection, are now being jeopardized." He concluded his speech with the comment, "We can't solve the problems in banking by recycling old debt into longer terms and lower interest rates. . . . we just can't save everybody forever."

Many interesting speakers were included in the general business sessions. Richard Filippone, vice president, Midway National Bank in St. Paul, gave his views on the economic outlook. He predicted the Dow Jones Average to be at or near 4000 by 1988 and money market interest rates to be at 4%.

There were many activities planned for bankers and spouses. A special workshop, "What Do You See As Your Role In The Community?" hosted by Sue Carlson of American National Bank & Trust of St. Paul, was featured. There was boating, swimming and a men's and women's golf tourney during the convention. The annual dinner/dance featured the music of the Jules Herman Orchestra.





LEFT—Visiting during the opening night social hour were, from left: **Mary Ellen** and **Chuck Doyle**, IBAA pres. and pres., Gulf Natl., Texas City, Tex., with **Norbert McCrady**, exec. v.p., IBoM, and wife **Natalie**. RIGHT—**Dr. Richard Sebastian**, assoc. prof., St. Cloud St., talked about stress management.

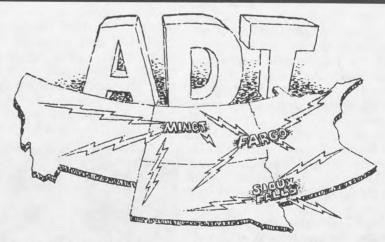






LEFT—United States Senator **Dave Durenberger** talked about the situation in rural America. CENTER—**Sue Carlson**, a.v.p., American Natl. Bk. & Tr., St. Paul, hosted a workshop for spouses. RIGHT—**Richard Filippone**, v.p., Midway Natl., St. Paul, presented his views on the economy.

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Federal Reserve System, which has responsibility for supervising activities of bank holding companies, is conducting an investigation.

Nebraska News

The Nebraska Bankers Association is sponsoring a seminar entitled "Planning for Profits," to be held Sept. 23-24 at the Kearney Holiday Inn. Registration/continental breakfast on the 23rd is at 8:30 a.m. From 9:00 to noon and 1:30 to 4:30 there will be presentations, followed by a reception at 6:00 and dinner at 6:30. On the 24th there will be breakfast at 8:30 and programs from 9:00 to noon. Advance registration is \$125 and includes materials and meals. Fee for the reception/dinner is \$25. After Sept. 16 the fee is \$15 additional. Contact the NBA to register.

NEBRASKA CITY: Steve Darling has recently joined the staff at Otoe County National Bank Trust Co. as vice president. He was formerly the vice president and cashier with the First National Bank, Wisner.

SEWARD: At The Cattle National Bank, Donald L. Bauer has been elected vice president, agricultural loans.

Minnesota News

MILTONA: The Federal Reserve Board has approved the acquisition of Miltona State Bank, by Tysan Corporation, which also owns State Bank of Long Lake. Jon Schmid will continue as president of Miltona State Bank. Rodger Bense, president of the Long Lake bank, will assume chairmanship of the Miltona

MINNEAPOLIS: Robert D. Gordon has been named executive vice president and managing director of corporate relationship banking in First Bank System's metropolitan Digitized for division. He was previously executives://fraser.stlouisfed.org

tive vice president and manager of the corporate development and strategic planning department.

MORA: Robert L. Nikodym, executive vice president of People's National Bank of Mora, has retired. He was in banking for 45 years and at the Mora bank since 1969. He served as secretary-treasurer, vice president, and president of the 6th district of the Minnesota Bankers Association. In addition, William F. King has joined the bank as vice president in lending. He previously served at Stearns County National Bank of Albany.

ST. PAUL: F. William Johnson has been elected to the board of Capital Bank, and was named president and CEO. He was previously vice president and head of corporate banking for Midwest Federal, a Twin Cities

Illinois News

The Independent Community Banks in Illinois 12th annual convention, "Growing Strong," will be Sept. 27-30 at the Prairie Capital Convention Center in Springfield. On the 27th there will be a golf tourney, reception, dinner, and show featuring Red Skelton. The 28th will feature concurrent sessions and a candlelight reception at the Old State Capitol. On the 29th there will be education sessions, the annual business meeting, concurrent sessions, and an Oktoberfest Party. The 30th will feature educational sessions and a recognition luncheon. Before Sept. 12, registration is \$160 for members, \$120 for spouses, and \$50 additional for non-members. Late registration is \$25 additional. For more information contact Barbara Blough at Independent Community Banks in Illinois at (217) 753-4331.

ARLINGTON HEIGHTS: Bobbye DuPree DePaul has joined The Bank & Trust Company of Arlington Heights as vice president/marketing director. Previously she was associate marketing manager/product manager at Citicorp Diner's Club.

CHICAGO: The board of directors of West Bancorp, Inc., holding company for the Bank of Westmont, has unanimously voted to enter into a letter of intent with Lane Financial, Inc., to acquire the bank. Terms of the agreement were not disclosed and the acquisition is subject to shareholder and regulatory approval.

ROCK ISLAND: At the Rock Island Bank, Charles W. Calhoun has been named senior vice president in charge of lending. He joined the bank last August. J. Bryant Goodall, trust officer, has been promoted from assistant vice president to vice president.

South Dakota News

"IRA '86 New Horizons" will be presented by the SDBA on Sept. 23 at Holiday Inn City Centre, Sioux Falls, and Sept. 24 at Holiday Haus, Pierre. The presentation will be by Collin Fritz and Associates. The schedule is registration-8:00-9:00, seminar-9:00-12:00, lunch-12:00-1:00, seminar-1:00-4:30. Early registration, which includes lunch and materials, is \$95. On-site registration will be \$105. Contact the SDBA to register.



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