



CRA Public File

West Gate Bank CRA Public File
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West Gate Bank 2022 Community Outreach Board of Directors Report

March 10, 2023



Introduction

This is the annual summary of the community outreach and CRA activities West Gate Bank has completed to make our community a better place. Community involvement is imbedded in our culture at West Gate Bank as part of our core values. As a community bank, we know our success is built on the success of the communities we serve. We are proud of what we do to help our customers make wise financial decisions with their money. We are proud of our staff's participation in community activities and leadership roles they assume.

This report is broken down into two sections:

1. **Community Reinvestment Act Activities (CRA)**—These are government laws and rules that encourage depository institutions to serve the needs of the entire community consistent with safe and sound banking.
2. **Community Involvement**—These are all the other things we do in the community to support worthwhile activities that make our community better. Sometimes we donate money, sometimes we donate our time and often we donate our leadership and talented people to serve on organizational boards in many areas including education, health, housing, and economic development.

Community Reinvestment Act (CRA)

CRA is a law intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income (LMI) neighborhoods, consistent with safe and sound banking operations. To get CRA credit, a bank's activities must have one of the following as its primary purpose:

- affordable housing;
- community services targeted to low- and moderate-income individuals;
- activities that promote economic development;
- activities that revitalize or stabilize LMI geographies.

While there is a regulatory requirement to perform community service and offer lending in the defined LMI neighborhoods, there must also be a desire for a financial institution to take an active role. As a community bank, West Gate Bank believes we have a responsibility to our customers and the community at large to educate them about money matters. It helps the community and its citizens to prosper in a responsible and sustainable manner. We also recognize the quality of life in our community is dependent on many things—good jobs, good infrastructure, plus services that families need like health care and education.



2022 Housing Finance—Accomplishments

West Gate Bank has invested significant resources in housing finance to fulfill our role in helping people become homeowners. While the numbers do not tell the whole story, they are important to periodically reflect on. Here is what we accomplished in 2022:

- 716 Retail applications taken in 2022
- 573 of those loans closed home loans (80% success rate) for \$151.7mm in home loans
- 593 or 83% of the loans originated were in Lancaster, Douglas and Sarpy county census tracts (our assessment area per Policy). If we include Cass, Saunders, Seward and Washington, that percentage increases to 88% (630).
- 81 or 13.7% of the Lincoln and Omaha metro loans originated were in LMI census tracts accounting for \$11.9mm in loans
- 47 or 8% of the Lincoln and Omaha metro loans originated were part of a special government program focused on neighborhood revitalization, first-time homebuyer, a LMI borrower, or low down-payment borrower
- 140 or 24% of Lincoln and Omaha metro loans originated had mortgage insurance (borrower did not have enough down payment money to meet conventional requirements)

2022 Consumer Lending—Accomplishments

- Added 168 home equity loans and single-family rental property loans (excluding residential construction loans) and 13 personal loans (personal use/auto). We set up 670 new Fresh Start loans (most of which were under \$1,000) to help customers resolve their overdrawn account status.

2022 Commercial Lending—Accomplishments

The commercial lending department emphasizes helping Lincoln and Omaha grow while maintaining and improving existing facilities in the community. In the past, we have been a part of the new residential developments surrounding Lincoln and the SID's in Omaha. We have also helped grow commercial real estate through new building finance while also helping business owners buy existing facilities. 2022 accomplishments include:

- 539 commercial real estate related loans originated
- 519 of the 539 loans originated (96.2%) were within our Assessment Areas
- Of those 20 outside of our AA, 5 were Solar Tax Credit loans participated through M1 Bank, and the other 15 were local customers with projects outside our AA
- Of those 15, 4 were outside Nebraska
- 297 loans were originated for Single Family Construction Financing
- 81 loans were originated for Single Family Rental Financing
- 11 loans were originated for Multi-family Rental Financing
- 25 TIF loans and 7 LIHTC loans in portfolio. These qualify as CRA eligible loans when they fall within our Assessment Areas (21 TIF and 2 LIHTC within our AA).
- Community Development Resources (CDR). CDR offers Microloans up to \$50M that can be used for inventory, equipment, working capital, etc. This is another referral for loans not meeting our safety and soundness guidelines (see below for more information).



2022 Deposit Services—Accomplishments

As of August 1, 2022, we no longer offer Gateway Checking accounts to our customers. The Gateway accounts were offered when a customer had issues with previous checking accounts and had shown some propensity to clean up their issues. These were “second chance” checking account that allowed the prospect and the bank to see if they could manage a demand deposit account. We still have 900 Gateway accounts on the books being serviced.

Since August 1, 2022, we have offered The Green Account which is our paperless checking account. This is a Bank On product that comes with a debit card, eStatements, online bill pay functionality and no possibility of an overdraft fee. This product will help improve overall financial stability and consumer safety. Since August, we have added 241 Green Accounts.



Low Income Housing Investments

West Gate Bank and its holding company, West Gate Banshares, Inc., have invested in and financed numerous low income housing projects. These projects range from a 24-unit abused womens' shelter in Lincoln (where no rent is charged) to a large apartment complex near the University of Nebraska where the tenants must have low-to-moderate income. In addition, several of the apartment buildings are reserved for tenants with mental disabilities. Our holding company has invested in five different funds administered by Midwest Housing Equity Group, a quasi-governmental organization charged with developing LMI housing in Nebraska. West Gate Bank has financed the construction of LMI apartments, provided bridge loans to LIHTC investors, and served as an investor itself in a number of projects. We are proud to help make housing more accessible and affordable for Nebraska families that need assistance.

Midwest Housing Equity Group's Nebraska Fund XVII, LP	\$500,000-contribution through 12/31 \$500,000 or 100%
Midwest Housing Equity Group's Nebraska Fund XVI, LP	\$500,000-contribution through 12/31 \$500,000 or 100%
Midwest Housing Equity Group's Community Fund 45, LP	\$500,000-contribution through 12/31 \$491,959 or 98.4%
Midwest Housing Equity Group's Community Fund 47, LP	\$500,000-contribution through 12/31 \$490,335 or 98.1%
Midwest Housing Equity Group's Community Fund 53, LP	\$500,000-contribution through 12/31 \$5,314 or 1.1%
Progress For People	\$341,288



2022 Community Involvement

West Gate Bank believes we have a responsibility to our customers and the community at large to educate them about money matters. It helps the community and its citizens to prosper in a responsible and sustainable manner.

We work one-on-one with each of our customers to make sure they understand the products and services we offer. When they have questions about financial concepts, we help them to find answers and get them to the right people, whether those people are inside or outside our organization. We want to be known as a “trusted financial advisor”.

Give To Lincoln Day

Give to Lincoln Day is an annual campaign to encourage donations to Lincoln and Lancaster county nonprofits. In 2020, West Gate Bank renewed our commitment with the Lincoln Community Foundation to donate a total of \$105,000 through 2023 as Presenting Sponsor of this event. We are currently working with the LCF to extend our commitment beyond 2023. In 2022, our contribution was used as part of the match pool to provide additional funds to over 479 nonprofit organizations. The event raised \$8,010,305 across 27,506 donations. West Gate Bank also collected donations at all Lincoln locations and provided volunteers to help collect donations at Tower Square.



Nebraska Council on Economic Education—Personal Finance Challenge

The Nebraska Personal Finance Challenge is a multi-stage personal finance competition open to all high school teachers and students across Nebraska. Students work in teams and put together a financial plan and presentation based on a given, detailed, fictitious family scenario. We started our sponsorship of this event in 2020 and hosted the 2022 Lincoln Competition at West Gate Bank Center where six schools in the Lancaster County area presented to four WGB judges. We donated \$5,000 and Carl spoke to the group to communicate the importance of financial literacy. We are set to host the competition again in 2023.



Community Development Resources

Community Development Resources (CDR) was established in 1994 to fill a gap in access to capital resources, technical assistance, and training for low-income, minority and women business owners. We have worked with CDR in the past to assist us with some small business loans under \$50k through their SBA Microloan program. They have been a great partner to help us find financing solutions for small businesses that may not qualify for conventional lending due to being a startup, having credit issues, or just needing working capital. In 2022, Kirby Reardon joined a new committee with a couple other local banks to assist with strategic planning in order to expand their small business program/process to more businesses.

In September 2021, CDR created a new 18-person Board of Directors that Carl Sjulín joined to expand the organization's footprint to assist with affordable housing efforts in Lincoln. Carl pledged to have WGB help with the new affordable housing loan committee that is being set up to help vet deals. At the end of 2022, we committed to participate (\$168K) in a \$1.4 million loan pool to help fund some gap financing for a local affordable housing development in southwest Lincoln. The loan has a below market interest rate to help incentivize more affordable housing developments.

Community Involvement Pillars



Junior Achievement

For nearly 50 years, Junior Achievement of Lincoln has been giving students the tools to succeed, one classroom at a time. JA's programs bring relevance to education to help students connect the value of academics, while developing into knowledgeable consumers and professionals. In 2022, we had 20 volunteers teach 29 classes from K-12, reaching a total of 623 students. These classes are 1-hour sessions over a 5-day period, which equated to \$2,900 in employee time in 2022.

United Way

United Way of Lincoln and Lancaster County works to bring the whole community together to create long-term, lasting change. While most charities focus on a single group or issue, United Way tackles issues facing Lincoln and Lancaster county as a whole. Together with more than 500 volunteers, they identify and prioritize community goals—whether those goals include shelter for displaced families or health and nutrition assistance for seniors—and bring together the right people, ideas, and resources to achieve them. In 2022, we had a total employee contribution of \$26,755 and corporate contribution of \$15,000 for an overall pledge of \$41,755. We had 17 members of the Presidents Club who donated .90% of gross salary.



Habitat for Humanity—Omaha & Lincoln

Habitat for Humanity of Omaha was established in 1984 to address the need for affordable housing. Almost 40 years later, they have partnered with more than 2,149 families and individuals; this year they will impact the lives of more than 200 families in the Omaha metro area. Habitat for Humanity Omaha teamed up with Omaha 100 to develop a program to help with the purchase of Habitat homes for low income individuals. In 2019, WGB joined other Omaha banks to help finance the purchase of these homes, to help Habitat use their liquidity to help others. In December 2022, WGB Mortgage committed to purchase up to \$1 million in loans from Habitat, which included the servicing of the loans.

Habitat for Humanity of Lincoln was established in 1988 to address the need for affordable housing. More than 30 years later, they have built or repaired more than 181 local homes housing more the 812 men, women and children. In 2021, Habitat Lincoln looked to set up a similar program as Habitat Omaha on a much smaller scale. In July 2022, we recommitted our participation of \$200,000 in the overall \$1 million loan pool. We have continued to work with Josh Hanshaw in regards to getting more involved with the organization to potentially take over servicing of the loan pool and servicing their existing loan portfolio.



Prosper Lincoln

In 2016, Prosper Lincoln was created to address the ideas on how to create a better Lincoln. They focus their efforts on early childhood development, innovative workforce, affordable housing, strong neighborhoods, and civic investments. In 2019, West Gate Bank pledged to donate \$100,000 through 2024 to invest and improve the housing conditions in South Downtown due to the need for new affordable housing in this critical area of our community.

Donation Collection

Through the year, we held a number of donation drives in our branches to help provide assistance to those in need. We collected socks in partnership Lincoln Realtors Association Sock Drive and toys for the Peoples City Mission during the holidays.



Friendship Home Un-Stuff the Bus

The Friendship Home in Lincoln provides services to victims of domestic violence. Each year they hold a “Stuff the Bus” campaign to collect donations. Once those items are collected, teams of volunteers help “Unstuff the Bus” to get those items categorized and distributed for use. West Gate Bank provided one of the teams to help with this in April 2022.



BRUSH UP

BRUSH UP is an annual community event in Omaha that provides volunteers with the opportunity to paint homes for low-income seniors in the Omaha Metropolitan area. The event is put on by Project Houseworks, a non-profit that focuses on affordable housing for families in Omaha. In their 22 years, Project Houseworks has assisted more than 2,500 seniors and their families. A team of WGB volunteers participated again in 2022 and have committed to doing this again in 2023.



Tabitha Meals on Wheels

West Gate Bank began their partnership with Tabitha’s Meals on Wheels Program (MOW) In 2016 to deliver meals to elderly and low-income members of our community two to three times a month. Tabitha has more than 500 clients who get a meal 365 days per year. In 2020, we temporarily suspended our service due to COVID-19. We are happy to re-establish our commitment to Meals on Wheels and start delivery hot, fresh meals in 2023!

Open Door Mission

Open Door Mission was founded in 1954 and is committed to breaking the cycle of homelessness and poverty. Each day, Open Door Mission's campus offers 917 safe, shelter beds to people experiencing homelessness, serves over 4,747 nutritious meals to feed the hungry, and provides homeless preventive resources to more than 1,000 people living in poverty to empower them to remain in their own homes. Each month, a team of employee volunteers helps to serve meals at Open Door Mission.



Civic Involvement

It has always been a pillar of West Gate Bank to have employees go out into the community and represent the bank. Our 200+ employees have contributed over 4,300 hours of time outside of work toward various community organizations they support. One way that shows this is in our involvement with several of the community board of directors/advisory committees. In 2022, we had 34 employees serve 47 different organizations (48 positions total). Some of these organizations include Centerpointe, Bright Lights Summer Learning Adventures, Friendship Home, Willard Community Center, and United Way. If you assume the average board involvement consists of 2 activities/meetings per month for one hour, WGB donated approximately \$24,000 in employee time in 2022.

VISA Credit Card Promotions

Through our credit card provider, TCM Bank, we have participated in two community-themed promotions where TCM provides a donation on our behalf to local nonprofits. In the fall of 2021, we participated in a promotion to donate funds to a food bank. The Food Bank of Lincoln and Stephen Center in Omaha were designated as our recipients in this campaign. Approximately \$300 was raised in this initiative. In the summer of 2022, we participated in another campaign for school supplies. For every completed credit card application, a bag of school supplies was earned to donate. Through this campaign, we earned 13 bags of school supplies.

**BACK TO SCHOOL
PROMOTION**

HELP US STUFF A BACKPACK
by applying for a personal credit card!

A graphic for a "Back to School Promotion" featuring a teal banner with the text "BACK TO SCHOOL PROMOTION" and "HELP US STUFF A BACKPACK by applying for a personal credit card!". The graphic is decorated with various school supply icons like a globe, books, a backpack, a soccer ball, and a calculator.

Employee Recognition

We would like to recognize Shelly Spencer, VP, Branch Manager at our Bellevue location, for her efforts in the community on behalf of West Gate Bank. Shelly serves as the team leader for the bank's volunteers at the BRUSH UP event. She recruits and coordinates bank staff, meets with the homeowners selected for house painting, and serves as point-person to Project Houseworks to order paint and supplies. She's served in this role both of the years WGB has participated.

In addition, Shelly leads the monthly volunteer effort to serve meals at Open Door Mission in Omaha. Finding a consistent activity for Omaha employees has been a focus for us, and Shelly has helped to identify and facilitate this.

Shelly is active in the Bellevue Chamber of Commerce and currently serves as the Vice Chair. She also serves on the Bellevue Police Retirement board.



WEST GATE BANK

CRA STATEMENT

West Gate Bank is committed to serving the credit needs of the Lincoln metropolitan area and the Omaha metropolitan area as noted. It is the Bank's policy to actively pursue all creditworthy segments of our market, including low and moderate-income areas. We believe doing so is fundamental to good business practice and to the Bank's own long-term growth.

Our commitment to meeting the credit needs of the Lincoln and Omaha communities can be fulfilled by following 4 simple principles:

- Seek to understand the credit needs of our market.
- Assure that our products and services are responsive to those credit needs.
- Strive to make all creditworthy potential customers aware of the lending products and services we offer.
- Train our employees to understand and share the bank's commitment to serving all creditworthy customers, including low and moderate-income customers.

In pursuing this commitment, we will strive to comply with the requirements of the Community Reinvestment Act. We recognize that this will require us to take a proactive approach to evaluating and meeting community credit needs. We will annually review loan distribution in our assessment area to ensure we are meeting the credits needs of borrowers from all income and geographic categories. We will update our public file quarterly to ensure that all appropriate documentation and information is available for review.

West Gate Bank is committed to meeting the credit needs of the communities we serve and will strive to ensure compliance with the Community Reinvestment Act through continual review of our CRA practices and policies.

WEST GATE BANK

COMMUNITY REINVESTMENT ACT POLICY

The Community Reinvestment Act (CRA) of 1977 encourages banks to meet the credit needs of their community without excluding low and moderate-income areas. This policy is adopted by West Gate Bank in recognition of our responsibility and commitment to meeting the credit needs of the local communities we serve consistent with safe and sound banking practices.

CRA Statement

West Gate Bank is committed to serving the credit needs of the Lincoln metropolitan area and the Omaha metropolitan area as noted. It is the Bank's policy to actively pursue all creditworthy segments of our market, including low and moderate-income areas. We believe doing so is fundamental to good business practice and to the Bank's own long-term growth.

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West Gate Bank is committed to meeting the credit needs of the communities we serve and will strive to ensure compliance with the Community Reinvestment Act through continual review of our CRA practices and policies.

Board Involvement and Management Oversight

The Board of Directors will annually review and approve the Bank's CRA policy. The Board will appoint a CRA Officer to ensure ongoing compliance with the CRA. The CRA Officer will be required to report to the Board at least annually and provide an analysis of the Bank's efforts in meeting the credit needs of the communities. The Board of Directors will hold bank personnel accountable for the Bank's CRA performance.

The CRA Officer will be responsible for administering this policy and for reporting to the Board of Directors on its implementation. The CRA Officer will report to the Compliance Committee on a bi-monthly basis to ensure ongoing compliance with the requirements of the Community Reinvestment Act.

The CRA Officer will develop a CRA compliance program, monitor the CRA performance, perform CRA training and make recommendations to the Board on ways to improve the CRA performance.

Technical Compliance

The CRA Officer will work to ensure that the Bank meets the procedural requirements of the Community Reinvestment Act, including:

- Developing a CRA Statement and assuring it is available to the public.
- Assuring that the appropriate CRA Notice is posted in the Main Bank and all branch offices as required.
- Maintaining the CRA Public File with all required documentation, including:
 - A copy of our most recent public CRA Performance Evaluation.
 - A copy of our HMDA Disclosure Statements for the past two years.
 - All written comments received from the public regarding the Bank's performance in meeting community credit needs.
 - A list of all branches, their street addresses and geographies.
 - A listing of all branches opened and closed during the current year and each of the prior two years.
 - A list of services generally offered at each branch.
 - A map of our assessment area.
- Submitting the Bank's CRA Statement and CRA Policy to the Board annually for approval.
- Ensuring that each branch has a copy of our most recent public CRA Performance Evaluation on file for public review.
- Performing annual reviews of CRA performance and compliance to ensure the Bank's commitment to meeting the credit needs of all creditworthy borrowers is being achieved.

CRA Compliance Program

The CRA Officer will establish a CRA compliance program to monitor the Bank's CRA performance and ensure the Bank is in compliance with all applicable regulations.

Employee Training

The Compliance Officer will establish a CRA training program to provide annual training to all employees. This training will emphasize the role of every employee in providing courteous, friendly and responsive customer service to all customers. The online training module through ICBA may be utilized for training purposes. The training will discuss the purpose of the CRA notices posted in each branch and our responsibility to provide access to our CRA statement and public file upon the customer's request. All requests for access to such information are to be met with knowledgeable, prompt and friendly cooperation. Employees will also be informed to direct customer comment letters that address our performance in meeting the credit needs of the community to the CRA Officer.

All bank personnel are expected to cooperate with and support our CRA monitoring program. Staff will be held accountable for any lack of cooperation that weakens our CRA performance, as reflected in internal compliance reviews, federal examinations and customer comment letters.

Review of Complaints

The Compliance Officer will review all complaints received by the Bank for any indication of significant problems that could lead to a low CRA performance evaluation and forward any applicable complaints to the CRA Officer. The CRA Officer will provide management recommendations on the appropriate action that should be taken to address such complaints. All CRA related complaint letters will be maintained in our public file and will be accompanied by the Bank's response to them, where appropriate.

In compliance with the CRA Sunshine provisions of the Gramm-Leach-Bliley Act effective April 2001, the Bank will maintain all required documentation in its public file and report agreements covered by the law.

Our Assessment Area

Our assessment area is the Bank's delineated local community that is made up primarily by the Lincoln and Omaha metropolitan areas. Our assessment area includes all census tracts in Lancaster, Sarpy and Douglas counties.

PUBLIC DISCLOSURE

November 6, 2023

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

West Gate Bank
Certificate Number: 19850

6003 Old Cheney Road
Lincoln, Nebraska 68501

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

1100 Walnut Street, Suite 2100
Kansas City, Missouri 64106

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.

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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 areas, 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 ratio is more than reasonable given the bank's size, financial condition, and assessment areas' credit needs.
- A majority of the home mortgage and small business loans reviewed were outside the assessment areas.
- The geographic distribution of home mortgage and small business loans reflects reasonable dispersion throughout the assessment areas.
- The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses of different sizes.
- The bank did not receive any complaints regarding its Community Reinvestment Act (CRA) performance since the previous evaluation; therefore, this did not affect the Lending Test rating.

The Community Development Test is rated Outstanding.

- The institution demonstrates excellent responsiveness to the community development needs in its assessment areas through community development loans, qualified investments, and community development services, as appropriate. Examiners considered the institution's capacity and the need and availability of such opportunities for community development in the assessment areas.

DESCRIPTION OF INSTITUTION

West Gate Bank is headquartered in Lincoln, Nebraska. West Gate Banshares, Inc., a one-bank holding company also located in Lincoln, owns the institution. The bank received a Satisfactory rating at its previous FDIC Performance Evaluation dated September 21, 2020, based on Interagency Intermediate Small Institution Examination Procedures.

West Gate Bank operates 10 full-service offices in Nebraska. Since the previous evaluation, the bank opened one new branch in Omaha, Nebraska, in an upper-income census tract and closed one branch in Lincoln, Nebraska, in a moderate-income census tract.

The bank offers a variety of credit products, including construction and land development, commercial, home mortgage, agricultural, and consumer loans. In addition, the bank originates and purchases home mortgage loans sold to secondary market investors. The bank's primary lending focus continues to be home mortgage and commercial lending. West Gate Bank offers a full line of traditional deposit services, including checking, savings, and certificate of deposit accounts. Alternative banking services include internet and mobile banking, as well as 23 bank-owned automated teller machines (ATMs) and interactive teller machines (ITMs).

As of June 30, 2023, West Gate Bank reported total assets of approximately \$1.3 billion, total loans of \$881.0 million, and total securities of \$250.1 million. Total deposits equaled \$1.0 billion. The following table illustrates the loan portfolio distribution; however, it does not reflect home mortgage loans sold to secondary market investors.

Loan Portfolio Distribution as of 6/30/2023		
Loan Category	\$(000s)	%
Construction, Land Development, and Other Land Loans	108,675	12.3
Secured by Farmland	1,848	0.2
Secured by 1-4 Family Residential Properties	304,130	34.6
Secured by Multi-family (5 or more) Residential Properties	79,979	9.1
Secured by Non-farm Non-Residential Properties	252,299	28.6
Total Real Estate Loans	746,931	84.8
Commercial and Industrial Loans	103,303	11.7
Agricultural Production and Other Loans to Farmers	0	0.0
Consumer	1,006	0.1
Obligations of States and Political Subdivisions in the United States	8,954	1.0
Other Loans	20,771	2.4
Lease Financing Receivables (net of unearned income)	0	0.0
Less: Unearned Income	0	0.0
Total Loans	880,965	100.0
<i>Source: Reports of Condition and Income</i>		
<i>Due to rounding, totals may not equal 100.0.</i>		

Examiners did not identify any financial, legal, or other impediments that affect the bank's ability to meet assessment area credit needs.

DESCRIPTION OF ASSESSMENT AREAS

The CRA requires each financial institution to define one or more assessment areas within which its performance will be evaluated. West Gate Bank designated two assessment areas located in metropolitan areas of eastern Nebraska: 1) Lincoln Assessment Area and 2) Omaha Assessment Area. The Lincoln Assessment Area is comprised of Lancaster County, which is part of the Lincoln, Nebraska Metropolitan Statistical Area (MSA). The Omaha Assessment Area is comprised of Douglas and Sarpy counties, which are part of the Omaha-Council Bluffs, Nebraska-Iowa MSA. Detailed information about each assessment area is presented in subsequent sections.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the prior evaluation dated September 21, 2020, to the current evaluation dated November 6, 2023. Examiners used Interagency Intermediate Small Institution Examination Procedures to evaluate the bank's CRA performance. The procedures include the Lending Test and the Community Development Test, which are described in the Appendices. Banks must achieve at least a Satisfactory rating under each test to obtain an overall Satisfactory rating.

Examiners used full-scope examination procedures to assess the bank's performance in each assessment area. Examiners placed greater weight on the bank's performance in the Lincoln Assessment Area when arriving at conclusions since the majority of the bank's lending, deposit, and branch activities occur in this assessment area.

Activities Reviewed

West Gate Bank's primary credit products are home mortgage and commercial loans. As a result, examiners analyzed home mortgage and small business loans to evaluate the bank's lending performance. The products reviewed were selected based on the volume of loans originated and the credit needs in each assessment area. A review of small farm loans was not included, as agricultural loans do not represent a major product line for the bank.

Examiners considered the universe of home mortgage loans reported on the bank's 2020, 2021, and 2022 Home Mortgage Disclosure Act (HMDA) Loan Application Registers (LARs). The 2020 LAR included 8,836 loans totaling \$1.9 billion. The 2021 LAR included 7,009 loans totaling \$1.6 billion. The 2022 LAR included 2,789 loans totaling \$705.2 million. Examiners analyzed home mortgage lending performance using 2020 and 2021 aggregate lending data and 2015 American Community Survey (ACS) data when analyzing 2020 and 2021 data. Aggregate data for 2022 and 2020 U.S. Census data provided a standard of comparison for 2022 home mortgage lending performance. However, examiners placed more weight on the comparisons to aggregate lending data since it is typically a better indicator of market conditions and loan demand. Examiners presented all years of data for the Assessment Area Concentration analysis. Examiners did not identify any trends or anomalies between the three years of HMDA data that materially affected overall conclusions. Consequently, this evaluation only presents information for 2022, the most recent year for which aggregate data is available, under the Geographic Distribution and Borrower

Profile criteria. Examiners reviewed the home mortgage loans located inside the assessment areas to conduct the Geographic Distribution and Borrower Profile analyses.

The bank's commercial lending activities and strategy remained relatively consistent throughout the evaluation period. Therefore, examiners reviewed small business loans from 2022, the most recent calendar year, to evaluate performance. Examiners reviewed all small business loans originated or purchased in 2022 to complete the Assessment Area Concentration analysis. This analysis consisted of 148 small business loans totaling approximately \$22.3 million. Examiners reviewed all small business loans located inside the assessment areas to perform the Geographic Distribution and Borrower Profile analyses. This review consisted of 53 small business loans totaling approximately \$12.7 million. Examiners used 2022 D&B data as the standard of comparison for small business loans.

Home mortgage lending received more weight than small business lending when drawing conclusions under the Lending Test. This is because home mortgage loans are the bank's largest credit product. Further, while examiners reviewed both the number and dollar volume of loans and presented both figures throughout the evaluation, they emphasized performance by number of loans when conducting the Geographic Distribution and Borrower Profile analyses. This is because the number of loans is a better indicator of geographies and borrowers served.

For the Community Development Test, bank management provided examiners with data on community development loans, qualified investments, and community development services since the prior CRA evaluation dated September 21, 2020.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

West Gate Bank demonstrated satisfactory performance under the Lending Test, which is supported by the bank's collective performance under the evaluated criteria.

Loan-to-Deposit Ratio

West Gate Bank's loan-to-deposit ratio is more than reasonable given the institution's size, financial condition, and assessment areas' credit needs. The net loan-to-deposit ratio, calculated from the Consolidated Reports of Condition and Income (Call Report), averaged 89.9 percent over the past 12 quarters from September 30, 2020 to June 30, 2023. As shown in the following table, West Gate Bank's average net loan-to-deposit ratio is reasonably comparable to the other institutions. Examiners selected the comparable institutions based on their asset size, geographic location, and lending focus.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 6/30/2023 \$(000s)	Average Net LTD Ratio (%)
West Gate Bank, Lincoln, Nebraska	1,271,106	89.9
Cornhusker Bank, Lincoln, Nebraska	934,165	87.0
Core Bank, Omaha, Nebraska	1,058,145	99.4
Frontier Bank, Omaha, Nebraska	1,273,832	109.6
<i>Source: Reports of Condition and Income 9/30/2020 to 6/30/2023</i>		

In addition, West Gate Bank sells a large volume of home mortgage loans to secondary market investors. Since the bank sells the loans shortly after origination, those loans are not reflected in the bank's net loan-to-deposit ratio. While selling loans to the secondary market does not increase the net loan-to-deposit ratio, it increases the availability of credit. The bank can relend funds as the availability of funds is replenished from loan sales, rather than growing its deposit base to support loan growth. The following table provides information regarding the secondary market loans since the prior evaluation.

Loans Sold on the Secondary Market (Not reflected in the Loan-to-Deposit Ratio)		
Year	Number of Loans #	Dollar Volume of Loans \$(000s)
2020 (Partial year)	4,408	933,790
2021	6,507	1,383,393
2022	2,755	646,181
YTD 2023	794	205,438
Totals	14,464	3,168,802
<i>Source: Bank records from 7/01/2020 to 8/31/2023</i>		

In summary, the bank's loan-to-deposit ratio is more than reasonable considering the high volume of home mortgage loans sold to investors that are not reflected in the loan-to-deposit ratio calculation.

Assessment Area Concentration

As shown in the following table, a majority of the loans are located outside of the institution's assessment areas.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total	Dollar Amount of Loans				Total
	Inside		Outside			Inside		Outside		
	#	%	#	%	#	\$(000s)	%	\$(000s)	%	\$(000s)
Home Mortgage										
2020	2,942	33.3	5,894	66.7	8,836	717,064	37.5	1,195,844	62.5	1,912,908
2021	2,213	31.6	4,796	68.4	7,009	574,199	37.0	979,084	63.0	1,553,284
2022	997	35.7	1,792	64.3	2,789	289,901	41.1	415,311	58.9	705,212
Subtotal	6,152	33.0	12,482	67.0	18,634	1,581,164	37.9	2,590,239	62.1	4,171,403
Small Business	53	35.8	95	64.2	148	12,676	56.8	9,652	43.2	22,328

*Source: HMDA Reported Data; Bank Data
Due to rounding, totals may not equal 100.0%.*

The institution remains actively involved in a correspondent home mortgage loan program. West Gate Bank has agreements with 89 banks, 81 of which are located outside of the bank’s assessment areas, to originate home mortgage loans. West Gate Bank purchases the home mortgage loans and reports them on its HMDA LAR. The loans purchased through this wholesale program are primarily located outside of the bank’s assessment areas; the loans are generally located in the geographical areas in which the correspondent banks are located. These loans are sold to investors shortly after origination and do not require a significant amount of local deposits to fund the program. As such, these loans represent a large portion of annual originations, but utilize a much smaller percentage of the bank’s deposits for funding.

Examiners also reviewed the bank’s retail home mortgage loan operations. The bank originated a large volume of home mortgage loans through this department, and over 90 percent of the loans originated in 2021 and 2022 were located inside the assessment areas. Given this information, West Gate Bank appears to be meeting the home mortgage credit needs of its assessment areas.

West Gate Bank also began participating in a program to purchase small business loans from a third party in 2021. The bank purchases loans that provide start-up and working capital to small businesses through the program. A sizable portion of the loans purchased through this program are located outside of the assessment areas. As a result, a majority of the bank’s small business loans by number are outside of the assessment areas. However, the bank continues to extend a majority of its small business loans by dollar volume within its assessment areas.

Collectively, these two programs generate a large number of loans and are the primary contributors for the majority of loans being located outside of the institution’s assessment areas.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the assessment areas. Examiners focused on the percentage of loans in low- and moderate-income census tracts. Examiners noted reasonable performance in the Lincoln and Omaha Assessment Areas. Detailed discussion of the bank’s performance is included in the applicable assessment area sections of this evaluation.

Borrower Profile

The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses of different sizes. Examiners focused on the percentage of home mortgage loans to low- and moderate-income borrowers and the percentage of small business loans to businesses with gross annual revenues of \$1 million or less. Reasonable performance in both assessment areas supports the overall conclusion. Detailed discussion of the bank's performance is included in the applicable assessment area sections of the evaluation.

Response to Complaints

The institution has not received any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the Lending Test rating.

COMMUNITY DEVELOPMENT TEST

West Gate Bank's performance under the Community Development Test is outstanding. The institution demonstrated excellent responsiveness to the community development needs of its assessment areas through community development loans, qualified investments, and community development services. Examiners considered the bank's capacity and the need and availability of such opportunities. Since the bank was responsive to the community development needs of its assessment areas, community development activities benefitting the broader regional area were also included in the analysis.

Examiners compared the bank's level of community development activity to four comparable institutions with similar asset sizes operating in the State of Nebraska. These comparable institutions were also evaluated using Interagency Intermediate Small Institution Examination Procedures.

Community Development Loans

West Gate Bank originated 473 community development loans totaling approximately \$109.6 million during the evaluation period. The bank's community development loans were responsive to affordable housing, community services, economic development, and revitalization and stabilization needs and opportunities. The dollar volume of community development loans represented 8.6 percent of total assets and 12.6 percent of net loans as of June 30, 2023. West Gate Bank's community development lending levels exceeds the comparable institutions' lending levels and is consistent with the institutions exhibiting excellent responsiveness. The comparable institutions' community development loans ranged from 4.2 percent to 7.2 percent of total assets and from 7.3 percent to 10.3 percent of net loans. The overall volume of the bank's community development loans increased 14.6 percent, by dollar amount, compared to the prior evaluation. Specifically, the bank increased community development lending that was not part of the Small Business Association's (SBA) Paycheck Protection Program (PPP) by \$36.2 million, from 46 to 101 loans at this evaluation.

The analysis also includes community development loans extended to borrowers outside of the bank's assessment areas in the broader regional area. The regional activities include loans extended under the SBA PPP to promote economic development, as well as loans extended to revitalize and stabilize blighted areas. The PPP, established by the Coronavirus Aid, Relief, and Economic

Security Act, helped small businesses maintain payroll, hire employees, and cover applicable overhead expenses during the Coronavirus 2019 (COVID-19) pandemic.

The following tables illustrate the bank’s community development loans by assessment area, purpose, and year. Details on the bank’s community development lending activities are located in the assessment area sections of the evaluation.

Community Development Lending by Assessment Area										
Assessment Area	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Lincoln	21	32,202	6	2,898	317	22,271	7	6,478	351	63,849
Omaha	6	2,523	1	183	85	5,252	7	26,979	99	34,937
Regional Activities	0	0	0	0	20	246	3	10,550	23	10,796
Total	27	34,725	7	3,081	422	27,769	17	44,007	473	109,582
<i>Source: Bank Data</i>										

Community Development Lending by Year										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
2020 (Partial)	6	6,324	1	183	5	1,288	4	3,755	16	11,550
2021	9	16,947	2	1,660	381	15,970	4	14,295	396	48,872
2022	2	933	2	903	24	6,824	7	19,826	35	28,486
Year-to-Date 2023	10	10,521	2	335	12	3,687	2	6,131	26	20,674
Total	27	34,725	7	3,081	422	27,769	17	44,007	473	109,582
<i>Source: Bank Data</i>										

Notable community development lending activity included a \$9.0 million loan to finance a project that includes 136 multi-family housing units in an area designated as an Opportunity Zone for redevelopment.

Qualified Investments

West Gate Bank purchased or donated 93 qualified investments totaling approximately \$4.7 million during the evaluation period. The volume of qualified investments represented 0.4 percent of total assets and 1.9 percent of total securities as of June 30, 2023. Comparable institutions’ qualified investments ranged from 0.1 percent to 1.2 percent of total assets and from 0.2 percent to 7.0 percent of total securities. The dollar volume of the bank’s community development investments increased by 62.2 percent compared to the prior evaluation.

The following tables illustrate the bank’s qualified investments by assessment area, purpose, and year. Details on the bank’s qualified investment activities are located in the assessment area sections of the evaluation.

Qualified Investments by Assessment Area										
Assessment Area	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Lincoln	11	1,624	39	152	4	2	0	0	54	1,778
Omaha	7	2,760	18	21	0	0	2	5	27	2,786
Regional Activities	12	133	0	0	0	0	0	0	12	133
Total	30	4,517	57	173	4	2	2	5	93	4,697
<i>Source: Bank Data</i>										

Qualified Investments by Year										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
2020 (Partial)	4	88	0	0	0	0	0	0	4	88
2021	9	2,881	0	0	0	0	0	0	9	2,881
2022	5	1,511	0	0	0	0	0	0	5	1,511
Year-to-Date 2023	0	0	0	0	0	0	0	0	0	0
Subtotal	18	4,480	0	0	0	0	0	0	18	4,480
Qualified Grants & Donations	12	37	57	173	4	2	2	5	75	217
Total	30	4,517	57	173	4	2	2	5	93	4,697
<i>Source: Bank Data</i>										

Community Development Services

West Gate Bank representatives provided 64 instances of financial expertise or technical assistance to various community development organizations during the evaluation period. This is a slight improvement from the prior evaluation, when bank representatives provided 54 community development services. Furthermore, the bank's performance is similar to the performance of comparable institutions, which provided between 28 and 94 qualified community development services.

The following tables illustrate the bank's community development services by assessment area, purpose, and year. Details on the bank's community development services are located in the assessment area sections of the evaluation.

Community Development Services by Assessment Area					
Assessment Area	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
Lincoln	7	34	4	0	45
Omaha	0	11	8	0	19
Total	7	45	12	0	64
<i>Source: Bank Data</i>					

Community Development Services by Year					
Activity Year	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
2020 (Partial)	0	10	3	0	13
2021	2	11	3	0	16
2022	2	12	3	0	17
Year-to-Date 2023	3	12	3	0	18
Total	7	45	12	0	64
<i>Source: Bank Data</i>					

In addition to community development services, the bank offers alternative banking services that are readily accessible throughout both assessment areas, including to low- and moderate-income individuals. These services include internet and mobile banking, mobile check deposit, bill pay, text banking, and electronic periodic statements. The bank operates two Lincoln branches and four ATM/ITMs in moderate-income geographies. Lastly, the bank offers a free checking account that is available to all customers, including low- or moderate-income customers.

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Examiners did not identify any evidence of discriminatory or other illegal credit practices inconsistent with helping meet community credit needs.

LINCOLN ASSESSMENT AREA – Full-Scope Review

DESCRIPTION OF INSTITUTION’S OPERATIONS IN THE LINCOLN ASSESSMENT AREA

The Lincoln Assessment Area is comprised of Lancaster County, which is part of the Lincoln, Nebraska MSA. According to 2020 U.S. Census data, the assessment area contains 6 low-, 17 moderate-, 26 middle-, and 27 upper-income census tracts. It also includes five tracts that do not have an income designation. While the assessment area boundaries have not changed since the prior evaluation, the 2020 U.S. Census data resulted in some changes to census tracts, including the income designations of some census tracts. These changes were effective beginning in 2022, but did not materially affect the assessment area and did not adversely impact the bank’s performance.

West Gate Bank operates six full-service offices in the assessment area, which are all located in the City of Lincoln. Two offices are located in moderate-income census tracts, two are located in middle-income census tracts, and two are located in upper-income census tracts. The bank also operates 15 ATM/ITMs within the assessment area. The bank closed one location in this assessment area in October 2023.

Economic and Demographic Data

The following table illustrates select demographic characteristics of the Lincoln Assessment Area.

Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	81	7.4	21.0	32.1	33.3	6.2
Population by Geography	322,608	6.2	20.7	35.9	33.9	3.3
Housing Units by Geography	133,081	8.4	23.2	36.3	31.2	1.0
Owner-Occupied Units by Geography	74,937	2.3	15.6	41.2	40.7	0.1
Occupied Rental Units by Geography	51,729	16.4	33.7	29.0	19.0	1.9
Vacant Units by Geography	6,415	15.9	26.4	37.1	17.7	2.9
Businesses by Geography	26,847	4.7	17.2	32.5	42.8	2.8
Farms by Geography	1,106	2.0	9.8	30.9	56.6	0.7
Family Distribution by Income Level	76,036	19.3	18.7	22.2	39.8	0.0
Household Distribution by Income Level	126,666	22.9	17.1	19.6	40.5	0.0
Median Family Income – Lincoln, NE MSA		\$82,381	Median Housing Value			\$191,979
Families Below Poverty Level		6.8%	Median Gross Rent			\$879
<small>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.</small>						

The assessment area experienced growth with the population increasing by 24,528 residents (8.2 percent) and housing units increasing by 9,308 (7.5 percent) since the previous evaluation, according to 2020 U.S. Census data. This growth trend is a result of people moving from rural to

urban areas seeking higher paying employment opportunities and greater amenities. Lincoln is the second largest city in Nebraska and continues to experience growth and provide ample employment opportunities.

The assessment area is predominantly urban. The three largest business segments in the assessment area are services (38.7 percent); finance, insurance and real estate (11.7 percent); and retail trade (10.1 percent). These businesses are predominantly small operations with 89.3 percent operating from a single location and 63.7 percent employing less than five employees, according to 2022 D&B data.

Ample employment opportunities were prevalent within the assessment area throughout the evaluation period. Unemployment levels steadily declined to historically low levels. As of August 2023, the assessment area’s unemployment ratio was 1.8 percent. This compares similarly to the State of Nebraska unemployment rate at 1.9 percent and favorably to the national unemployment rate at 3.9 percent, according to the U.S. Bureau of Labor Statistics.

Examiners used information from the FFIEC to analyze home mortgage loans under the Borrower Profile analysis. The following table reflects the FFIEC-estimated 2022 median family income for the Lincoln, Nebraska MSA.

Median Family Income Ranges – Lincoln, Nebraska MSA				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2022 (\$91,200)	<\$45,600	\$45,600 to <\$72,960	\$72,960 to <\$109,440	≥\$109,440
<i>Source: FFIEC</i>				

Competition

The Lincoln Assessment Area is very competitive for financial services. Per 2023 FDIC Deposit Market Share data, 29 financial institutions operate 119 offices in the Lincoln Assessment Area. Of these institutions, West Gate Bank ranked fourth with a deposit market share of 7.6 percent. Significant home mortgage loan competition exists as well, with 272 lenders reporting 13,609 home mortgage loans in the assessment area in 2022. West Gate Bank ranked seventh with a mortgage market share of 4.2 percent.

The assessment area also contains high demand and competition for small business loans as evidenced by 2021 CRA aggregate data, which is the most recent year available. West Gate Bank is not required to collect or report its small business loan data and is not included in these numbers. However, aggregate lending data reflects the level of demand and competition for small business loans within the assessment area. Aggregate CRA data for 2021 showed 81 lenders reporting 6,642 small business loans in the assessment area.

Credit and Community Development Needs and Opportunities

Considering information from bank management and demographic and economic data, examiners determined that home mortgage and commercial loans represent the assessment area’s primary credit needs. Community development needs are primarily related to affordable housing and economic development. The assessment area has many opportunities for banks to participate in

community development activities within areas targeted for revitalization, stabilization, and economic development initiatives. These initiatives include tax increment financing districts and other similar areas designated for redevelopment by state and local government entities. For example, community development lending and investment opportunities exist for construction and development projects pursuant to the City of Lincoln’s tax increment financing policy for blighted and substandard areas. Further, opportunities exist for affordable housing development projects such as low-income housing tax credits.

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE LINCOLN ASSESSMENT AREA

LENDING TEST

West Gate Bank demonstrated reasonable performance under the Lending Test in the Lincoln Assessment Area. Reasonable performance under the Geographic Distribution and Borrower Profile criteria supports this conclusion.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the assessment area. Reasonable home mortgage and small business lending performance supports this conclusion.

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the assessment area. As reflected in the following table, home mortgage lending in the low- and moderate-income census tracts is reasonably comparable to aggregate data.

Geographic Distribution of Home Mortgage Loans						
Tract Income Level	% of Owner-Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low	2.3	3.4	8	1.8	1,274	1.1
Moderate	15.6	15.5	54	12.2	8,796	7.6
Middle	41.2	39.2	146	32.9	33,429	28.9
Upper	40.7	41.6	233	52.5	71,465	61.7
Not Available	0.1	0.2	3	0.7	909	0.8
Totals	100.0	100.0	444	100.0	115,874	100.0
<small>Source: 2020 U.S. Census; 2022 HMDA Aggregate Data; HMDA Reported Data Due to rounding, totals may not equal 100.0%</small>						

Small Business Loans

As reflected in the following table, the geographic distribution of small business loans reflects reasonable dispersion. Although the bank did not make any small business loans in low-income census tracts, lending in moderate-income census tracts is comparable to D&B data by number of loans, and exceeds the D&B data by the dollar amount of loans. Further, the vast majority of the low-income census tracts in the assessment area are located near the University of Nebraska campus and consists primarily of student housing and non-owner occupied rental housing for students.

Geographic Distribution of Small Business Loans					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	4.7	0	0.0	0	0.0
Moderate	17.2	5	13.5	2,035	22.5
Middle	32.5	15	40.5	3,365	37.2
Upper	42.8	16	43.2	2,737	30.2
Not Available	2.8	1	2.7	920	10.2
Totals	100.0	37	100.0	9,057	100.0
<i>Source: 2022 D&B Data; Bank Data 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. Reasonable home mortgage and small business lending performance supports this conclusion.

Home Mortgage Loans

The distribution of borrowers reflects reasonable penetration among individuals of different income levels. As reflected in the following table, lending levels to both low- and moderate-income borrowers are comparable to aggregate lending data.

Distribution of Home Mortgage Loans by Borrower Income Level						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low	19.3	7.8	30	6.8	4,245	3.7
Moderate	18.7	19.8	79	17.8	13,886	12.0
Middle	22.2	22.7	84	18.9	18,805	16.2
Upper	39.8	30.5	165	37.2	50,922	43.9
Not Available	0.0	19.2	86	19.4	28,016	24.2
Totals	100.0	100.0	444	100.0	115,874	100.0
<i>Source: 2020 U.S. Census; 2022 HMDA Aggregate Data; HMDA Reported Data Due to rounding, totals may not equal 100.0%</i>						

Small Business Loans

The distribution of borrowers reflects reasonable penetration among businesses of different sizes. As indicated in the following table, the percentage of small business loans made to businesses with gross annual revenues of \$1 million or less trails demographic data by 17.8 percent. However, the bank extended a majority of small business loans, by both number and dollar volume, to small businesses. Further, this performance slightly improved from the previous evaluation when the institution made 64.9 percent of its small business loans to businesses with gross annual revenues of \$1 million or less.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<=\$1,000,000	85.4	25	67.6	5,706	63.0
>\$1,000,000	4.4	12	32.4	3,351	37.0
Revenue Not Available	10.2	0	0.0	0	0.0
Total	100.0	37	100.0	9,057	100.0

*Source: 2022 D&B Data; Bank Data.
Due to rounding, totals may not equal 100.0%*

COMMUNITY DEVELOPMENT TEST

West Gate Bank demonstrated excellent responsiveness to the community development needs in the Lincoln Assessment Area through community development loans, qualified investments, and community development services.

Community Development Loans

The bank originated 351 community development loans totaling \$63.8 million in the assessment area. The bank’s community development loans were particularly responsive to the assessment area’s needs of affordable housing and economic development. The loans for affordable housing were primarily used to finance apartment building projects that qualified for low-income housing tax credits that are designed to be affordable to low- and moderate-income individuals. The majority of the loans used for economic development were extended to small businesses under the SBA’s PPP. The PPP loans financed businesses and resulted in permanent job creation, retention, and/or improvement for low- and moderate-income individuals. The following table illustrates the bank’s community development loans by year and purpose.

Lincoln Assessment Area Community Development Lending										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
2020 (Partial)	4	6,068	0	0	5	1,288	3	3,555	12	10,911
2021	8	16,870	2	1,660	284	12,942	1	1,752	295	33,224
2022	1	83	2	903	19	5,814	3	1,171	25	7,971
Year-to-date 2023	8	9,181	2	335	9	2,277	0	0	19	11,743
Total	21	32,202	6	2,898	317	22,271	7	6,478	351	63,849

Source: Bank Data

Community development activity in the Lincoln Assessment Area included three loans for \$6.5 million to finance the development of 7.6 acres designated as blighted by the City of Lincoln. This project is particularly responsive to community development needs, as it provided 131 affordable housing units for low- and moderate-income individuals.

Qualified Investments

The bank made 54 qualified investments totaling \$1.8 million in the assessment area, including 51 donations totaling approximately \$186,000. The investments were primarily used to help provide single-family homes to low- and moderate-income individuals. The donations were responsive to affordable housing and community service needs. The following table illustrates the bank’s qualified investments by year and purpose.

Lincoln Assessment Area Qualified Investments										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
2020 (Partial)	0	0	0	0	0	0	0	0	0	0
2021	2	1,339	0	0	0	0	0	0	2	1,339
2022	1	252	0	0	0	0	0	0	1	252
Year-to-Date 2023	0	0	0	0	0	0	0	0	0	0
Subtotal	3	1,591	0	0	0	0	0	0	3	1,591
Qualified Grants & Donations	8	32	39	152	4	2	0	0	51	186
Total	11	1,624	39	152	4	2	0	0	54	1,778
<i>Source: Bank Data</i>										

Community Development Services

Bank personnel provided 45 instances of financial expertise or technical assistance to community development organizations in the assessment area. The majority of the services were responsive to community service needs. Throughout the evaluation period, a bank employee serves on the Board of Directors and the Lending Committee for a housing equity development group that promotes the development of affordable housing in the City of Lincoln. The following table illustrates the bank’s community development services by year and purpose.

Lincoln Assessment Area Community Development Services					
Activity Year	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
2020 (Partial)	0	8	1	0	9
2021	2	8	1	0	11
2022	2	9	1	0	12
Year-to-Date 2023	3	9	1	0	13
Total	7	34	4	0	45
<i>Source: Bank Data</i>					

OMAHA ASSESSMENT AREA – Full-Scope Review

DESCRIPTION OF INSTITUTION’S OPERATIONS IN THE OMAHA ASSESSMENT AREA

The Omaha Assessment Area is comprised of Douglas and Sarpy counties within the Omaha-Council Bluffs, Nebraska-Iowa MSA. According to 2020 U.S. Census data, this assessment area contains 16 low-, 52 moderate-, 75 middle-, and 67 upper-income census tracts. While the assessment area boundaries did not change since the prior evaluation, the 2020 U.S. Census data resulted in some changes to census tracts, including the income designations of some census tracts. These changes were effective beginning in 2022, but did not materially affect the assessment area and did not adversely impact the bank’s performance.

West Gate Bank operates four full-service offices in this assessment area, which are all located in the City of Omaha. Two of the offices are located in middle-income census tracts and two are located in upper-income census tracts. The bank also operates eight ATM/ITMs within this assessment area. The bank opened one location in this assessment area in September 2022.

Economic and Demographic Data

The following table illustrates select demographic characteristics of the Omaha Assessment Area.

Demographic Information of the Assessment Area					
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #
Geographies (Census Tracts)	210	7.6	24.8	35.7	31.9
Population by Geography	775,130	5.4	21.9	36.4	36.3
Housing Units by Geography	307,020	5.2	23.0	39.6	32.2
Owner-Occupied Units by Geography	183,831	3.1	16.6	39.8	40.5
Occupied Rental Units by Geography	104,919	8.0	32.8	39.7	19.6
Vacant Units by Geography	18,270	10.7	31.2	37.3	20.8
Businesses by Geography	68,492	2.9	17.7	38.1	41.3
Farms by Geography	2,148	2.1	13.0	38.0	46.9
Family Distribution by Income Level	184,945	18.8	17.9	22.4	40.9
Household Distribution by Income Level	288,750	22.6	16.5	18.7	42.3
Median Family Income – Omaha-Council Bluffs, NE-IA MSA		\$87,733	Median Housing Value		\$193,782
Families Below Poverty Level		6.2%	Median Gross Rent		\$988
<i>Source: 2020 U.S. Census and 2022 D&B Data Due to rounding, totals may not equal 100.0%</i>					

The assessment area experienced growth with the population increasing by 68,283 residents (9.7 percent) and housing units increasing by 17,088 (5.9 percent) since the previous evaluation, according to 2020 U.S. Census data. This growth trend is a result of people moving from rural to urban areas seeking higher paying employment opportunities and greater amenities. Omaha is the

largest city in Nebraska and continues to experience growth and provide ample employment opportunities.

The assessment area is predominantly urban. The three largest business segments in the assessment area are services (36.9 percent); finance, insurance, and real estate (11.3 percent); and retail trade (10.1 percent). These businesses are predominantly small operations with 90.4 percent operating from a single location and 61.5 percent employing less than five employees, according to 2022 D&B data.

Ample employment opportunities were prevalent within the assessment area throughout the evaluation period. Unemployment levels steadily declined to historically low levels. As of August 2023, the unemployment ratio for Douglas and Sarpy counties was 2.2 and 1.9 percent, respectively. This compares similarly to the State of Nebraska unemployment rate at 1.9 percent and favorably to the national unemployment rate at 3.9 percent, according to the U.S. Bureau of Labor Statistics.

Examiners used information from the Omaha-Council Bluffs, Nebraska-Iowa FFIEC-estimated 2022 median family income to analyze home mortgage loans under the Borrower Profile criterion.

Median Family Income Ranges - Omaha-Council Bluffs, Nebraska-Iowa MSA				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2022 (\$95,100)	<\$47,550	\$47,550 to <\$76,080	\$76,080 to <\$114,120	≥\$114,120
<i>Source: FFIEC</i>				

Competition

The Omaha Assessment Area is very competitive for financial services. Per 2023 FDIC Deposit Market Share data, 44 financial institutions operate 218 offices in the assessment area. Of these institutions, West Gate Bank ranked 27th with a deposit market share of 0.3 percent. Significant home mortgage loan competition exists as well, with 426 lenders reporting 36,634 home mortgage loans in the assessment area in 2022. West Gate Bank ranked 12th with a mortgage market share of 2.1 percent. The assessment area also contains high demand and competition for small business loans as evidenced by 2021 CRA aggregate data, which is the most recent year available. Aggregate CRA data for 2021 showed 127 lenders reporting 17,106 small business loans in the assessment area.

Community Contact

As part of the evaluation process, examiners contact third parties active in the assessment area to assist in identifying the area’s credit needs. This information helps determine whether local financial institutions are responsive to those needs. It also shows what credit opportunities are available.

Examiners contacted a representative from an economic development organization that serves the assessment area. The contact stated that the area is experiencing overall good economic conditions and growth with several new businesses opening and existing businesses expanding. The area is experiencing population growth and very low unemployment levels. The contact identified home

mortgage and small business loans as the primary credit needs of the area. The contact indicated that the financial institutions overall are responsive to the area's credit needs.

Credit and Community Development Needs and Opportunities

Considering information from the community contact, bank management, and demographic and economic data, examiners determined that home mortgage and commercial loans represent the assessment area's primary credit needs. Community development needs are primarily related to affordable housing and economic development. The assessment area provides opportunities for banks to participate in community development activities within areas targeted for revitalization, stabilization, and economic development initiatives. Further, opportunities exist for affordable housing development projects such as low-income housing tax credits.

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE OMAHA ASSESSMENT AREA

LENDING TEST

West Gate Bank demonstrated reasonable performance under the Lending Test in the Omaha Assessment Area. Reasonable performance under the Geographic Distribution and Borrower Profile criteria supports this conclusion.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the assessment area. The bank's reasonable home mortgage lending performance outweighed the poor small business lending performance.

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the assessment area. The bank's level of lending in low- and moderate-income census tracts is below aggregate data. As demonstrated in the following table, the bank made only one loan in low-income census tracts. While not presented in the table, West Gate Bank made 15 home mortgage loans in 2020 and 19 home mortgage loans in 2021 within low-income census tracts. The bank's home mortgage lending in moderate-income census tracts is nearly half of aggregate performance, but is still comparable. Further, in 2022, the bank ranked 19th out of the 383 lenders who made home mortgage loans in the assessment area by the number of loans originated in moderate-income census tracts.

Geographic Distribution of Home Mortgage Loans						
Tract Income Level	% of Owner-Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low	3.1	2.9	1	0.2	190	0.1
Moderate	16.6	15.2	46	8.3	10,206	5.9
Middle	39.8	35.9	178	32.2	49,504	28.4
Upper	40.5	46.0	328	59.3	114,127	65.6
Totals	100.0	100.0	553	100.0	174,027	100.0

*Source: 2020 U.S. Census; 2022 HMDA Aggregate Data; Bank Data
Due to rounding, totals may not equal 100.0%*

Small Business Loans

The geographic distribution of small business loans reflects poor dispersion throughout the assessment area. As reflected in the following table, the bank made only one small business loan in low- or moderate-income census tracts. This performance is below the demographic composition of the assessment area and reflects poor performance.

Geographic Distribution of Small Business Loans					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	2.9	0	0.0	0	0.0
Moderate	17.7	1	6.3	350	9.7
Middle	38.1	8	50.0	1,541	42.6
Upper	41.3	7	43.8	1,728	47.7
Totals	100.0	16	100.0	3,619	100.0

*Source: 2022 D&B Data; Bank Data
Due to rounding, totals may not equal 100.0%*

Borrower Profile

The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses of different sizes. The bank's reasonable home mortgage and small business lending performance supports this conclusion.

Home Mortgage Loans

The distribution of borrowers reflects reasonable penetration among individuals of different income levels. Lending levels to both low- and moderate-income borrowers reasonably compares to the aggregate data. The following table provides details.

Distribution of Home Mortgage Loans by Borrower Income Level						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low	18.8	6.9	18	3.3	2,544	1.5
Moderate	17.9	18.5	59	10.7	10,943	6.3
Middle	22.4	21.5	95	17.2	22,962	13.2
Upper	40.9	33.9	254	45.9	94,495	54.3
Not Available	0.0	19.2	127	23.0	43,084	24.8
Totals	100.0	100.0	553	100.0	174,027	100.0

*Source: 2020 U.S. Census; 2022 HMDA Aggregate Data; HMDA Reported Data
Due to rounding, totals may not equal 100.0%*

Small Business Loans

The distribution of borrowers reflects reasonable penetration among businesses of different sizes. The percentage of small business loans to businesses with gross annual revenues of \$1 million or less is commensurate with the number of businesses in this revenue category. The following table provides details.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<=\$1,000,000	86.3	14	87.5	2,729	75.4
>\$1,000,000	4.7	2	12.5	890	24.6
Revenue Not Available	9.0	0	0.0	0	0.0
Total	100.0	16	100.0	3,619	100.0

*Source: 2022 D&B Data; Bank Data.
Due to rounding, totals may not equal 100.0%*

COMMUNITY DEVELOPMENT TEST

West Gate Bank demonstrated excellent responsiveness to the community development needs of the Omaha Assessment Area through community development loans, qualified investments, and community development services.

Community Development Loans

The bank originated 99 community development loans totaling \$34.9 million in the assessment area. The bank's community development loans were particularly responsive to the assessment area's needs of revitalizing and stabilizing areas targeted for redevelopment by the City of Omaha. Additionally, the bank extended numerous loans to small businesses under the SBA's PPP that were responsive to the area's economic development needs. The following table illustrates the bank's community development loans by year and purpose.

Omaha Assessment Area Community Development Lending										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
2020 (Partial)	2	257	1	183	0	0	1	200	4	640
2021	1	76	0	0	77	2,782	3	12,543	81	15,401
2022	1	850	0	0	5	1,010	2	9,305	8	11,165
Year-to-Date 2023	2	1,340	0	0	3	1,460	1	4,931	6	7,731
Total	6	2,523	1	183	85	5,252	7	26,979	99	34,937
<i>Source: Bank Data</i>										

Community development activity in the Omaha Assessment Area included a \$10.6 million loan to finance the construction of multifamily housing units in an area designated as extremely blighted by the City of Omaha. This project included 83 affordable housing units reserved for individuals that meet the low- or moderate-income occupancy threshold requirements.

Qualified Investments

The bank made 27 qualified investments totaling nearly \$2.8 million in the assessment area, including 24 donations totaling \$30,000. The investments were primarily used to help provide single-family homes to low- and moderate-income individuals. The donations were responsive to affordable housing, community service, and revitalization and stabilization needs. The following table illustrates the bank’s qualified investments by year and purpose.

Omaha Assessment Area Qualified Investments										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
2020 (Partial)	0	0	0	0	0	0	0	0	0	0
2021	2	1,516	0	0	0	0	0	0	2	1,516
2022	1	1,240	0	0	0	0	0	0	1	1,240
Year-to-Date 2023	0	0	0	0	0	0	0	0	0	0
Subtotal	3	2,756	0	0	0	0	0	0	3	2,756
Qualified Grants & Donations	4	4	18	21	0	0	2	5	24	30
Total	7	2,760	18	21	0	0	2	5	27	2,786
<i>Source: Bank Data</i>										

Community Development Services

Bank personnel provided 19 instances of financial expertise or technical assistance to community development organizations in the assessment area. The services were responsive to community service and economic development needs. The following table illustrates the bank’s community development services by year and purpose.

Omaha Assessment Area Community Development Services					
Activity Year	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
2020 (Partial)	0	2	2	0	4
2021	0	3	2	0	5
2022	0	3	2	0	5
Year-to-Date 2023	0	3	2	0	5
Total	0	11	8	0	19
<i>Source: Bank Data</i>					

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.

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. Institution CDCs can develop innovative debt instruments or provide near-equity investments tailored to the development needs of the community. Institution 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 institution:
 - (i) Has not been reported or collected by the institution or an affiliate for consideration in the institution'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 institution's assessment area(s) or a broader statewide or regional area including the institution'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 institution'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.

PUBLIC DISCLOSURE

September 21, 2020

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

West Gate Bank
Certificate Number: 19850

6003 Old Cheney Road
Lincoln, Nebraska 68516

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

1100 Walnut Street, Suite 2100
Kansas City, Missouri 64106

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.

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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 ratio is more than reasonable given the institution's size, financial condition, and the assessment areas' credit needs.
- A majority of the loans reviewed were outside the assessment areas, due in large to home mortgage loans underwritten and purchased from correspondent banks throughout the State of Nebraska. Conversely, a majority of the bank's small business loans were inside the assessment areas.
- The geographic distribution of home mortgage and small business loans reflects reasonable dispersion throughout the assessment areas.
- The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses of different sizes.
- The institution did not receive any complaints regarding its Community Reinvestment Act (CRA) performance since the previous evaluation. As a result, examiners did not evaluate the bank's record of responding to CRA-related complaints.

The Community Development Test is rated Satisfactory.

- The bank demonstrated adequate responsiveness to the community development needs in its assessment areas through community development loans, qualified investments, and community development services, as appropriate. Examiners considered the institution's capacity and the need and availability of such opportunities for community development in the assessment areas.

DESCRIPTION OF INSTITUTION

Background

West Gate Bank is a state nonmember bank headquartered in Lincoln, Nebraska. West Gate Bانشares, Inc., a one-bank holding company, owns the institution. The bank received a “Satisfactory” CRA rating at its previous FDIC performance evaluation dated July 10, 2017. Examiners used Interagency Intermediate Small Institution Examination Procedures at that evaluation.

Operations

West Gate Bank operates ten offices in the Lincoln and Omaha, Nebraska metropolitan areas. Seven of the offices are in Lincoln, including the bank’s main office at 6003 Old Cheney Road. In addition, the bank operates two facilities in Omaha as well as one in Bellevue, Nebraska. West Gate Bank acquired the Omaha and Bellevue facilities from Great Southern Bank, Reeds Spring, Missouri in July 2018. Additionally, the institution operates 11 automated teller machines (ATMs) in the Lincoln and Omaha areas. The bank has not opened, closed, or acquired any other offices since the previous evaluation.

The institution offers traditional loan products including home mortgage, commercial, construction and land development, and consumer loans; however, home mortgage and commercial loans are its primary products. The bank also offers a variety of deposit services including checking, savings, money market deposit accounts, certificates of deposit, and individual retirement accounts. Alternative banking services include internet and mobile banking and electronic bill pay.

Ability and Capacity

The bank’s assets totaled approximately \$936.7 million as of June 30, 2020, which included \$766.4 million in loans. Total deposits equaled \$825.7 million as of the same date. The following table reflects the institution’s loan portfolio distribution.

Loan Portfolio Distribution as of June 30, 2020		
Loan Category	\$(000s)	%
Construction and Land Development	53,173	6.9
Secured by Farmland	1,945	0.3
1-4 Family Residential	322,492	42.1
Multi-family (5 or more) Residential	44,763	5.8
Commercial Real Estate	200,907	26.2
Total Real Estate Loans	623,280	81.3
Commercial and Industrial	113,665	14.8
Agricultural	0	0.0
Consumer	1,581	0.2
Other	27,854	3.7
Less: Unearned Income	0	0.0
Total Loans	766,380	100.0
<i>Source: Reports of Condition and Income</i>		

Examiners did not identify any financial, legal, or other impediments that affect the institution’s ability to meet its assessment area’s credit needs.

DESCRIPTION OF ASSESSMENT AREAS

The CRA requires financial institutions to identify one or more assessment areas within which its performance will be evaluated. West Gate Bank designated two assessment areas in eastern Nebraska: 1) Lincoln Assessment Area, and 2) Omaha Assessment Area. The Lincoln Assessment Area changed since the prior evaluation as the bank removed Seward County. In addition, the bank added the Omaha Assessment Area in July 2018 when it acquired three offices from Great Southern Bank.

The Lincoln Assessment Area encompasses a portion of the Lincoln, Nebraska Metropolitan Statistical Area (MSA). Specifically, it consists of all of Lancaster County, which is one of two counties which comprise the Lincoln, Nebraska, MSA. West Gate Bank operates seven offices in this assessment area.

The Omaha Assessment Area encompasses a portion of the Omaha, Nebraska/Council Bluffs, Iowa, MSA. Specifically, it consists of all of Douglas and Sarpy Counties, which are two of the eight counties that make-up the MSA. West Gate Bank operates three offices in this assessment area, all in the State of Nebraska.

A complete description of the Lincoln and Omaha Assessment Areas is presented later in the evaluation.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the prior evaluation dated July 10, 2017, to the current evaluation dated September 21, 2020. Examiners used the Interagency Intermediate Small Institution Examination Procedures to evaluate the bank's CRA performance. These procedures include two tests: 1) Lending Test and 2) Community Development Test. Refer to the Appendices for information on each test.

Examiners conducted full-scope reviews for each assessment area. However, due to the loan portfolio distribution and overall lending activities, the assessment areas received different weights when arriving at overall conclusions. Specifically, the bank's performance in the Lincoln Assessment Area received more weight than its performance in the Omaha Assessment Area when arriving at conclusions. This is because a majority of the institution's loans, deposits, and offices are located in the Lincoln Assessment Area.

Activities Reviewed

West Gate Bank's June 30, 2020 Report of Condition and Income (Call Report) illustrates that home mortgage loans, which consist of loans secured by 1-4 family and multi-family properties, are the bank's primary lending product at 47.9 percent of total loans. Commercial loans, which consist of commercial and industrial loans as well as loans secured by nonfarm, nonresidential properties, represent the second largest product at 41.0 percent of the portfolio. Since the prior evaluation, home mortgage loans have increased from 26.2 percent to 47.9 percent, while commercial loans have decreased from 55.9 percent to 41.0 percent. The bank has not had any significant changes to its loan portfolio since the previous evaluation.

Based on the bank’s lending focus, business strategy, and assessment area credit needs, examiners selected home mortgage and small business loans to conduct the Lending Test. These products received equal weight when evaluating the bank’s overall performance and its performance in each assessment area. Examiners did not review small farm loans since it’s not a major product line.

Examiners reviewed all originated or purchased home mortgage loans reported on the bank’s 2017, 2018, and 2019 Home Mortgage Disclosure (HMDA) Loan Application Registers (LARs). Data from the 2015 American Community Survey (ACS), as well as 2017, 2018, and 2019 aggregate HMDA data provided a standard of comparison to evaluate the bank’s performance. However, examiners focused on comparisons to the aggregate data since it is more representative of the loans originated and purchased by reporting lenders. No material performance differences were noted upon reviewing the bank’s 2017, 2018, and 2019 HMDA data. Therefore, the evaluation only presents the 2019 HMDA data, or the most recent year for which aggregate data is available, within the Geographic Distribution and Borrower Profile analyses.

Examiners also analyzed all small business loans originated and purchased between January 1, 2019, and December 31, 2019. 2019 D&B data provided a standard of comparison to evaluate the bank’s performance. Bank management indicated that the small business loans reviewed were representative of the institution’s performance during the entire evaluation period, and bank data confirms this statement. As a result, examiners did not review any additional years of data.

Examiners analyzed the home mortgage and small business loans described above to conduct the Assessment Area Concentration analysis. Further, examiners reviewed the home mortgage and small business loans located inside the assessment areas to conduct the Geographic Distribution analysis. Last, examiners reviewed all home mortgage loans located inside the assessment areas and a sample of small business loans located inside the assessment areas to conduct the Borrower Profile analysis. The following table details the loans reviewed.

Loan Products Reviewed						
Loan Category	Universe		Reviewed – Geographic Distribution		Reviewed – Borrower Profile	
	#	\$(000s)	#	\$(000s)	#	\$(000s)
Home Mortgage						
2017 HMDA	1,911	353,698	426	79,986	426	79,986
2018 HMDA	2,333	440,891	783	170,088	783	170,088
2019 HMDA	4,560	964,635	1,422	345,738	1,422	345,738
Small Business	113	29,746	94	24,820	68	15,714
<i>Source: Bank Data</i>						

Examiners reviewed both the number and dollar volume of loans and presented both figures throughout the evaluation. However, they emphasized performance by number of loans when conducting the Geographic Distribution and Borrower Profile analyses since this figure is a better indicator of geographies and borrowers served.

For the Community Development Test, bank management provided examiners with data on community development loans, qualified investments, and community development services since the prior CRA evaluation dated July 10, 2017. Examiners also considered prior period qualified investments that were still outstanding at the start of the evaluation.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

West Gate Bank demonstrated reasonable performance under the Lending Test. The institution's performance under the Loan-to-Deposit Ratio was more than reasonable, while its performance under the Geographic Distribution and Borrower Profile criterion was reasonable. Assessment Area Concentration performance was less than satisfactory since a majority of the loans reviewed were located outside the assessment areas. However, this did impact the Lending Test conclusion.

Loan-to-Deposit Ratio

The bank's loan to deposit (LTD) ratio is more than reasonable given the institution's size, financial condition, and the assessment areas' credit needs. West Gate Bank's LTD ratio, calculated from Call Report data, averaged 95.6 percent over the past 12 quarters from September 30, 2017, to June 30, 2020. The ratio ranged from a low of 83.8 percent as of March 30, 2019, to a high of 103.9 percent as of June 30, 2019. West Gate Bank's LTD ratio has increased throughout the evaluation period. Moreover, the bank's loan volume increased 97.9 percent during this period.

Examiners compared the bank's average net LTD ratio to three similarly-situated institutions. The similarly-situated institutions were selected based on their asset size, geographic location, and lending focus. West Gate Bank's average net LTD ratio compares favorably to the similarly-situated institutions' ratios. The following table provides details.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 06/30/2020 \$(000s)	Average Net LTD Ratio (%)
West Gate Bank, Lincoln, NE	\$936,728	95.6
Cornhusker Bank, Lincoln, NE	751,973	88.9
First State Bank Nebraska, Lincoln, NE	674,212	98.7
Security First Bank, Lincoln, NE	1,189,079	86.9
<i>Source: Reports of Condition and Income 09/30/2017 through 06/30/2020</i>		

In addition, West Gate Bank originates a very large volume of long-term home mortgage loans, which it sells to secondary market investors. Since the bank sells the loans shortly after origination, its LTD ratio does not reflect these loans. The following table provides information regarding the secondary market loans the bank originated since the prior evaluation.

Loans Sold on the Secondary Market (Not reflected in the Loan-to-Deposit Ratio)		
	Number of Loans Sold	Dollar Volume of Loans Sold (000s)
2017	949	169,096
2018	2,162	397,654
2019	4,302	867,513
2020 YTD	3,969	847,274
TOTALS	11,382	2,281,537
<i>Source: Bank records from July 10, 2017 to June 30, 2020</i>		

In summary, the bank’s LTD ratio is more than reasonable as it compares favorably to similarly-situated institutions. Further, the institution originates a very large volume of secondary market mortgage loans, which are not reflected in its LTD ratio.

Assessment Area Concentration

A majority of the loans reviewed were located outside the institution’s assessment areas. More specifically, 70.1 percent of the mortgage loans in 2017, 2018, and 2019, by number, and 66.1 percent by dollar volume, were originated or purchased outside the assessment areas. Conversely, 83.2 percent of the 2019 small business loans reviewed, by number, and 81.6 percent by dollar volume, were originated or purchased inside the Lincoln and Omaha Assessment Areas. The following table provides details.

Lending Inside and Outside of the Assessment Areas										
Loan Category	Number of Loans				Total	Dollar Amount of Loans \$(000s)				
	Inside		Outside			Inside		Outside		Total
	#	%	#	%	#	\$	%	\$	%	
Home Mortgage										
2017	426	22.3	1,485	77.7	1,911	79,986	22.6	273,712	77.4	353,698
2018	783	33.6	1,550	66.4	2,333	170,088	38.6	270,803	61.4	440,891
2019	1,422	31.2	3,138	68.8	4,560	345,738	35.8	618,897	64.2	964,635
Subtotal	2,631	29.9	6,173	70.1	8,804	595,812	33.9	1,163,412	66.1	1,759,224
Small Business	94	83.2	19	16.8	113	24,820	81.6	4,926	18.4	29,746

Source: 1/1/2017 - 12/31/2019 HMDA data and 2019 bank data.

The institution’s correspondent lending activity is the reason why the majority of its home mortgage loans were located outside the assessment areas. West Gate Bank has agreements with approximately 50 banks (a.k.a. correspondent banks) located throughout the State of Nebraska to originate long-term mortgage loans. The bank underwrites and purchases the mortgage loans, and reports them on its HMDA loan application register (LAR). Since the vast majority of the correspondent banks are located outside of Lancaster, Douglas, or Sarpy counties, a substantial majority of the home mortgage loans reviewed were outside the assessment areas. However, the percentage of home mortgage lending inside the assessment areas increased from 2017 to 2019 after acquiring three offices in the Omaha, Nebraska/Council Bluffs, Iowa MSA in July of 2018. Additionally, the bank originated or purchased over three times as many home mortgage loans inside its assessment areas in 2019 than it did in 2017, reflecting the bank’s commitment to meet its assessment areas’ credit needs.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the assessment areas. Examiners focused on the percentage of loans in the low- and moderate-income census tracts. Reasonable performance was noted in both assessment areas. Details are provided later in the evaluation.

Borrower Profile

The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses of different sizes. Examiners focused on the percentage of home mortgage

loans to low- and moderate-income borrowers as well as the percentage of small business loans to entities with gross annual revenues of \$1 million or less. Reasonable performance was noted in both assessment areas. Details are provided later in the evaluation.

Response to Complaints

The bank has not received any CRA-related complaints since the previous evaluation. As a result, examiners did not evaluate the bank’s record of responding to CRA-related complaints.

COMMUNITY DEVELOPMENT TEST

West Gate Bank’s performance under the Community Development Test is satisfactory. The bank demonstrated adequate responsiveness to the community development needs of its assessment areas through community development loans, investments, and services. Examiners considered the institution’s capacity and the need and availability of such opportunities when forming conclusions. Since the bank was responsive to the community development needs of its assessment areas, community development activities benefiting broader statewide and regional areas were also included in the analysis.

Community Development Loans

West Gate Bank originated 494 community development loans totaling approximately \$95.6 million since the prior evaluation. The includes 448 Paycheck Protection Program (PPP) loans totaling approximately \$33.1 million. The Small Business Administration’s (SBA’s) PPP was designed to help small businesses keep their workers on the payroll during the coronavirus pandemic (COVID-19). The PPP loans promoted economic development by financing small businesses, resulting in permanent job retention for low- and moderate-income persons.

The bank’s community development loan figures include 27 loans totaling approximately \$2.5 million that were extended outside the assessment areas, but in a broader statewide or regional area. The bank received credit for these loans since they meet the purpose of community development, and the institution appropriately addressed the community development needs of its assessment areas.

West Gate Bank’s volume of community development loans represented 10.2 percent of total assets and 12.6 percent of net loans as of June 30, 2020. Examiners compared these ratios to three similarly-situated intermediate small institutions, all from eastern Nebraska. Comparable Bank #1 was rated “Satisfactory” under the Community Development Test at its most recent CRA evaluation, while Comparable Banks #2 and #3 were rated “Outstanding” under the Community Development Test at their most recent CRA evaluations. Further, it’s important to note that the PPP was not in place when Comparable Bank #1 was evaluated, but was in place when Comparable Bank #2 and Comparable Bank #3 were evaluated. The following table provides details.

Comparable Intermediate Small Banks		
	Total CD loans to Total Assets	Total CD loans to Net Loans
West Gate Bank (with PPP loans)	10.2*	12.6*
Comparable Bank #1	1.1	1.3
Comparable Bank #2	20.0*	24.4*
Comparable Bank #3	12.6*	18.3*
<i>Source: Bank data and Call Report data</i>		
<i>*These ratios include PPP loans</i>		

West Gate Bank’s community development loans resulted in affordable housing or community services for low- and moderate-income persons, promoted economic development by supporting permanent job creation or retention for low- and moderate-income persons, and revitalized and/or stabilized low- or moderate-income geographies. The following tables detail West Gate Bank’s community development loans since the prior evaluation by assessment area, year, and type.

Community Development Lending by Assessment Area										
Assessment Area	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Lincoln	18	8,534	4	218	387	39,465	5	10,857	414	59,074
Omaha	6	8,723	1	4,600	42	5,811	4	14,965	53	34,099
BSRA	0	0	0	0	25	208	2	2,250	27	2,458
Total	24	17,257	5	4,818	454	45,484	11	28,072	494	95,631

Source: Bank Data.

Community Development Lending by Year										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
2017 (Partial)	1	245	0	0	2	85	3	2,265	6	2,595
2018	8	3,057	2	36	1	1,395	3	8,713	14	13,201
2019	10	6,747	2	182	3	10,930	4	12,094	19	29,953
2020 (YTD)	5	7,208	1	4,600	448	33,074	1	5,000	455	49,882
Total	24	17,257	5	4,818	454	45,484	11	28,072	494	95,631

Source: Bank Data.

Qualified Investments

West Gate Bank purchased, retained, or donated 58 qualified investments totaling approximately \$2.9 million during the evaluation period. This includes 44 donations totaling approximately \$226 thousand. Qualified investments equaled 0.3 percent of total assets and 10.8 percent of total securities as of June 30, 2020. A relatively small volume of securities contributes to the high investment to total securities ratio.

Examiners compared West Gate Bank’s qualified investment ratios to the same three similarly-situated institutions used for community development lending. The following table provides details.

Comparable Intermediate Small Banks		
	Total Investments to Total Assets	Total Investments to Total Securities
West Gate Bank	0.3	10.8
Comparable #1	0.7	7.9
Comparable #2	0.1	1.8
Comparable #3	0.7	2.9

Source: Bank data and Call Report data

The majority of the qualified investments, by dollar volume, provided affordable housing and revitalized low- and moderate-income census tracts. The majority of qualified investments, by number, were donations to organizations that provide community services to low- and moderate-income families.

The bank’s qualified investment figures include 11 investments totaling approximately \$1.1 million that were outside the assessment areas, but in a broader statewide or regional area. The bank received credit for these investments since they meet the purpose of community development, and the institution appropriately addressed the community development needs of its assessment areas.

The following tables detail the institution’s qualified investments since the prior evaluation by assessment area, year, and type.

Qualified Investments by Assessment Area										
Assessment Area	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Lincoln	4	29	31	169	1	649	4	456	40	1,303
Omaha	2	2	4	5	0	0	1	500	7	507
BSRA	11	1,057	0	0	0	0	0	0	11	1,057
Total	17	1,088	35	174	1	649	5	956	58	2,867

Source: Bank Data.

Qualified Investments by Year										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Prior Period	0	0	0	0	1	649	0	0	1	649
2017 (Partial)	0	0	0	0	0	0	1	435	1	435
2018	4	521	0	0	0	0	1	500	5	1,021
2019	4	484	0	0	0	0	0	0	4	484
2020 (YTD)	3	52	0	0	0	0	0	0	3	52
Subtotal	11	1,057	0	0	1	649	2	935	14	2,641
Qualified Grants & Donations	6	31	35	174	0	0	3	21	44	226
Total	17	1,088	35	174	1	649	5	956	58	2,867

Source: Bank Data.

Community Development Services

West Gate Bank representatives provided 54 instances of financial expertise or technical assistance to various community development organizations during the evaluation period. Examiners compared the bank’s level of community development services to the same three similarly-situated institutions used to evaluate community development lending and qualified investment activity. The following table provides details.

Comparable Intermediate Small Banks	
	Number of Services
West Gate Bank	54
Comparable #1	26
Comparable #2	103
Comparable #3	37
<i>Source: Bank data and Call Report data</i>	

The following tables detail the institution’s community development services since the prior evaluation by assessment area, year, and type.

Community Development Services by Assessment Area					
Assessment Area	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
Lincoln	0	43	6	3	52
Omaha	0	2	0	0	2
Total	0	45	6	3	54
<i>Source: Bank Data</i>					

Community Development Services by Year					
Activity Year	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
2017 (Partial)	0	11	1	1	13
2018	0	19	1	1	21
2019	0	15	4	1	20
2020*	0	0	0	0	0
Total	0	45	6	3	54
<i>Source: Bank Data, *2020 activity has not been recorded yet.</i>					

In addition to community development services, the bank offers alternative banking services that are readily accessible throughout all assessment areas, including to low- and moderate-income individuals. These include services such as internet and mobile banking, mobile check deposit, bill pay, text banking, and electronic statements. Further, three Lincoln branches and three Lincoln ATMs are located in moderate-income geographies. Lastly, the bank offers a Completely Free Checking account, a Direct Free Checking with Interest account, and a 50+ Free Checking with Interest account. These accounts are affordable for all customers, including low- and moderate-income customers.

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Examiners did not identify any evidence of discriminatory or other illegal credit practices inconsistent with helping meet community credit needs.

LINCOLN ASSESSMENT AREA – Full-Scope Review

DESCRIPTION OF INSTITUTION’S OPERATIONS IN LINCOLN ASSESSMENT AREA

Economic and Demographic Data

The Lincoln Assessment Area consists of Lancaster County, Nebraska. Lancaster County is the second most populous county in the state and one of two counties that make-up the Lincoln, Nebraska MSA. Based on the 2015 American Community Survey (ACS), the assessment area contains 74 census tracts with the following income designations:

- 5 low-income tracts
- 21 moderate-income tracts
- 21 middle-income tracts
- 22 upper-income tracts
- 5 tracts with no designation

West Gate Bank operates seven full-service offices in the Lincoln Assessment Area, all within the city of Lincoln. Three offices are in moderate-income census tracts, two are in middle-income census tracts, and two are in upper-income census tracts. In addition, the bank operates eight ATMs in the Lincoln Assessment Area. The following table illustrates select demographic characteristics of the assessment area.

Demographic Information of the Lincoln Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	74	6.8	28.4	28.4	29.7	6.7
Population by Geography	298,080	5.6	26.3	34.0	30.9	3.2
Housing Units by Geography	123,773	7.3	28.2	34.0	29.7	0.8
Owner-Occupied Units by Geography	69,852	1.6	19.5	38.5	40.2	0.2
Occupied Rental Units by Geography	47,815	15.0	39.6	28.8	15.0	1.6
Vacant Units by Geography	6,106	13.0	38.5	23.9	23.6	1.0
Businesses by Geography	20,461	3.7	28.9	30.1	35.2	2.1
Farms by Geography	780	1.5	12.7	22.4	63.2	0.2
Family Distribution by Income Level	70,549	21.3	17.1	21.2	40.4	0.0
Household Distribution by Income Level	117,667	23.7	16.8	17.3	42.2	0.0
Median Family Income MSA - 30700 Lincoln, NE MSA		\$70,200	Median Housing Value			\$152,644
			Median Gross Rent			\$726
			Families Below Poverty Level			9.3%

*Source: 2015 ACS Data and 2019 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.*

The Lincoln Assessment Area’s population was 298,080 as of the 2015 ACS. This represents a 4.4 percent increase from the 2010 U.S. Census when the assessment area’s population was 285,407. The city of Lincoln, with a population of 258,379 based on the 2010 U.S. Census, is the largest community in the assessment area. Over 90 percent of Lancaster County’s residents reside in Lincoln, which is the state capital and home to the University of Nebraska-Lincoln.

The Lincoln Assessment Area is predominantly urban in nature. According to 2019 D&B data, the assessment area contains 20,461 businesses and 780 farms. Services account for 42.9 percent of the assessment area’s businesses and farms; followed by retail trade (12.3 percent); finance, insurance, and real estate (9.3 percent); and construction (8.6 percent). In addition, 63.8 percent of all businesses and farms have four or fewer employees and 86.9 percent operate from a single location.

Examiners rely on Federal Financial Institutions Examination Council (FFIEC) median family income data to analyze home mortgage loans under the Borrower Profile criterion. The following table details the FFIEC’s estimated median family income and respective income categories for the Lincoln, Nebraska MSA for 2019.

Median Family Income – Lincoln, NE MSA				
Median Family Income	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2019 (\$81,300)	<\$40,650	\$40,650 to <\$65,040	\$65,040 to <\$97,560	≥\$97,560
<i>Source: FFIEC</i>				

The assessment area’s largest employers include the University of Nebraska-Lincoln, state of Nebraska, city of Lincoln, BryanLGH Medical Center, Saint Elizabeth Regional Medical Center, B&R Stores, Dell Services, Horizon Holding Inc., Hy-Vee Food Stores, State Farm Mutual Insurance Co., Madonna Rehabilitation Hospital, and Lincoln Public Schools.

The assessment’s economy is relatively healthy, as reflected by its low unemployment rate. Lancaster County’s unemployment rate ranged from 2.3 percent to 9.4 percent between July 2017 and October 2020. Unemployment spiked to 9.4 percent in April 2020 due to the coronavirus pandemic (COVID-19), but has since declined and was 2.7 percent as of October 2020. Lancaster County’s unemployment rates are similar to the state of Nebraska, but are lower than the nation as a whole.

Competition

The Lincoln Assessment Area is very competitive for financial products and services. According to the FDIC’s June 30, 2020 deposit data, the assessment area contains 30 financial institutions operating 132 offices. Of these institutions, West Gate Bank ranked seventh with a deposit market share of 7.3 percent.

Strong competition for home mortgage loans exists among area banks, credit unions, and non-depository lenders. For example, 2019 aggregate mortgage data showed 252 lenders reporting 13,415 home mortgage loans in the assessment area. West Gate Bank ranked 6th out of this group of lenders, with a market share of 5.3 percent.

Community Contact(s)

In conjunction with CRA evaluations, regulatory personnel contact third parties active in the assessment are to assist in identifying the credit and community development needs. This information helps determine whether local financial institutions are responsive to these needs. It also shows what credit and community development opportunities are available.

Examiners reviewed a recent community contact that was conducted prior to the COVID-19 pandemic. The individual indicated that the area includes many younger families so school districts are growing. Further, the contact stated that the local economy is strong and diverse. Housing stock is limited, and the area's primary credit needs are home mortgage loans, small business loans, and to a lesser extent agricultural loans.

Credit and Community Development Needs and Opportunities

Considering information from the community contact, bank management, and demographic and economic data, examiners determined that home mortgage and small business loans are the assessment area's primary credit needs. Regarding community development, affording housing, revitalization and stabilization, and financial service opportunities exist. Economic development opportunities are present as well with the implementation of the PPP.

CONCLUSIONS ON PERFORMANCE CRITERIA IN LINCOLN ASSESSMENT AREA

LENDING TEST

West Gate Bank's performance under the Lending Test in the Lincoln Assessment Area is reasonable. Reasonable performance under the Geographic Distribution and Borrower Profile criterion supports this conclusion.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the Lincoln Assessment Area. Specifically, the geographic distribution of both home mortgage and small business loans was reasonable. Examiners focused on the percentage of loans, by number, in low- and moderate-income census tracts. Equal weight was given to both home mortgage and small business loans.

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the Lincoln Assessment Area. As illustrated in the following table, 1.0 percent of the bank's home mortgage loans in the Lincoln Assessment Area in 2019, by number, were in low-income tracts, and 12.1 percent were in moderate-income tracts. Comparatively, the 2019 aggregate performance data indicated that 1.9 percent of all mortgage loans originated or purchased within the Lincoln Assessment Area were in low-income tracts, and 17.1 percent were in moderate-income tracts. Although the bank slightly lagged the aggregate performance data in penetrating low- and moderate-income census tracts, the differences was not material. The bank also slightly lagged the demographic data, or the percentage of owner-occupied housing units in low- and moderate-income census tract. However, examiners placed more weight on how the bank compared to the aggregate performance data since it represents all reported home mortgage loans inside the assessment area.

Although not presented in the table, the bank’s performance in 2017 and 2018 was similar to or slightly lagged the aggregate performance data. Details are provided below.

Geographic Distribution of Home Mortgage Loans						
Assessment Area: Lincoln						
Tract Income Level	% of Owner-Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low	1.6	1.9	7	1.0	1,437	0.9
Moderate	19.5	17.1	85	12.1	15,143	9.6
Middle	38.5	35.5	230	32.6	40,910	26.0
Upper	40.2	45.2	379	53.8	99,416	63.2
Not Available	0.2	0.3	4	0.5	333	0.3
Totals	100.0	100.0	705	100.0	157,239	100.0

Source: 2015 ACS; 2019 HMDA Data, 2019 HMDA Aggregate Data.

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion throughout the Lincoln Assessment Area. As illustrated in the following table, none of the small business loans were in the assessment area’s low-income tracts, while the D&B data indicates that 3.7 percent of the assessment area’s businesses are in low-income census tracts. However, 30.0 percent of the small business loans reviewed, by number, were in moderate-income tracts. This closely mirrors the comparable D&B data, which shows that 28.9 percent of the assessment area’s businesses are in moderate-income census tracts. Although none of the sampled small business loans were in low-income tracts, the bank’s favorable record of penetrating moderate-income census tracts compensates for this shortfall. As such, the geographic distribution of small business loans is reasonable.

Geographic Distribution of Small Business Loans					
Assessment Area: Lincoln					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	3.7	0	0.0	0	0.0
Moderate	28.9	18	30.0	5,343	30.3
Middle	30.1	17	28.3	6,384	36.3
Upper	35.2	25	41.7	5,878	33.4
Not Available	2.1	0	0.0	0	0.0
Totals	100.0	60	100.0	17,605	100.0

Source: 2019 D&B Data. Bank Data.

Borrower Profile

The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses of different sizes in the Lincoln Assessment Area. Specifically, the bank’s performance in extending home mortgage loans to borrowers of all income levels as well as originating small business loans to businesses of all sizes was reasonable. Examiners focused on

the percentage by number of home mortgage loans to low- and moderate-income borrowers. They also focused on the percentage by number of small business loans to businesses with gross annual revenues of \$1 million or less. Home mortgage and small business loans received equal weight.

Home Mortgage Loans

The distribution of home mortgage loans reflects reasonable penetration among individuals of different income levels, including low- and moderate-income borrowers. As illustrated in the following table, the percentage of home mortgage loans to low- and moderate-income borrowers was consistent with the aggregate performance data. Although the bank lagged the demographic data in extending mortgages to low-income borrowers, more weight was placed on how the institution compared to the aggregate performance data since it represents all reported home mortgage loans from inside the assessment area. Further, although not presented in the table, the bank’s performance in 2017 and 2018 was consistent with the aggregate performance data.

Distribution of Home Mortgage Loans by Borrower Income Level						
Assessment Area: Lincoln						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low	21.3	7.9	44	6.2	4,329	2.8
Moderate	17.1	19.6	143	20.3	22,251	14.2
Middle	21.2	21.4	150	21.3	27,670	17.6
Upper	40.4	31.5	319	45.2	86,645	55.1
Not Available	0.0	19.6	49	7.0	16,344	10.3
Total	100.0	100.0	705	100.0	157,239	100.0

Source: 2015 ACS; 2019 HMDA Data, 2019 HMDA Aggregate Data

Small Business Loans

The distribution of small business loans reflects reasonable penetration among businesses of all sizes. As illustrated in the following table, the percentage of small business loans, by number, to businesses with gross annual revenues of \$1 million or less lagged the percentage of businesses in this revenue category. However, the difference is not material, especially in light of the number of loans reviewed. Further, as stated previously, over half of the assessment area’s business employ four or fewer individuals and operate from a single location. Such businesses often utilize different types of financing, such as credit cards, or rely on personal assets to support their operations. When all factors are considered, the bank’s performance is reasonable.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Assessment Area: Lincoln					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<=\$1,000,000	81.8	24	64.9	6,513	65.9
>1,000,000	6.2	13	35.1	3,373	34.1
Revenue Not Available	12.0	0	0.0	0	0.0
Total	100.0	37	100.0	9,886	100.0

Source: 2019 D&B Data. Bank Data.

COMMUNITY DEVELOPMENT TEST

West Gate Bank demonstrated adequate responsiveness to the community development needs of the Lincoln Assessment Area through community development loans, qualified investments, and community development services.

Community Development Loans

West Gate Bank originated 414 community development loans totaling \$59.1 million in the Lincoln Assessment Area during the evaluation period. The loans were particularly responsive to the assessment area’s affordable housing and economic development needs. The affordable housing loans were used to finance apartment buildings and single-family units with rents designed to be affordable to low- and moderate-income individuals. The vast majority of the economic development loans were PPP loans. As stated previously, the PPP was designed to help small businesses keep their workers on the payroll during the coronavirus pandemic (COVID-19). The PPP loans promoted economic development by financing small businesses and retaining jobs for low- and moderate-income individuals. The following table illustrates the community development loans by year and purpose.

Community Development Lending										
Assessment Area: Lincoln										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
2017 (Partial)	1	245	0	0	2	85	1	15	4	345
2018	6	1,257	2	36	1	1,395	2	5,713	11	8,401
2019	8	5,680	2	182	2	10,835	2	5,129	14	21,826
2020 (YTD)	3	1,352	0	0	382	27,150	0	0	385	28,502
Total	18	8,534	4	218	387	39,465	5	10,857	414	59,074
<i>Source: Bank Data.</i>										

Qualified Investments

West Gate Bank purchased, retained, or donated 40 qualified investments totaling \$1.3 million in the Lincoln Assessment Area during the evaluation period. This includes 38 donations totaling \$218 thousand. The majority of the donations were to non-profit organizations that provide food, shelter, and health services targeted to low- and moderate-income individuals. The following table illustrates the bank’s qualified investments by year and purpose.

Qualified Investments by Year										
Assessment Area: Lincoln										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
Prior Period	0	0	0	0	1	649	0	0	1	649
2017 (Partial)	0	0	0	0	0	0	1	435	1	435
2018	0	0	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0	0	0
2020 (YTD)	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	1	649	1	435	2	1,084
Qualified Grants & Donations	4	29	31	169	0	0	3	21	38	219
Total	4	29	31	169	1	649	4	456	40	1,303

Source: Bank Data.

Community Development Services

Bank personnel provided 52 instances of financial expertise or technical assistance to community development organizations in the Lincoln Assessment Area during the evaluation period. The vast majority of these were community services targeted to low- and moderate-income individuals. The following table illustrates the bank’s community development services by year and purpose.

Community Development Services by Activity Year					
Assessment Area: Lincoln					
Activity Year	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
2017 (Partial)	0	11	1	1	13
2018	0	18	1	1	20
2019	0	14	4	1	19
2020*	0	0	0	0	0
Total	0	43	6	3	52

Source: Bank Records, *2020 activity has not been recorded yet.

OMAHA ASSESSMENT AREA – Full-Scope Review

DESCRIPTION OF INSTITUTION’S OPERATIONS IN OMAHA ASSESSMENT AREA

Economic and Demographic Data

The Omaha Assessment Area consists of Douglas and Sarpy counties in Nebraska. Douglas and Sarpy counties are the first and third most populous counties in the state and two of eight counties that make-up the Omaha, Nebraska-Council Bluffs, Iowa MSA. Based on the 2015 ACS, the assessment area contains 199 census tracts with the following income designations:

- 28 low-income tracts
- 43 moderate-income tracts
- 72 middle-income tracts
- 56 upper-income tracts

West Gate Bank operates three full-service offices in the Omaha Assessment Area, two in Omaha and one in Bellevue. Two of the offices are located in middle-income census tracts and one is in an upper-income census tract. In addition, the bank operates three ATMs in the Omaha Assessment Area. The following table illustrates select demographic characteristics of the assessment area.

Demographic Information of the Omaha Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	199	14.1	21.6	36.2	28.1	0.0
Population by Geography	706,847	10.5	21.1	36.9	31.5	0.0
Housing Units by Geography	289,932	10.9	21.8	38.9	28.4	0.0
Owner-Occupied Units by Geography	172,022	5.7	18.2	38.4	37.7	0.0
Occupied Rental Units by Geography	98,502	17.1	27.5	41.0	14.4	0.0
Vacant Units by Geography	19,408	25.0	24.6	33.2	17.2	0.0
Businesses by Geography	49,587	6.5	15.6	43.7	34.2	0.0
Farms by Geography	1,551	3.7	11.5	43.1	41.7	0.0
Family Distribution by Income Level	174,986	20.6	17.5	20.7	41.2	0.0
Household Distribution by Income Level	270,524	23.4	16.4	18.1	42.1	0.0
Median Family Income MSA - 36540 Omaha-Council Bluffs, NE-IA MSA		\$73,632	Median Housing Value			\$154,606
			Median Gross Rent			\$840
			Families Below Poverty Level			9.0%

*Source: 2015 ACS Data and 2019 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.*

The Omaha Assessment Area’s population was 706,847 as of the 2015 ACS. This represents a 4.6 percent increase from the 2010 U.S. Census when the assessment area’s population was 675,950. The city of Omaha, with a population of 408,958 based on the 2010 U.S. Census, is the largest city

in the assessment area. Omaha is the largest city in the state and home to five Fortune 1000 companies. Bellevue, Papillion, and La Vista are the next largest cities in the assessment area with populations of 53,627, 20,530, and 17,163, respectively.

The Omaha Assessment Area is predominantly urban in nature. According to 2019 D&B data, the assessment area contains 49,587 businesses and 1,551 farms. Services account for 42.8 percent of the assessment area’s businesses and farms; followed by retail trade (12.5 percent); finance, insurance, and real estate (9.3 percent); and construction (8.4 percent). In addition, 63.8 percent of all businesses and farms have four or fewer employees and 87.5 percent operate from a single location.

Examiners rely on FFIEC median family income data to analyze home mortgage loans under the Borrower Profile criterion. The following table details the FFIEC’s estimated median family income and respective income categories for the Omaha, Nebraska-Council Bluffs, Iowa MSA for 2019.

Median Family Income – Omaha, NE - Council Bluffs, IA MSA				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2019 (\$86,100)	<\$43,050	\$43,050 to <\$68,880	\$68,880 to <\$103,320	≥\$103,320
<i>Source: FFIEC</i>				

The assessment area’s largest employers include Offutt Air Force Base, University of Nebraska Medical Center, Nebraska Medicine, CHI Health, Mutual of Omaha Insurance, Union Pacific Corporation, First National Bank of Omaha, Methodist Health Systems, and Omaha Public Schools.

The assessment’s economy is relatively healthy, as reflected by its low unemployment rate. The unemployment rates for Douglas and Sarpy counties ranged from 2.6 percent to 10.5 percent between July 2017 and October 2020. Unemployment spiked to 10.5 percent in April 2020 due to the COVID-19 pandemic, but has since declined and was approximately 3.1 percent as of October 2020. The assessment area’s unemployment rates are similar to the state of Nebraska, but are lower than the nation as a whole.

Competition

The Omaha Assessment Area is very competitive for financial products and services. According to the FDIC’s June 30, 2020 deposit data, the assessment area contains 41 financial institutions operating 224 offices. Of these institutions, West Gate Bank ranked 29th with a deposit market share of 0.2 percent.

Strong competition for home mortgage loans exists among area banks, credit unions, and non-depository lenders. For example, 2019 aggregate mortgage data showed 383 lenders reporting 32,582 home mortgage loans in the assessment area. West Gate Bank ranked 10th out of this group of lenders, with a market share of 2.2 percent.

Community Contact(s)

Examiners reviewed three community contacts from the Omaha Assessment area in conjunction with this evaluation, each of which were conducted prior to the COVID-19 pandemic. The first contact indicated that capital is readily available for businesses that can meet credit requirements;

however, North and South Omaha small businesses have a hard time meeting the credit qualifications. Most businesses in these areas rely on their own capital to get started, and lower home valuations in these parts of the city limit home equity as a capital source. Additionally, many minority businesses have credit issues from a lack of financial literacy. The contact mentioned that the Micro-lender program through the Nebraska Enterprise Fund or the Equity Equivalent Loan Program (EQ2) is an opportunity for financial institutions to be involved.

The second community contact indicated that the economy is strong to stable, with a lot of building and construction occurring. Affordable housing remains an issue in Omaha. There is not enough affordable housing in the area to accommodate home buyers and renters as inventory is low. The majority of the new developments are high-end and prices continue to rise. The contact mentioned that there are many nonprofits which partner with banks to develop new affordable housing.

The third contact indicated that the economy is strong. There is a lot of opportunity for environmental development and growth. Affordable housing is a primary need in Omaha and Douglas County in general. Big real estate projects have ample opportunity to access credit; however, that is not true for small and micro businesses. The contact mentioned that banks have the opportunity to participate in the PACE loan program, which encourages more energy efficiency in new and existing buildings.

Credit and Community Development Needs and Opportunities

Considering information from the community contacts, bank management, and demographic and economic data, examiners determined that small business and home mortgage loans are the assessment area's primary credit needs. Regarding community development, affording housing, revitalization and stabilization, and financial service opportunities exist. Economic development opportunities are present as well with the implementation of the PPP.

CONCLUSIONS ON PERFORMANCE CRITERIA IN OMAHA ASSESSMENT AREA

LENDING TEST

West Gate Bank's performance under the Lending Test in the Omaha Assessment Area is reasonable. Reasonable performance under the Geographic Distribution and Borrower Profile criterion supports this conclusion.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the Omaha Assessment Area. Specifically, the geographic distribution of both home mortgage and small business loans was reasonable. Examiners focused on the percentage of loans, by number, in low- and moderate-income census tracts. Equal weight was given to both home mortgage and small business loans.

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the Omaha Assessment Area. As illustrated in the following table, 1.8 percent of the home mortgage loans in the Omaha Assessment Area in 2019, by number, were in low-income tracts, and 6.8 percent were in moderate-income tracts. Comparatively, the 2019 aggregate performance data

indicated that 3.7 percent of all home mortgage loans originated or purchased within the Omaha Assessment Area were in low-income tracts, and 14.5 percent were in moderate-income tracts. Two of the bank’s three Omaha Assessment Area facilities are located in middle-income census tracts and one is located in an upper-income tract. In general, the offices are located in west Omaha, south-central Omaha, and southeast Omaha. The vast majority of the Omaha Assessment Area’s low- and moderate-income census tracts are located in northeast Omaha and southeast Omaha. Although none of the West Gate Bank’s Omaha Assessment Area offices are located in low and moderate-income census tracts, the bank’s Cornhusker Road facility in southeast Omaha is located near several moderate-income census tracts.

The bank’s performance in 2019 lagged the aggregate performance data as well as the demographic data. However, it’s important to note that the institution did not operate in the Omaha Assessment until July 2018, when it purchased three offices from Great Southern Bank. Further, 2019 was the first year that West Gate Bank reported home mortgage data in this assessment area. West Gate Bank management indicated that the institution’s loan officers are still working on establishing community relationships in the Omaha Assessment Area to expand its lending area. Considering all factors, the geographic distribution of home mortgage loans in the Omaha Assessment Area is reasonable.

Geographic Distribution of Home Mortgage Loans						
Assessment Area: Omaha						
Tract Income Level	% of Owner-Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low	5.7	3.7	13	1.8	11,467	6.1
Moderate	18.2	14.5	49	6.8	8,967	4.8
Middle	38.4	35.3	230	32.1	50,758	26.9
Upper	37.7	46.5	425	59.3	117,307	62.2
Not Available	0.0	0.0	0	0.0	0	0.0
Totals	100.0	100.0	717	100.0	188,499	100.0

Source: 2015 ACS; 2019 HMDA Data, 2019 HMDA Aggregate Data

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion throughout the Omaha Assessment Area. As illustrated in the following table, lending in low-income census tracts was relatively consistent with the demographic data; however, lending in moderate-income census tracts lagged the demographic data by approximately 7 percentage points. Nonetheless, this shortfall is not considered significant given the sample size and the fact that a few loans can make a significant difference in the percentages. Further, 5 of the 32 small business loans reviewed were located in low- and moderate-income geographies, demonstrating the bank’s willingness to lend in such geographies. Last, as stated previously, the vast majority of the Omaha Assessment Area’s low- and moderate-income census tracts are located in northeast Omaha and southeast Omaha, and the bank only operates one office near there areas. Given the above, the geographic distribution of small business loans is reasonable.

Geographic Distribution of Small Business Loans					
Assessment Area: Omaha					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	6.5	2	5.9	770	10.7
Moderate	15.6	3	8.8	485	6.7
Middle	43.7	9	26.5	3,384	46.9
Upper	34.2	20	58.8	2,576	35.7
Not Available	0.0	0	0.0	0	0.0
Totals	100.0	34	100.0	7,215	100.0

Source: 2019 D&B Data. Bank Data.

Borrower Profile

The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses of different sizes in the Omaha Assessment Area. Specifically, the bank's performance in extending home mortgage loans to borrowers of all income levels and small business loans to businesses of all sizes was reasonable. Examiners focused on the percentage by number of home mortgage loans to low- and moderate-income borrowers. They also focused on the percentage by number of small business loans to businesses with gross annual revenues of \$1 million or less. Equal weight was given to both home mortgage and small business loans.

Home Mortgage Loans

The distribution of home mortgage loans reflects reasonable penetration among individuals of different income levels, including low- and moderate-income borrowers. As illustrated in the following table, 3.6 percent of the home mortgage loans within the Omaha Assessment Area in 2019, by number, were to low-income borrowers, and 11.6 percent were to moderate-income borrowers. The bank's performance was reasonably consistent with the 2019 aggregate data, which indicated that 7.9 percent of all reported home mortgage loans, by number, were to low-income borrowers, and 17.7 percent were to moderate-income borrowers. 2010 U.S. Census data indicated that 20.6 percent of the assessment area's families are low-income, and 17.5 percent are moderate-income. Examiners placed more weight on how the bank compared to the aggregate performance data since it represents all reported home mortgage loans inside the assessment area.

Distribution of Home Mortgage Loans by Borrower Income Level						
Assessment Area: Omaha						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low	20.6	7.9	26	3.6	3,161	1.7
Moderate	17.5	17.7	83	11.6	13,648	7.2
Middle	20.7	22.0	130	18.1	27,291	14.5
Upper	41.2	32.4	264	36.8	84,858	45.0
Not Available	0.0	20.0	214	29.9	59,541	31.6
Totals	100.0	100.0	717	100.0	188,499	100.0

Source: 2015 ACS; 2019 HMDA Data, 2019 HMDA Aggregate Data

Small Business Loans

The distribution of small business loans reflects reasonable penetration among businesses of all sizes. As illustrated in the following table, the percentage of small business loans, by number, to businesses with gross annual revenues of \$1 million or less lagged the percentage of businesses in this revenue category. However, the difference is not material, especially in light of the number of loans reviewed. Further, as stated previously, over half of the assessment area’s business employ four or fewer individuals and operate from a single location. Such businesses often utilize different types of financing, such as credit cards, or rely on personal assets to support their operations. When all factors are considered, the bank’s performance is reasonable.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Assessment Area: Omaha					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
≤ \$1,000,000	82.3	20	64.5	3,728	64.0
> \$1,000,000	6.7	11	35.5	2,100	36.0
Revenue Not Available	11.0	0	0.0	0	0.0
Totals	100.0	31	100.0	5,828	100.0

Source: 2019 D&B Data, 1/1/2019 - 12/31/2019 Bank Data

COMMUNITY DEVELOPMENT TEST

West Gate bank demonstrated adequate responsiveness to the community development needs of the Omaha Assessment Area through community development loans. The volume of qualified investments and services was somewhat limited; however, the bank has only operated in the Omaha market for two years.

Community Development Loans

The bank originated 53 community development loans totaling \$34.1 million in the Omaha Assessment Area during the evaluation period. The loans were particularly responsive to the assessment area’s affordable housing and economic development needs. The affordable housing loans were to finance apartment buildings and single-family units with rents designed to be affordable to low- and moderate-income individuals. The vast majority of the economic development loans were PPP loans. The following table provide details.

Community Development Lending										
Assessment Area: Omaha										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
2018	2	1,800	0	0	0	0	1	3,000	3	4,800
2019	2	1,068	0	0	1	96	2	6,965	5	8,129
2020 (YTD)	2	5,855	1	4,600	41	5,715	1	5,000	45	21,170
Total	6	8,723	1	4,600	42	5,811	4	14,965	53	34,099

Source: Bank Data.

Qualified Investments

West Gate Bank made seven qualified investments totaling \$507 thousand in the Omaha Assessment Area. This includes six donations totaling \$7 thousand. The majority of the donations were to non-profit organizations that provide food, shelter, and health services targeted to low- and moderate-income individuals. The following table illustrates the bank’s qualified investments.

Qualified Investments by Year										
Assessment Area: Omaha										
Activity Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Totals	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)
2018	0	0	0	0	0	0	1	500	1	500
2019	0	0	0	0	0	0	0	0	0	0
2020 (YTD)	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	1	500	1	500
Qualified Grants & Donations	2	2	4	5	0	0	0	0	6	7
Total	2	2	4	5	0	0	1	500	7	507

Source: Bank Data.

Community Development Services

Bank personnel provided two instances of financial expertise or technical assistance to community development organizations in the Omaha Assessment Area. The majority of these were community services targeted to low- and moderate-income individuals. The following table provides details.

Community Development Services by Activity Year					
Assessment Area: Omaha					
Activity Year	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Totals
	#	#	#	#	#
2018	0	1	0	0	1
2019	0	1	0	0	0
2020*	0	0	0	0	0
Total	0	2	0	0	2

*Source: Bank Records, *2020 activity has not been recorded yet.*

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.

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. Institution CDCs can develop innovative debt instruments or provide near-equity investments tailored to the development needs of the community. Institution 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 institution:
 - (i) Has not been reported or collected by the institution or an affiliate for consideration in the institution'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 institution's assessment area(s) or a broader statewide or regional area including the institution'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 institution'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.

BRANCH LOCATIONS:

Lincoln:

West Gate Bank Center located at 6003 Old Cheney Road, 402-434-3453- main bank

Midtown located at 4955 O Street, 402-434-3452

West O located at 1204 West O Street, 402-434-3454

South Street located at 2037 South 17th Street, 402-434-3459

Eagle Crest located at 8400 Eagle Crest Road, 402-434-3451

Cornhusker located at 2662 Cornhusker Highway #3, 402-434-3458

Omaha:

Pacific Springs located at 1020 S 179th Court, 402-758-8701

Ralston located at 9775 Q Street, 402-731-1002

Bellevue located at 1004 Cornhusker Road, 402-291-2000

Maple located at 17617 Manderson Street, 402-973-1023

ATM/ITM LOCATIONS:

Lincoln:

West Gate Bank Center located at 6003 Old Cheney Road, 402-434-3453- main bank

Midtown located at 4955 O Street, 402-434-3452

West O located at 1204 West O Street, 402-434-3454

South Street located at 2037 South 17th Street, 402-434-3459

Eagle Crest located at 8400 Eagle Crest Road, 402-434-3451

Cornhusker located at 2662 Cornhusker Highway #3, 402-434-3458

Omaha:

Pacific Springs located at 1020 S 179th Court, 402-758-8701

Ralston located at 9775 Q Street, 402-731-1002

Bellevue located at 1004 Cornhusker Road, 402-291-2000

Maple located at 17617 Manderson Street, 402-973-1023

OUR BANKING HOURS:

Lobby

All branch lobby hours are 8:30 a.m. - 5:00 p.m. Monday – Friday & 8:30 a.m. - 12:00 p.m. on Saturday. Effective 05/27/2020, Southridge Branch became a virtual branch. Effective 10/3/23, we permanently closed the Southridge branch.

Drive-Thru

All branch drive-thru hours are 7:00 a.m. - 6:00 p.m. Monday – Friday & 7:00 a.m. - 12:00 p.m. on Saturday. ATM's are open 24 hours a day.

All branches are full-service branches and can open any deposit account offered by West Gate Bank. All branch locations can also originate consumer loans. Full-service loan procedures are available at Center located on Old Cheney in Lincoln and at Pacific Springs in Omaha. Center also has the mortgage division.

WEST GATE BANK HISTORY AND MISSION:

Mission

West Gate Bank's mission statement:

Integrity. Strength. Trust. West Gate Bank is committed to building a strong foundation to serve our communities and empower customers and employees achieve their dreams.

As a full-service bank, West Gate Bank is large enough to serve all of your banking needs, yet small enough to provide the outstanding personal service that only a community bank can deliver. We look forward to partnering with you to make your dreams come true. At West Gate Bank, our interest is you!

History

West Gate Bank was founded in 1968 at 1204 West O Street in Lincoln. We are a state-chartered bank regulated by the Nebraska Department of Banking and the FDIC. West Gate Bank has grown over the past 50 years to seven branches in Lincoln and four branches in Omaha, with over \$1 billion in total assets--all invested in the Lincoln and Omaha communities.

West Gate Bank is owned by Carl Sjulín and his family. Carl serves as Chairman, President and CEO of the bank. Carl and his brother, David, and sister, Kathryn Lonowski, are all graduates of the University of Nebraska-Lincoln. David is an ENT physician in Omaha and Kathryn is an attorney in Ft Collins, CO.

West Gate Bank has built an 10 branch network across Lincoln and Omaha to serve you.

- The West O Street branch at 1204 West O was the original West Gate Bank and opened in 1968. The West O branch served as the main branch for 35 years.
- In 1975, West Gate Bank opened its first branch at 17th & South Street.
- West Gate Bank acquired South Ridge Bank at 27th & Old Cheney in 1988.
- The fourth West Gate Bank branch is located at 27th & Cornhusker Highway also in 1988.
- Recognizing the potential for growth in the 84th & Holdrege area, West Gate Bank opened a branch at 8400 Eagle Crest in 2002.
- West Gate Bank Center on Highway 2 & Old Cheney Road opened in 2004 and now serves as the main branch for West Gate Bank.
- Midtown, located at 50th & O Street, opened in February of 2007 and is located at 50th & O Street.
- West Gate Bank purchased three Omaha locations from Great Southern Bank on July 20, 2018:
 - 180th & Pacific
 - 97th & Q
 - 10th & Cornhusker Road
- On September 14, 2022, the fourth Omaha location opened at 177th & West Maple Road.

West Gate Bank and its 250+ employees are proud to serve the Omaha and Lincoln communities in numerous ways that only a locally-owned bank can. WGB is represented on over 100 local non-profit boards, charities and other philanthropic activities. Our commitment to leadership and giving back to the community has earned WGB a number of awards including the Federal Home Loan Bank Community Leader Award and the Better Business Bureau Integrity Award.

At West Gate Bank, "Our Interest is You" is more than a slogan. We are committed to remaining family-owned and focused on serving the people of Nebraska. Our vision of servant leadership is based on a few, simple core values including providing you with the best banking products and good, old fashioned Nebraska customer service.

West Gate Bank Board of Directors

- Carl J. Sjulín, Chairman, President and CEO of West Gate Bank
- Donald Everett, Jr., President of Runza National, Inc.
- Mark Hansen, President, West Gate Bank Mortgage
- Dr. David H. Sjulín, physician
- Tom Huston, attorney at Perry Reid Properties
- Vicki Kraai, bank consultant
- John Arrigo, Executive Vice President of Commercial Lending at West Gate Bank
- Mike Homa, R&R Realty Group
- Todd Peterson, D.A. Davidson Companies
- Jared Hollinger, Eleven Talents, LLC

WE ARE HERE TO SERVE YOU:

At West Gate Bank, "Our Interest is You" is more than a slogan. We are committed to remaining family-owned and focused on serving the people of Nebraska. Our vision of servant leadership is based on a few, simple core values including providing you with the best banking products and good, old fashioned Nebraska customer service.

The Sjulín family learned their values growing up in the small community of Shenandoah, Iowa. The values of hard work, helping your neighbors and integrity are as true today as they were when the Sjulíns worked on their family farm. "Leave it better than you found it" is a lifelong lesson in the Sjulín family, and WGB is committed to honoring these values.

Community banking has been our focus for 50 years, and we devote all of our resources for the betterment of our customers, employees and the communities we serve. Banking is a public trust that we take seriously. We believe in and make all of our investments in the people and communities in eastern Nebraska. A central tenant of our commitment is to maintain a safe and strong bank that demonstrates excellence in all facets of banking while exemplifying the highest level of integrity and character.

The employees and directors of WGB share these values. We are so very proud of them and their promise to provide you a commitment you can count on.

To our customers, thank you for the opportunity to be of service. We greatly appreciate the trust and confidence you place in West Gate Bank and look forward to honoring our commitment to you in the future.

DEPOSIT SERVICES PROVIDED:

West Gate Bank is committed to offering our customers the best, most competitive financial products and services. West Gate Bank offers the following Personal Deposit Products and Services:

- Checking Accounts
- Completely Free Checking
- Interest Checking
- Platinum Interest Checking
- The Green Account
- Personal Savings Accounts
- Money Market Accounts
- Certificates of Deposit (CDs)
- Health Savings Accounts
- Individual Retirement Accounts
- ATMs
- Green Machine
- Debit Cards
- Personalized Debit Cards
- Visa® Credit Card
- Lost or Stolen ATM Card or Debit Card
- Tell-A-Friend
- Safe Deposit Box
- Overdraft Privilege
- Safe Deposit Boxes
- Online Banking
- eStatements
- Account Alerts
- Mobile Banking
- Mobile Deposit
- Mobile Wallets
- Bill Pay
- Zelle®
- External Transfers

COMPLETELY FREE CHECKING

With no minimum balance and no monthly service charge, Completely Free Checking helps you avoid the hassle of added fees. No monthly service charge

- No monthly service charge
- No minimum balance
- Unlimited ATM withdrawals worldwide^
- Free wallet checks for life of account
- Free Debit Card
- Free thank you gift at account opening
- Free Safe Deposit Box for one year
- Overdraft Privilege*
- Only \$10 to open account
- Free Mobile Banking with Mobile Deposit and Mobile Wallets
- Free Online Banking with Account Alerts

- Free eStatements with check images
- Free Bill Pay
- Zelle® (person-to-person payments)
- Tell A Friend about Completely Free Checking at West Gate Bank and you both receive a free gift!

^ Other institutions may impose a fee for the use of their ATMs.

*See bank for details.

For more information, please contact a personal banker at one of our branch locations.

Interest Checking

When you have at least one direct deposit, direct ACH payment or a signer 50 years of age or better, we'll pay you competitive interest. Plus, you won't have to worry about maintaining a minimum balance or paying a monthly service charge. No monthly service charge

- No monthly service charge
- No minimum balance
- Interest is paid on all balances, calculated using daily balance, and paid monthly
- Unlimited ATM withdrawals worldwide^
- Free wallet checks for life of account
- Free Debit Card
- Free thank you gift at account opening
- Free Safe Deposit Box for one year
- Free cashier's checks and money orders
- Overdraft Privilege*
- Only \$10 to open account
- Free Mobile Banking with Mobile Deposit and Mobile Wallets
- Free Online Banking with Account Alerts
- Free eStatements with check images
- Free Bill Pay
- Zelle® (person-to-person payments)
- Tell A Friend about Completely Free Checking at West Gate Bank and you both receive a free gift!

View current deposit rates.

^ Other institutions may impose a fee for the use of their ATMs.

*See bank for details.

For more information, please contact a personal banker at one of our branch locations.

Platinum Interest Checking

Designed for customers who maintain higher balances, this account offers a greater interest rate and extra benefits. By sustaining a \$1,500 minimum balance, you can even avoid the low monthly fee of \$6. No monthly service charge

- No monthly service charge
- \$1,500 minimum balance (\$6 fee imposed every statement cycle if balance falls below \$1,500 any day of the statement cycle)

- Interest is paid on all balances, calculated using daily balance method, and paid monthly
- Unlimited ATM withdrawals worldwide^
- Free wallet checks for life of account
- Free Debit Card with free Personalized Image
- Free unlimited check writing
- Free thank you gift at account opening
- Free Safe Deposit Box for one year
- Overdraft Privilege*
- Only \$10 to open account
- Free Mobile Banking with Mobile Deposit and Mobile Wallets
- Free Online Banking with Account Alerts
- Free eStatements with check images
- Free Bill Pay
- Zelle® (person-to-person payments)
- Tell A Friend about Completely Free Checking at West Gate Bank and you both receive a free gift!

View current deposit rates.

^ Other institutions may impose a fee for the use of their ATMs.

*See bank for details.

For more information, please contact a personal banker at one of our branch locations.

The Green Account

A debit card only account with no risk of an overdraft fee!

- No minimum balance
- Free eStatements or only \$2 per month with paper statements
- Unlimited ATM withdrawals worldwide^
- Free Debit Card
- Free thank you gift at account opening
- Free Safe Deposit Box for one year
- Only \$10 to open account
- Free Mobile Banking with Mobile Deposit and Mobile Wallets
- Free Online Banking with Account Alerts
- Free eStatements with check images
- Free Bill Pay
- Zelle® (person-to-person payments)
- Tell A Friend about Completely Free Checking at West Gate Bank and you both receive a free gift!

View current deposit rates.

^ Other institutions may impose a fee for the use of their ATMs.

*See bank for details.

For more information, please contact a personal banker at one of our branch locations.

Overdraft Privilege

Want to protect your checking account from accidental overdrafts? Overdraft Privilege (ODP) is designed to help you avoid high charges from merchants for returned checks and to spare you from the hassle of denied purchases and dishonored checks.

In the event of an accidental overdraft from your checking account, Overdraft Privilege can help. Instead of automatically returning unpaid, insufficient fund items (checks, etc.) that you may have, West Gate Bank® will consider, without obligation on our part, payment of your reasonable overdrafts.*

To verify or change your status for ODP, please contact your nearest branch.

*See bank for details.

PERSONAL SAVINGS ACCOUNT

Take the first step toward building your personal savings by utilizing a flexible account that will accommodate your goals.

- No monthly service charge
- \$10 minimum balance (\$2.50 monthly fee imposed every statement cycle if balance falls below \$10 any day of the month)
- Interest is calculated using the daily balance method and is paid quarterly
- Unlimited ATM withdrawals worldwide^
- Free ATM Card
- Free Online Banking with Account Alerts
- Free Bill Pay
- Free Mobile Banking with Mobile Deposit
- 6 free withdrawals allowed per month (additional withdrawals are \$.50 each.)
- Fees are waived for customers under age 18
- Only \$10 to open account

View current deposit rates.

^ Other institutions may impose a fee for the use of their ATMs.

For more information, please contact a personal banker at one of our branch locations.

MONEY MARKET ACCOUNTS

Our Money Market Accounts are designed to reward higher balances with competitive interest rates. No monthly service charge

- No monthly service charge
- \$500 minimum balance (\$6.00 monthly fee imposed every statement cycle if balance falls below \$500 any day of the statement cycle)
- Interest is paid on all balances, calculated using daily balance method, and paid monthly
- Unlimited ATM withdrawals worldwide^
- Free wallet checks for life of account

- Free Debit Card
- Free Online Banking with Account Alerts
- Free Bill Pay
- Free Mobile Banking with Mobile Deposit
- After 6 free monthly withdrawals, additional withdrawals are \$3.00 each
- Only \$10 to open account

View current deposit rates.

^ Other institutions may impose a fee for the use of their ATMs.

For more information, please contact a personal banker at one of our branch locations.

CERTIFICATES OF DEPOSIT (CDs)

We offer CDs for various terms at competitive rates to help meet your investment goals and cash flow needs.

- \$1,000 minimum deposit
- Additional deposits are not permitted
- Fixed rate - the interest rate* and annual percentage yield* will not change for the account term, unless otherwise stated
- Interest calculated using the daily balance method - a daily periodic rate is applied to the principal in the account daily
- CDs automatically renew (you will have 10 calendar days after the maturity date to withdraw funds without penalty)
- Early withdrawal penalty: \$100 fee and the loss of 12 months interest, earned or not; regardless of the term
- View current deposit rates.

*Annual percentage yield = received when funds remain in the account (interest is not taken out). Interest rate = received when interest is received by the customer, rather than allowing the interest to remain in the account.

For more information, please contact a personal banker at one of our branch locations.

HEALTH SAVINGS ACCOUNTS

A Health Savings Account (HSA) is designed exclusively for covering medical expenses incurred by the HSA account holder and his or her dependents. HSA contributions made by an employer or employee are excluded from your income. Earnings are tax-deferred and HSA assets are not taxed if used for qualified medical expenses. Unused HSA assets may even be used for retirement.

Benefits

- No account setup fee
- No annual maintenance fee
- Interest is paid on all balances
- Interest is calculated using the daily balance and is paid quarterly
- Free Debit Card
- Free Online Banking
- Free Bill Pay

Year	HSA Annual Contribution Limit*	HDHP Minimum Annual Deductible	HDHP Maximum Out-of-Pocket Expense
2021	\$3,600 (self) \$7,200 (family)	\$1,400 (self) \$2,800 (family)	\$7,000 (self) \$14,000 (family)
2022	\$3,600 (self) \$7,200 (family)	\$1,400 (self) \$2,800 (family)	\$7,000 (self) \$14,000 (family)

- Only \$10 to open account

Eligibility

- You must be covered by a high deductible health plan (HDHP)
- You cannot be covered by any other health plan that is not a HDHP
- You cannot be enrolled in Medicare
- You cannot be claimed as a dependent on another person's tax return
- The following table highlights the 2021 and 2022 limitations:

*Plus \$1,000 per year if age 55 or older

Additional Information

In order for your assets to retain their tax-free status, they may only be used for certain expenses, including:

- Actual medical expenses, including doctor's visits, prescriptions, transportation to get medical care, and dental care
- Long-term care insurance
- Certain continuation of benefit health care coverage
- Certain health insurance after age 55

Non-qualified use of HSA assets are subject to taxation and a 20 percent penalty unless the HSA account holder is 65 or older, dies, or is disabled.

HSAs require the following government reporting:

- HSA holders must report all contributions (credits) and distributions (debits) on their individual tax returns.
- An employer contribution is reported on a business tax return, as well as the W-2 form of any employee receiving a contribution.
- All contributions and distributions from any HSA are also reported by the custodian or trustee where the HSA is held (i.e. the bank)

View current HSA rates.

For more information, please contact a personal banker at one of our branch locations.

INDIVIDUAL RETIREMENT ACCOUNTS

Individual Retirement Accounts (IRAs) are accounts that allow for certain tax advantages and shelters while saving for retirement. We offer two types of IRAs - Traditional and Roth.

Traditional IRAs

- Contributions to a Traditional IRA are tax deductible.
- Interest is tax-deferred, meaning it is not reported unless the funds are distributed (taken out) prematurely.
- Account holders cannot withdraw funds before age 59 ½ without a 10 percent early withdrawal penalty.
- Withdrawal amounts are always subject to income tax regardless of age
- Individuals with Traditional IRAs cannot make contributions over the age 70 ½
- Individuals with Traditional IRAs are required to take annual distributions upon reaching the age of 70 ½.
- The required minimum distribution (RMD) depends on the account holder's age.

Roth IRAs

- Contributions to a Roth IRA are NOT tax deductible.
- The interest earned on a Roth IRA is tax-deferred.
- Account holders cannot withdraw funds before age 59 ½ without a 10 percent early withdrawal penalty.
- After age 59 ½, account holders can take distributions tax- and penalty-free.
- Individuals with a Roth IRA can continue to contribute to their IRA even after age 70 ½.
- Individuals with a Roth IRA are NOT required to take minimum distributions at age 70 ½.

For more information, please contact a personal banker at one of our branch locations.

ATMs

West Gate Bank has an ATM or a Green Machine at each branch location.

We have also partnered with the MoneyPass Network to provide an ATM Surcharge-Free Network. Find the locations of these ATMs. Make unlimited free withdrawals at all West Gate Bank and non-West Gate Bank ATMs[^]

Features

- Make unlimited free withdrawals at all West Gate Bank and non-West Gate Bank ATMs[^]
- Available to use 24 hours a day
- Daily ATM limit = \$1,250

[^]West Gate Bank will not charge a fee for using a non-West Gate Bank ATM. The owner of the ATM, however, may charge a fee.

Green Machine

These Interactive Teller Machines (ITMs) are much more capable than an ATM and can perform most of the services that currently require you to visit our lobby.

We are proud to be one of the first banks in Lincoln to offer this new technology that will save you time and enhance the services we provide in our drive-thru.

Features

- Account deposits
- Cash withdrawals
- Check cashing
- Fund transfers
- Balance information
- Loan and Mortgage payments

- Account questions
- Online Banking/Bill Pay assistance
- Debit cards, address changes and more
- LIVE assistance available to assist you during the following hours:
 - Monday-Friday, 7:00am-6:00pm; Saturday, 7:00am-12:00pm
- Visit our FAQs page for some common questions you might have about using the Green Machines.

Debit Cards

When a West Gate Bank® Debit Card is in your wallet, you can easily make purchases and use ATMs to withdraw cash, check balances, transfer money, or make deposits.

Features

- Make unlimited free withdrawals at all West Gate Bank and non-West Gate Bank ATMs^
- Eliminate the hassle of writing checks
- Add your West Gate Bank debit card to your preferred mobile wallet app for a fast, safe and convenient way to pay merchants
- Personalize your debit card for just \$10
- EMV chip technology provides an added layer of security for in-store purchases at chip-enabled terminals
- Daily ATM limit = \$1,250
- Daily purchase limit = \$2,500

^West Gate Bank will not charge a fee for using a non-West Gate Bank ATM. The owner of the ATM, however, may charge a fee.

To request a card, contact us or visit your nearest branch.

Personalized Debit Cards

Personalize your West Gate Bank® Debit Card with a photo that means something to you! Want to see your grandkids, favorite pet, or family each time you make a purchase? Customize your card for just \$10 by uploading your choice of photo. Once your order is placed, you'll receive your new debit card within 7-10 business days.

Visa® Credit Card

Our Platinum credit cards offer hometown convenience, worldwide acceptance and great benefits.

Three great options all from the bank you know best.

- Rewards Platinum - unlimited reward points that don't expire. Earn one point per dollar on net purchases and redeem them for merchandise, rental cars, travel and more. Visit cRewardsCards.com for details.³
- Cash Rewards Platinum - earn 1% cash back on all net purchases. Cash rewards never expire.³
- Platinum Edition - no penalty APR and competitive rates.

Features

- Competitive Rates*
- Free FICO Score¹
- Cell Phone Protection²
- Fraud Monitoring and Zero Fraud Liability

- SecurLOCK™ Email and Text Fraud Alerts
- Mobile Payments

*See the card application's Important Disclosures for current terms, rates and fees. This card is issued by TCM Bank, N.A. Subject to credit approval.

1FICO is a registered trademark of Fair Isaac Corporation in the United States and other countries. FICO® Scores are updated monthly. You may not see your FICO® Score right away. Some exclusions apply. Cardholders receiving employee pricing are not eligible.

2Certain terms, conditions and exclusions apply. In order for the coverage to apply, you must charge your eligible cellular wireless bill to your covered TCM Bank-issued card. To learn more about this benefit or to file a claim visit the FAQ section at www.cardbenefitservices.com or call 1-866-894-8569.

3In order to access rewards, your account must be open and in good standing.

Lost or Stolen ATM Card or Debit Card?

If your West Gate Bank® ATM Card or Debit Card has been lost or stolen, please contact us as soon as possible to deactivate your card.

To deactivate your Debit Card:

During regular business hours, call 402-434-3456 immediately. Our hours are 8:30am - 5:00pm Monday - Friday and 8:30am - 12:00pm on Saturday. After hours, call 402-853-7232 to deactivate your card immediately.

To deactivate your ATM Card:

During regular business hours, call 402-434-3456 immediately. Our hours are 8:30am - 5:00pm Monday - Friday and 8:30am - 12:00pm on Saturday.

Tell-A-Friend

Refer your friends and family to open an account at West Gate Bank, and you'll both receive a free thank you gift!

Referring a friend and receiving your free gift is as easy as 1, 2, 3!

For every referral you make that results in a new account, you can earn either a \$10 Amazon gift card or select from our current in-branch gift options.

To make a referral online, visit our referral portal and send your referral electronically, or send your referrals to any of our locations with a Tell-A-Friend coupon.

Safe Deposit Box

Safe Deposit Boxes are available to help you keep your important documents and other belongings safe. When opening a new checking account, we will waive the first year's payment.

Available Sizes & Prices

- 3" x 5" Annual Rent: \$30
- 3" x 10" Annual Rent: \$40
- 5" x 10" Annual Rent: \$50

- 10" x 10" Annual Rent: \$100

Safe Deposit Box Locations

LINCOLN

- 6003 Old Cheney Road
- 1204 West O Street
- 17th & South Street
- 84th & Holdrege Street
- 4955 O Street

OMAHA

- 180th & Pacific
- 97th & Q
- 10th & Cornhusker Road, Bellevue

Additional Information

- All sizes subject to availability and may vary by branch
- Safe Deposit Boxes are leased on an annual basis
- You will be billed annually, unless otherwise stated
- Fees apply for late payments and lost keys
- Due to limited quantity, Safe Deposit Boxes are only available to West Gate Bank customers at this time

To lease a Safe Deposit Box, contact us or visit your nearest branch.

Online Banking

With our free Online Banking service, you can keep track of your balances, deposits, and transactions whenever it is most convenient for you. As an Online Banking user, you have access to our full suite of online services that make managing your money even easier.

- Access your accounts 24 hours a day, 7 days a week from your home, office, or when on-the-go
- Monitor account balances in real-time
- Review transactions and check images
- Transfer funds between accounts
- Pay bills

To enroll, visit our Login page and click on the Online Banking button. Then, click the "Not yet enrolled? Enroll Now" link.

Need additional resources for using QuickBooks®? Check out our Resources page.

eStatements

With eStatements, you can securely access your monthly statements online as soon as they are available. Print copies if you choose or simply review records online whenever you need to reference past transactions.

- Receive an email notification from West Gate Bank® the day your statement is available
- Access the last 12 months of statements and check images at anytime through Online Banking
- Download, save and print your statements as you choose

Account Alerts

Sign up for Account Alerts to receive free* personalized notifications - via email or text message - when specified checking and savings account activity occurs. These convenient, customized alerts are an easy way to monitor your account and reduce fraud.

- Customize account alerts
- Receive alerts by email or text message*
- Monitor transactions, balances and more
- Detect suspicious account activity early to avoid fraud

**Your cell phone provider may charge additional fees for web access or text messaging.*

Mobile Banking

Up-to-date account information is at your fingertips. Securely monitor activity and access account details with your mobile phone by text message, mobile web access, or our mobile app (available for phones and tablets).* With multiple layers of authentication, you'll never have to worry about the wrong people getting your information. A personal password and phone activation code keep your information safe.

Mobile Banking is available to anyone currently enrolled in our Online Banking service.

- Check balances
- Pay bills
- Mobile Wallets
- Deposit checks
- Transfer money
- Open an account
- Apply for a mortgage
- Find ATMs
- Manage lost or stolen cards
- Real-time card transaction notifications
- View reoccurring payments
- Control card limits and travel restrictions
- Track monthly spend and categorize purchases
- Detailed transaction information for easy payment lookup

Message and data rates may apply.

**Your mobile device must have an OS that supports application downloads and may require a data service plan.*

Download Mobile Apps

Mobile Deposit

Save time and deposit money without making an extra trip to the bank. Mobile Deposit is a free feature of our mobile app. Simply choose the account you'd like to deposit your check into, confirm the amount, take a picture of the front and back of the check, and submit.

- Free feature of Mobile Banking app

- Save time
- Safe and secure
- Deposits will show up in your account details once the check clears
- View images of previously deposited checks within the app
- \$10,000 check limit
- \$10,000 daily transaction limit
- Deposits may take up to 3 business days to be available
- Deposit cutoff time is 6:00pm Monday - Friday. Any business done after 6:00pm Monday - Thursday will be processed the next business day. Any business done after 6:00pm on Friday is processed as Monday's business.
- Endorse the back of your check and write FOR MOBILE DEPOSIT ONLY AT WGB under your signature.
- Verify the deposit is not pending before trying to deposit the check again. Duplicating deposits will result in a \$50 per transaction fee.
- Foreign items not accepted
- West Gate Bank® has the right to rescind this service at any time

Mobile Wallets

Apple Pay, Google Pay, and Samsung Pay are all available to use with your West Gate Bank Debit Mastercard.

Apple Pay, Google Pay, and Samsung Pay are primarily a feature on your smart phone where you can add your West Gate Bank Debit Mastercard. Once added, you can pay at participating stores right from your phone without having the physical card with you.

To enroll your card into Mobile Wallets, launch My Cards from your West Gate Bank mobile banking app.

Bill Pay

The average American household spends two hours a month paying bills. Gain that time back by using Bill Pay, a free feature of Online Banking. Set up one-time or recurring payments in just a few steps.

- Pay virtually anyone - including local businesses, national companies, and even your babysitter
- Set up automatic payments for bills that stay the same each month (like your rent or car loan payment)

Zelle®

Start sending money with *Zelle*. It's a fast, safe and easy way to send money.

External Transfers

External Transfers allows you to connect your accounts at other financial institutions to your accounts at West Gate Bank for easy money movement. It's your money - move it when and where you need it.

- Connect multiple accounts from other financial institutions
- Send/Receive funds either on a Standard 3-day schedule or Next day schedule*
- Manage funding needs without writing paper checks or moving cash, all within Online or Mobile Banking

*Some restrictions or fees may apply to transfers.

West Gate Bank® Account Fees

The following fees may be assessed against your account and the following transaction limitations, if any, apply to your account.

Effective August 1, 2022

ATM/Debit Card Fees

Debit Card Gallery Image.....	No Charge
Debit Card Personalized Image.....	\$10.00
Replace lost card.....	\$10.00
Replace compromised card.....	No Charge
ATM Card dollar limit (per day).....	\$400.00
Debit Card ATM dollar limit (per day).....	\$1,250.00
Debit Card purchase limit (per day).....	\$2,500.00
Non-West Gate Bank® ATM Account Transfer & Inquiries.....	\$1.50
West Gate Bank® ATM or Non-West Gate Bank® ATM withdrawal fee.....	No Charge
West Gate Bank® will not charge a fee for ATM withdrawals. Other institutions may impose a fee for the use of their ATMs. This fee is included in the monthly service charge amount on the statement.	

Online Banking Fees

West Gate Bank® Bill Pay.....	No Charge
West Gate Bank® Mobile Money.....	No Charge
Zelle® Person to Person payments.....	No Charge
Zelle® Stop Payment Fee--available only in limited circumstances.....	\$10.00

External Transfer Fees

Outgoing Next Day (Fee added to debit transaction).....	\$3.50/transaction
Outgoing 3-Day (Fee added to debit transaction).....	\$1.50/transaction

Overdraft Product Fees--Excluding The Green Account

NonSufficient Funds Fee per presented item* PAID.....	\$29.50
Returned NSF Item Fee per presented item* RETURNED	\$29.50
NonSufficient Funds Fee per presented item* paid or returned limit	6 per day \$29.50 per item*
*Presented item may be created by check, in-person, ATM withdrawal or any other electronic means. An item may be presented multiple times.	
Continuous overdraft fee (every 5th business day and continuing thereafter).....	\$27.50
Checking Plus advance fee.....	\$5.00/transaction

Wire Transfer Fees

Domestic - Incoming.....	\$12.00
Domestic - Outgoing.....	\$20.00
Foreign - Incoming.....	\$30.00
Foreign - Outgoing.....	\$50.00

Night Deposit Miscellaneous Fees

Tamper-evident night deposit bags (per 100 bags).....	\$30.00
Replacement night deposit key.....	\$20.00

Safe Deposit Box Fees

Safe Deposit Box drilling fee (collected in advance).....	\$250.00
Replacement Safe Deposit Box key.....	\$50.00
Safe Deposit Box late payment fee.....	10% of annual rent

Other Fees

West Gate Bank® check printing fee--Personal checks NOT offered for The Green Account.....	Depends on check style
Personal Money Order & Cashier's Checks--No fee for The Green Account.....	\$5.00
VISA Gift Card (\$25 minimum purchase amount).....	\$4.00
Stop Payment.....	\$5.00
Returned Deposit item charge (each).....	\$5.00
Duplicate Presented Item.....	\$50.00
Statement Print Fee (per statement cycle)--The Green Account only.....	\$2.00
Dormant Account Fee (per statement cycle)--Excluding The Green Account.....	\$5.00
An account is dormant if for 12 months no deposits or withdrawals are made by you, no communication is received about the account from you, or your account statements are returned for an incorrect address. Fee will be assessed only if balance is below \$100.00.	
Indemnity Bond.....	\$25.00

Garnishment.....	\$50.00
Collection item.....	\$15.00
Foreign deposit item.....	\$15.00
Foreign currency exchange.....	\$20.00
Account research and reconciliation (\$30.00 minimum fee).....	\$30.00/hr
Returned mail (per statement cycle).....	\$10.00
Premature Account Closing (within 90 days of opening)--Excluding The Green Account.....	\$15.00
Electronic transfer of funds to an external account (each).....	\$2.50

Lending Services Overview

Listed below are our loan products for individuals and businesses.

- Business Loans
- Commercial Real Estate Loans
- Mortgage Lending
- Construction Loans
- Home equity and Home Equity Lines of Credit
- Auto Loans
- Overdraft Protection

Lending Services:

Business Loans

Business Lines of Credit:

Need to manage cash flow? Buy inventory? A business line of credit might be the flexible solution your business needs. Borrow up to a predefined limit and pay interest only on the money borrowed. You can draw and repay funds as you wish, as long as you don't exceed your credit limit.

Business lines of credit are typically secured by assets of the company, such as accounts receivable or inventory. In cases where a company does not have such assets to pledge as collateral, other options may include equity in real estate or non-retirement investment accounts.

Features

- Provides flexibility that a regular business loan does not
- Used for short-term capital needs
- Secured by assets of the company, such as accounts receivable or inventory

Business Term Loans:

If your business needs to purchase fixed assets, such as equipment, or fund tenant improvements, a term loan can provide financing for these longer-term expenses. The term of the loan will depend on the use of the proceeds and is typically determined by the longevity of the assets being financed.

Features

- Loan is repaid via periodic payments over a specified period of time
- Typically secured by the assets being financed

SBA Guarantee Loan:

The SBA's primary lending program, the 7(a) Loan Program, offers U.S government-backed term loans that can support a variety of financial needs. The program guarantees as much as 85 percent of loans up to \$150,000 and 75 percent of loans greater than \$150,000.

Features

- Funds can be used to:
 - Purchase or expand business
 - Purchase land or buildings
 - Construct or renovate a facility
 - Purchase equipment, fixtures, inventory, and working capital
 - Leasehold improvements
 - Refinance business debt
- Available terms up to:
 - 25 years for real estate
 - 10 years for equipment (as long as the equipment is likely to stay useful during that time)
 - 7 years for working capital
- Maximum loan amount is \$5 million

Business Loans Powered by BHG Financial

Work with our partners at BHG Financial to help finance your small business. Specializing in financing for busy professionals, working capital and startup loans.

Commercial Real Estate Loans

Commercial Owner-Occupied Real Estate:

If you're ready to stop paying rent on your business location or want to purchase a commercial building that will house your business, we offer a variety of loans for the purchase, refinance, and improvement of owner-occupied commercial property.

SBA 504 Loans:

The SBA 504 Loan Program helps small business owners expand their businesses through the purchase of commercial real estate or capital equipment. The SBA promotes the development of businesses by offering a number of loan programs that are tailored to the specific capital needs of growing businesses. The 504 program works by distributing the loan among three parties: the business owner (down payment), a conventional lender (bank), and a Certified Development Company (CDC).

Features

- May include a lower required down payment and a longer-term fixed interest rate
- Designed to provide financing for the purchase of fixed assets, which usually means real estate, buildings, and machinery

Commercial Real Estate:

Commercial real estate (CRE) is income-producing real estate that is used solely for business purposes, such as retail centers, office complexes, hotels, and apartments. West Gate Bank® can provide financing for the acquisition, development, and construction of these properties. This is typically accomplished through commercial real estate loans, which are term loans secured by commercial property rather than residential property. Depending on the property type, there are varying options for down payment, amortization, rate, and loan term.

Commercial Construction:

As a community bank, we understand the value of investing in the Lincoln community. We provide commercial construction loans to facilitate the development of commercial real estate properties, including strip malls, residential apartments, offices, industrial facilities, hotels, and mixed-use buildings. Our local lenders can evaluate your financial situation, the value of the land you are looking to buy, and provide counsel on your project. Depending on the property type, there are varying options for down payment, amortization, rate, and loan term.

Commercial Bridge Loan:

Commercial bridge loans are a short-term commercial real estate financing option that can provide temporary financing to help sustain cash flow until you improve, refinance, lease up, sell, or complete the construction of a commercial property.

Mortgage Lending

Whether you're buying or building, you'll work side-by-side with a Mortgage Lender who knows the area like it's their own backyard - because it is. We're your neighbors. Trust that we'll always be nearby to answer questions and offer guidance throughout the entire lending process.

West Gate Bank's mortgage lenders will:

- Meet with you personally and listen to your individual goals
- Recommend a loan structure that meets your goals (we have many options and can customize a solution for you)
- Help you complete a loan application
- Keep you informed during the application, approval, and closing stages

Conventional:

If you are thinking about buying your dream home or refinancing your current home loan, West Gate Bank offers a variety of home mortgage financing programs to help you meet your needs. Our goal is to give you peace of mind. Our team of experienced mortgage lenders can help you through the entire mortgage lending process quickly and efficiently. Because we are a community bank, we know the local

market and have great relationships with experienced realtors, appraisers, and title companies in our area.

VA:

A loan program for eligible Veterans, active-duty service members, reservists and eligible surviving spouses guaranteed by the U.S. Department of Veteran Affairs. VA mortgages offer powerful advantages, including no down payment, no required mortgage insurance, and flexible and forgiving credit and income qualifying guidelines.

FHA:

A Federal Housing Administration loan is insured by the Federal government and can help you achieve homeownership goals even if your finances are less than perfect. FHA mortgages offer flexible down payment requirement and credit underwriting guidelines.

USDA Rural Development Loans:

USDA loans are government-backed loans offering low- and moderate-income families an opportunity to make homeownership a reality in eligible rural areas. USDA mortgages do not require a down payment for applicants who meet the program's income and location requirements.

NIFA:

Whether you're tired of renting or simply want a place of your own, the Nebraska Finance Investment Authority is available to help you purchase your first home. NIFA's First Home and Home Buyer Assistance programs offer qualified borrowers assistance in qualifying for home loan purchases and can be combined with conventional and government loan programs throughout Nebraska.

Certain exceptions apply.

Mobile Mortgage

Home loans made easy with Mobile Mortgage from West Gate Bank!

Whether you're buying or building, from pre-qualification to closing, Mobile Mortgage from West Gate Bank® will help you navigate the options and decisions that you'll face along the way. You'll work side-by-side with a lender through every step of the mortgage process, using either the mobile app or online at mobilemortgage.westgate.bank.

- Compare different lending scenarios using various loan programs to help determine which product is the best for you.
- Calculate the possible savings (or cost) of refinancing your mortgage.
- Scan in required documents on your phone and upload them quickly to expedite the loan approval process.
- Easily access contact information for your West Gate Bank loan officer and real estate agent.

- Stay up-to-date on your loan process and closing.

With Mobile Mortgage from West Gate Bank, you can trust that we'll always be nearby to answer questions and offer guidance throughout the entire lending process. Please contact your West Gate Bank mortgage lender for more details and to start a customized solution that fits your needs.

Scan the QR code to download the app now, or visit mobilemortgage.westgate.bank.

Extended Rate Lock:

Our Construction HELP+ program can provide peace of mind by giving you greater control of your mortgage rate while you build your new home. Work with a lender to lock your interest rate early.

Features

- Rate lock available for 3-9 months
- Available for Conventional Conforming Loans
- Relock your rate if interest rates improve*
- Avoid rate hikes that can impact your budget

This program is only available to qualified borrowers and underwriting terms and conditions apply. This program is subject to change without notice. Some restrictions may apply.

**Relock period may only be utilized in the 60 day period prior to closing.*

Bridge Loans:

You bought a new house but still have to sell your current home - now what? During the transition period, a bridge loan can help span the temporary financial gap between the purchase of your new home and the sale of your existing home.

Construction Loans

Building a home can be stressful. How do you get started? What are the steps in the process? When can I lock in my mortgage interest rate?

When you choose West Gate Bank for your home construction financing, our team of experienced lenders will help you through every step in the construction project, helping to protect you and your investment.

Our Residential Construction team provides:

Project Management - We pride ourselves on meticulous and thorough management of your project from start to finish. By having a dedicated Construction Loan Department, your project is in good hands as we monitor the monthly construction draws, conduct on-site inspections, track lien waivers, and reconcile your project budget against the actual spend. If something doesn't look right, we will let you know.

Quick and easy approval process - Once you decide to build your dream home we know you'll want to get started right away! We strive to make the approval process quick and easy so that your build can start as soon as possible.

Responsive service - We're local so you can call, email, or stop by our office any time. We've helped thousands of people make their dreams a reality. We are ready to help answer all of your questions.

Quick turnaround on monthly draws - We will begin to process your construction draw immediately upon receiving it. Your build involves a lot of subcontractors and our goal is to get them paid as quickly as possible to keep your project moving.

Customized lending solutions - Sometimes your financial situation might be as unique as the home you are planning to build. This is where working with a local bank is crucial. We are not a "one-size-fits-all" bank, and can tailor your loan to your specific needs or financial situation.

What information will West Gate Bank® need from me?

- A copy of your plans, including specifications
- The location and legal description of your property
- A copy of the contract with your builder
- A copy of your most recent pay stub
- Copies of your tax returns from the past two years
- Completed loan application

Extended Rate Lock:

Our Construction HELP+ program can provide peace of mind by giving you greater control of your mortgage rate while you build your new home. Work with a lender to lock your interest rate early.

Features

- Applies to 15, 20 and 30-year mortgages
- Rate lock available for 3-9 months
- Available for Conventional Conforming Loans
- Relock your rate if interest rates improve*
- Avoid rate hikes that can impact your budget

Program requirements and restrictions may apply and are subject to change without notice. See lender for details.

**Relock period may only be utilized in the 60 day period prior to closing.*

Consumer Loans

Home Equity Loan:

When in need of additional funds, the equity you've established in your home can help bridge financial gaps. A Home Equity Loan provides a lump-sum of money that can be used for home improvements, college expenses, or other large-ticket items like a new car.

Features

- The amount you can borrow is based on the value of your home, the amount of your first mortgage, your credit rating, and your income
- Fixed rate and payment options

Additional Information

What information will West Gate Bank® need from me?

- A completed loan application
- A copy of your most recent (two) pay stubs or the prior year's tax return
- A source of value for your property, such as a purchase appraisal, assessor's website information, or a West Gate Bank valuation
- The balance due on your first mortgage, along with a copy of your statement

Home Equity Lines of Credit (HELOC):

The equity in your home is one of your most valuable assets. Borrow from the value in your home to obtain the funds that you need to afford expenses you don't have the cash to cover.

Features

- Borrow funds on an as-needed basis
- As a form of revolving credit, when the outstanding balance is repaid the available credit is replenished for the term of the loan

Auto Loans:

You need a dependable vehicle to get you to where you're going. Whether you're looking to buy a car, truck, or SUV, our auto loans for new or used vehicles can put your plans into motion.

Features

- Loan amounts should not exceed 90% of purchase price on new vehicles
- Loan amounts should not exceed NADA (Blue Book) Average Trade-in Value on used vehicles
- Loan is subject to qualifying credit
- Loan payback is based on the age of the vehicle, your credit score, and income

Overdraft Privilege:

Want to protect your personal checking account from accidental overdrafts? West Gate Bank®'s Overdraft Privilege (ODP) is designed to help you avoid high charges from merchants for returned checks and to spare you from the hassle of denied purchases and dishonored checks.

In the event of an accidental overdraft from your checking account, Overdraft Privilege can help. Instead of automatically returning unpaid, insufficient fund items (checks, etc.) that you may have, West Gate Bank will consider, without obligation on our part, payment of your reasonable overdrafts.*

*See bank for details.

Personnel

Lincoln Lending

- **Arrigo, John** – Executive Vice President, Commercial Lending, MLO#902317
jarrigo@westgate.bank (402) 434-3471
- **Wooster, Kyle** – Senior Vice President, Senior Credit Officer, MLO#902312
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- **Bauer, Dustin** – Senior Vice President, Commercial Lending, MLO#897751
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- **Ashburn, Taylor** – Senior Vice President, Manager of Residential Construction Lending, MLO#422479
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- **Sundberg, Brett** – Vice President, Commercial Lending, MLO#1102480
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- **Price, Taylor** – Vice President, Commercial Lending, MLO#1451330
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- **Dougherty, Jennifer** – Assistant Vice President, Commercial Lending, MLO#2061026
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- **Solberg, Derek** – Loan Officer, Commercial Lending, MLO#2449876
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Omaha Lending

- **Dittenber, Jon** – Senior Vice President, Omaha Chief Lending Officer, MLO#902316
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- **Reardon, Shane** – Loan Officer, Commercial Lending, MLO#623868
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- **Tettenborn, Chad** – Senior Vice President, Commercial Lending, MLO#2029111
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- **Bittner, Michael** – Senior Vice President & Manager, Omaha Residential Construction Lending, MLO#408474
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Mortgage Lending

- **Shiers, Jeremey** – Executive Vice President, President of West Gate Bank Mortgage
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- **Kreikemeier, Wayne** - Senior Vice President, Residential Mortgage Manager, MLO#644161
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- **Kucirek, Steve** – Mortgage Loan Officer, MLO#1734948
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- **Moehlenhoff, Jordan** – Assistant Vice President, Mortgage Loan Officer, MLO#1487726
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- **Peterson, Tyler** – Assistant Vice President, Mortgage Loan Officer, MLO#406012
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- **Ridgeway, Kiann** – Assistant Vice President, Mortgage Loan Officer, MLO#493975
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- **Swanson, Matt** – Assistant Vice President, Mortgage Loan Officer, MLO#959594

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- **Melichar, Matt** – Mortgage Loan Officer, MLO#1926242

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- **Mahloch, Denise** – Residential Mortgage Lender, MLO#747296

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- **Steen, Guthrie** – Assistant Vice President, Mortgage Loan Officer, MLO#400111

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- **Hartwig, Sherry** – Senior Vice President, Mortgage Servicing

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- **Myers, Shane** – Vice President, Mortgage Underwriting Manager

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- **Webert, Cheryl** – Senior Vice President, Mortgage Operations

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- **Hall, Stacy** – Vice President, Account Executive

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- **Burford, Laura** – Senior Vice President, Correspondent Lending

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- **Nienas, Tony** – Vice President, Account Executive

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- **Blank, Clay** – Mortgage Officer, Account Executive

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Lincoln Retail Branches and Consumer Loans

- **Bartek, Kay** – Senior Vice President, Retail Banking

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- **Sturdy, Corrine** - Vice President, Branch Manager, MLO#770755
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- **Miller, Katie** - Vice President, Branch Manager, MLO#1213239
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- **Hubbard, Rod** - Vice President, Branch Manager, MLO#776853
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- **Brandt, Casey** – Assistant Vice President, Branch Manager
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- **Johnson, Nancy** - Vice President, Loan Officer, MLO#768631
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- **Carney, HolliAnn** – Assistant Vice President, Customer Service Officer
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- **Phelps, Emily** – Assistant Vice President, Branch Manager, MLO#1425038
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Omaha Retail Branches and Consumer Loans

- **Thornton, Kristi** – Senior Vice President, Omaha Retail Market Manager, MLO#876342
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- **Hamm, Britton** – Assistant Vice President, Branch Manager, MLO#2217506
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- **Belt, Tanner** – Assistant Vice President, Branch Manager, MLO#1673102
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- **Spencer, Shelly** – Vice President, Branch Manager, MLO#728704
sspencer@westgate.bank (402) 291-0889

October 16, 2023

West Gate Bank
Carl J Sjulín
PO Box 82603
Lincoln, NE 68501-2603

Dear Carl,

Thank you for your gift of \$21,250.00 on 10/16/2023 to the Lincoln Community Foundation.

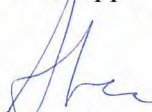
The Lincoln Community Foundation's mission is to inspire our community to give, act and lead. Our vision is simply to be a force in Lincoln so that everyone in our community is thriving and working together to build a better tomorrow.

Details of the donation are as follows:

<i>Fund</i>		<i>Gift</i>
Affordable Housing Fund	2023 payment	\$21,250.00

We are grateful for your partnership in this effort with your gift of support. We look forward to working together again.

With appreciation,



Alec Gorynski
President/CEO

Thank you for your
investment!

This letter is your receipt and provides verification that the Lincoln Community Foundation has provided no goods or services in exchange for your gift. The Lincoln Community Foundation has exclusive legal control over the contributed assets. Please retain this letter with your tax records for the current year.



OCT 19 2023



September 29, 2023

West Gate Bank
P.O. Box 82603
Lincoln, NE 68501

Dear Carl,

Thank you for your generous donation to NeighborWorks Lincoln as part of the 2023 Opening Doors event at Woods Park! More than 225 business and philanthropic leaders, elected officials, and community members came together to support affordable housing opportunities and strong neighborhoods, and to celebrate the Spirit of Lincoln Neighborhood Award recipients.

On behalf of the NeighborWorks Lincoln Board of Directors and Team, thank you for investing in the vision of a future where every child and adult lives in a quality affordable home in a strong and socially-connected neighborhood – the building blocks of a healthy and equitable city.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wayne A. Mortensen". The signature is stylized and extends horizontally to the right.

Wayne A. Mortensen
Chief Executive Officer

NeighborWorks Lincoln is a 501(c)(3) nonprofit organization. Your gift is tax-deductible to the extent allowed by law. No goods or services were provided in exchange for this contribution unless noted, and the tax-deductible value of in-kind donations, if any, is determined by the donor. NeighborWorks Lincoln's tax identification number is 36-3430278.

Gift Date: September 28, 2023

Gift Amount: \$3,000.00

Check #: 14319

Description: Community Builder Sponsorship



2530 Q St. Lincoln, NE 68503 // Phone: 402.477.7181 // Fax: 402.477.7406

nwlincoln.org

OCT 16 2023



Friendship Home

Empowering freedom from domestic violence

to Kirby

September 8, 2023

West Gate Bank
Carl Sjulín
6003 Old Cheney Rd
Lincoln NE 68516-3591

Dear Carl,

On behalf of the thousands of women and children who have benefitted from safe shelter and supportive services at Friendship Home over the past decade, we extend our deepest gratitude for your sponsorship of our Safe Quarters event at the **\$1,000 level!**

Twenty years ago, three remarkable women with a passion for our mission created an amazing event. They wanted to raise money, heighten awareness of the issue of domestic violence and allow our business community to demonstrate their support and leadership.

Leaving a violent relationship can be complicated as well as dangerous. Without the support of the community and businesses like yours, we would struggle to provide victims with the kind of resources they desperately need and deserve.

Friendship Home is proud and honored by your sponsorship. Your generosity and commitment help create a safer community for everyone.

Sincerely,

Angie Hilsabeck
Donor Relations

Thank you for caring!

Tax Identification Number: 47-0619855

Donation Summary

Check Date: 08/23/2023
Check Number: #14233
Received: \$1,000.00

Your contribution is tax deductible to the fullest extent of the law as no goods or services were received. Please retain this letter in your records as verification for the above donation in compliance with IRS regulations.

In appreciation for your gift, your name will be included in the donor acknowledgement list that is posted quarterly on our website. If you do not want your name to be published, please contact Stephanie at 402-434-0168 or stephanies@friendshiphome.org.

P.O. Box 85358 • Lincoln, Nebraska 68501 • 402.434.6353 • FriendshipHome.org

2022 BOARD OF DIRECTORS: Joe Adams, Kris Baack, Joel Bacon, Brady Bauer, Tera Beermann, Pat Bennett, Brad Ewerth, Becky Ferguson, Debbie Gaspard, Lori Geist, Kathy Griesel, Marcy Haas, Perry Haralson, Susan Martin, Jill Miller, Michon Morrow, Amy Mosser, Mary Nelson, Sissy Ruley, Marcella Sanchez-Nelsen, Brock Shelton, Denny Van Horn, Crystal Wichita, Lincoln Zehr
EXECUTIVE DIRECTOR: Leah Droge

SEP 11 2023

June 2, 2023

Kirby Reardon
West Gate Bank
6003 Old Cheney Rd
Lincoln, NE 68516

Dear Kirby,

Lincoln's generosity was on full display during this past week's 12th Annual Give to Lincoln Day. Over \$7.5 million was raised to support over 450 nonprofit organizations doing their part to make this a great community.

From the first donations from our sponsors for the match fund, the great participation of the nonprofits, the ongoing promotional support from the media, to the donors who made over 24,000 individual donations, it was a remarkable community event.

This success would not have been possible without you. We received so many positive responses and messages of appreciation, and it is important to pass our community's thanks onto you. Thank you for being a part of this important event which does so much good throughout the city.

Lincoln helps Lincoln. On Give to Lincoln Day, the generous spirit of our community was shining, and that is certainly a measure of our worth.

With appreciation,



Alec Gorynski
President and CEO

Thank you!



JUN 05 2023



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

July 10, 2023

Dear Carl,

From the bottom of our hearts, we are so appreciative of your generous support of Give to Lincoln Day and your ongoing devotion to the Lincoln community! The YMCA of Lincoln raised over \$43,000 during Give to Lincoln Day to continue to provide critical Child Care, life-saving Swim Lessons, the chance for kids to build lifelong friendships at YMCA Camp Kitaki, and so much more!

The YMCA is committed to keeping kids safe, people healthy, and families strong each and every day. Rachel, a YMCA Member, shared, "We went into COVID with no child care for our infant. I quit my business to stay at home with our child while my husband works. We budget and do our best to make one income work for us, which means limited spending. I love being able to have a place at the Y to exercise with my daughter and have a safe place for her to interact with children her age."

It is through gifts such as yours that we are able to continue to support so many families just like Rachel's. Thank you again for your support as a match sponsor for Give to Lincoln Day and for all you do to make our community thrive.

Sincerely,

Dani

Dani Bryant
Development Director
YMCA of Lincoln

*Thank you for all you do
for our community!*

-Dani

YMCA of Lincoln, Nebraska

570 Fallbrook Blvd, Ste 210 | Lincoln, NE 68521 | 402-434-9200 | info@ymcalincoln.org

Cooper

6767 S 14th St
Lincoln, NE 68512
402-323-6400

Copple Family

8700 Yankee Woods Dr, Ste B
Lincoln, NE 68526
402-327-0037

Fallbrook

700 Penrose Dr, Ste B
Lincoln, NE 68521
402-323-6444

Northeast

2601 N 70th St
Lincoln, NE 68507
402-434-9262

Youth Sports

570 Fallbrook Blvd, Ste 210
Lincoln, NE 68521
402-434-9217

Camp Kitaki

14917 East Park Highway
Louisville, NE 68037
402-434-9222

LINCOLN COMMUNITY
FOUNDATION

215 Centennial Mall South
Suite 100
Lincoln, NE 68508

402.474.2345
402.476.8532
www.lcf.org

March 9, 2023

West Gate Bank
Carl J Sjulín
PO Box 82603
Lincoln, NE 68501-2603

Dear Carl,



Thank you for your gift of \$21,250.00 on 03/09/2023 to the Lincoln Community Foundation. It has been added to the Affordable Housing Fund. Donations to Affordable Housing support the health and stability of Lincoln families by funding housing financing programs and the development of projects – including purchasing, renovating, and building of affordable housing.

The Lincoln Community Foundation's mission is to inspire our community to give, act and lead. Our vision is simply to be a force in Lincoln so that our community is one where everyone is thriving and working together to build a better tomorrow for all.

We are grateful for your partnership in this effort with your gift of support. We look forward to working together again.

With appreciation,

A handwritten signature in blue ink that reads 'Alec'.

Alec Gorynski
President

Thanks, Carl!

This letter is your receipt and provides verification that the Lincoln Community Foundation has provided no goods or services in exchange for your gift. The Lincoln Community Foundation has exclusive legal control over the contributed assets. Please retain this letter with your tax records for the current year.



MAR 13 2023
Excellence. Accountability. Impact.™



BOARD OF DIRECTORS

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Steven M. Delaney	Program Assistant
Jason M. Lampli	Edie Schlieger

The Roman L. Hruska Law Center
635 South 14th Street, Lincoln NE 68508
P.O. Box 95103, Lincoln NE 68509
Phone: (402) 475-1042 Fax: (402) 475-7106
www.nltaf.org doris@nebarfnd.org

November 30, 2022

Mr. Carl Sjulín
West Gate Bank
PO Box 82603
Lincoln, NE 68501

Dear Mr. Sjulín,

The Nebraska Lawyers Trust Account Foundation (NLTA) would like to present you with a Public Service Statement for your CRA file. The participation of West Gate Bank in the Interest on Lawyers Trust Account (IOLTA) Program is sincerely appreciated. IOLTA is an indirect "community service" that provides legal assistance to indigent people. One sixth of Nebraska's population meets the federal poverty guidelines and thus are eligible for these services. Your partnership helps meet this growing need for accessible legal services for Nebraska's vulnerable population.

West Gate Bank's community service exemplifies your commitment to the public. Again, thank you for your participation in this worthwhile program that helps our fellow Nebraskans. You may wish to visit the NLTA website www.nltaf.org for additional information about the IOLTA program.

Cordially,

Angelica W. McClure



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www.nltaf.org doris@nebarfnd.org

INTEREST ON LAWYERS TRUST ACCOUNTS PUBLIC SERVICE STATEMENT

West Gate Bank participates in the Interest on Lawyers Trust Account (IOLTA) Program. Established in 1984 by the Nebraska Supreme Court, the IOLTA Program is administered by the Nebraska Lawyers Trust Account Foundation. The purpose of the Program is to provide funding for legal services to Nebraska's low-income citizens.

The attorney trust accounts are interest-bearing, and the interest generated is paid to the Foundation. This financially assists in providing the necessary legal services to the poor and vulnerable.

Semi-annual disbursements from the IOLTA fund are awarded to Legal Aid of Nebraska. The disbursements given since 1984 total \$6,426,500. Through this added financial support, Legal Aid has been able to assist, advise, and represent a vast number of indigent Nebraskans statewide on a variety of issues. There are almost 200,000 low-income people in Nebraska who are eligible to receive free legal services.

The availability of these free legal services to low-income people is often directly related to their ability to obtain credit and/or maintain housing. In addition, the funds are used for unemployment matters, wills, landlord/tenant relations, elder law, consumer issues, education issues, as well as family and juvenile law.

The benefits generated by the IOLTA Program are the results of the combined effort of the legal profession and the banking industry working together to help Nebraska's poor. West Gate Bank's commitment to this program is to be commended. Thank you for your participation in this valuable Program!

Respectfully,

Angelica W. McClure
President

November 2022

Jonathan J. Wegner
411 S. 96th Street
Omaha, NE 68114

To Kirby

October 7, 2022

West Gate Bank
Carl Sjulín
6003 Old Cheney Road
Lincoln NE 68516

Dear Carl,

Last week's Food Truck World Tour was a resounding success thanks to your generosity and support. Immigrant Legal Center surpassed its fundraising goals, and will continue to raise awareness and welcome immigrants into our communities through high-quality legal services, education, and advocacy. Thank you!

Your support comes at an important time for ILC, as it recently merged with the Refugee Empowerment Center. ILC and REC will combine their wealth of expertise, experience, and resources to provide a holistic blend of high-quality services for immigrants and refugees.

Thank you again for supporting this important work — it makes a difference in the lives of so many members of our community. I look forward to seeing you again soon!

Sincerely,



Jonathan J. Wegner

Carl,
Thank you
so much for
supporting ILC!
- JKW

OCT 13 2022



July 27, 2022

Carl Sjulín West
Gate Bank
PO Box 82603
Lincoln, NE 68501-2603

Dear Carl,

On behalf of everyone at The Bridge Behavioral Health, thank you for generously supporting the Give to Lincoln Day 2022 matching fund. We are thrilled to report that this year's campaign was a huge success – The Bridge raised over \$25,000!

Your dedication to transforming the lives of people in our Lincoln community has lasting impacts on the individuals we serve. In 2021, over 2,000 clients benefited from services at The Bridge, including more than 130 individuals who successfully completed our residential treatment program. With your partnership, we are able to go above and beyond for the people we serve; allowing us to provide anything from food and clothing to medically monitored withdrawal and residential treatment services.

Appreciation expressed by a recent graduate says it best:

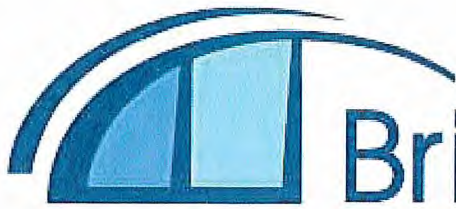
“Thank you so much for all the love and support you showed me this past month. I can honestly say that you all changed my life in a drastic way. Every nurse, recovery advocate, and counselor deserves nothing but the best. Words can't explain how grateful I am for all of you. All I can say is thank you.” -James

Your support is greatly appreciated – thank you, again!

Sincerely,

Tammy Stevenson
Executive Director





Bridges to Hope

Second Chances... It's What We Do.

July 8, 2022

West Gate Bank
Carl Sjulín
PO Box 82603
Lincoln, NE 68501-2603

Dear Carl,

One of the many great things I love about Lincoln is the way the community comes together in times of need. This was made obvious by the amazing, record-breaking contributions for Give to Lincoln Day exceeding \$8 million!

Because of your generous contribution to the community matching funds, Bridges to Hope was able to raise \$27,786.54! This money will allow Bridges to Hope to continue providing necessary items needed to start a new home to those recently released from incarceration. With the pandemic, the number served decreased, but we are now back to providing second chances to between 45 and 55 individuals each month. These second chances provide hope and encouragement to those facing other obstacles as they start fresh.

On behalf of those we serve, our Board of Directors, staff and volunteers, we say **THANK YOU!** Without the generosity of community businesses such as yours, we would not be able to provide second chances to so many in need. *Second Chances...It's What We Do!*

Best Regards,

Rhonda Mattingly

Rhonda Mattingly
Executive Director
402.420.5696
rhonda@bridgestohopene.org



Kirby -
CRA

June 14, 2022

Carl Sjulín
West Gate Bank
6003 Old Cheney Road
Lincoln, NE 68516

Dear Carl,

Thank you for your most recent contribution in the amount of \$5000 to the Nebraska Council on Economic Education. Your donation was received on 4/2/2022. Your gift enabled us to sponsor the Personal Finance Challenge in Lincoln. Being able to hold the event at your beautiful building was an added bonus.

This gift specifically, and the overall support of people like you, are what make it possible for us to expand and enrich the services we provide. Again, thanks for your contribution to help us continue this important work.

Sincerely,

Dr. Jennifer A. Davidson
NCEE President
Assistant Professor of Practice in Economics, UNL
NBA Faculty Fellow

The Nebraska Council on Economic Education is a non-profit organization with a 501(c)3 tax classification as determined by the Internal Revenue Service. Our Internal Revenue Service federal tax identification number is 47-6036149. No goods or services were provided in exchange for this donation.

LINCOLN COMMUNITY
FOUNDATION

215 Centennial Mall South
Suite 100
Lincoln, NE 68508

402.474.2345
402.476.8532
www.lcf.org

March 23, 2022

Attn: Carl Sjulín
West Gate Bank
PO Box 82603
Lincoln, NE 68501-2603

Dear Carl,

Thank you for your gift of \$35,000.00 on 03/17/2022 to the Lincoln Community Foundation. It has been added to the Give to Lincoln Day Fund.

The Lincoln Community Foundation is a catalyzing force that seeks to create a better future for our community by making grants that advance charitable activities and by helping donors make gifts to support nonprofit organizations. In addition, LCF serves in a leadership role and focuses significant support to address identified community needs and opportunities by inclusively uniting people, institutions and resources in an effort to lead positive change.

We look forward to working together again. Your generosity will certainly make a difference.

With appreciation,


Alec Gorynski
President

Thank you, Carl, for your
long standing & continued support
for our community via
Give To Lincoln Day!

This letter is your receipt and provides verification that the Lincoln Community Foundation has provided no goods or services in exchange for your gift. The Lincoln Community Foundation has exclusive legal control over the contributed assets. Please retain this letter with your tax records for the current year.



MAR 28 2022

Excellence. Accountability. Impact.™

ASSESSMENT AREA:

West Gate Bank considers having two Primary Assessment Area's: Lancaster County within MSA 30700 (Lincoln, NE) and Douglas/Sarpy counties within 36540 (Omaha-Council Bluffs, NE-IA). MSA 30700 covers all of Lancaster and Seward Counties. MSA 36540 covers all of Douglas, Sarpy, Saunders, Washington and Cass Counties. Within those two MSA's, **WGB's Primary Assessment Area's are Lancaster County and Douglas/Sarpy Counties.**

WGB also believes that two miles is a reasonable distance for a customer to travel for his/her banking needs; however, with advances in technology (mobile banking with mobile deposit, online banking, bill pay, etc), we are able to conveniently reach customers beyond the two-mile radius.

WGB's seven Lincoln branches touch 73/80 (91.3%) Census Tracts in Lancaster County within MSA 30700 and 72/75 (96%) Census Tracts in the Lincoln city limits. When our Southridge branch closes October 3, 2023, our remaining six branches will still touch 87.5% and 92%, respectively. The map shows a circle for the two-mile radius from each branch.

WGB's four Omaha area branches touch 58/210 (27.6%) Census Tracts in our AA within MSA 36540, 39/163 (23.9%) Census Tracts in Douglas County and 19/47 (40.4%) Census Tracts in Sarpy County within a 2-mile radius. Within a 3-mile radius, our Omaha branches touch 47.6%, 41.1%, and 70.2%, respectively. The map shows a circle for the two-mile and three-mile radius from each branch.

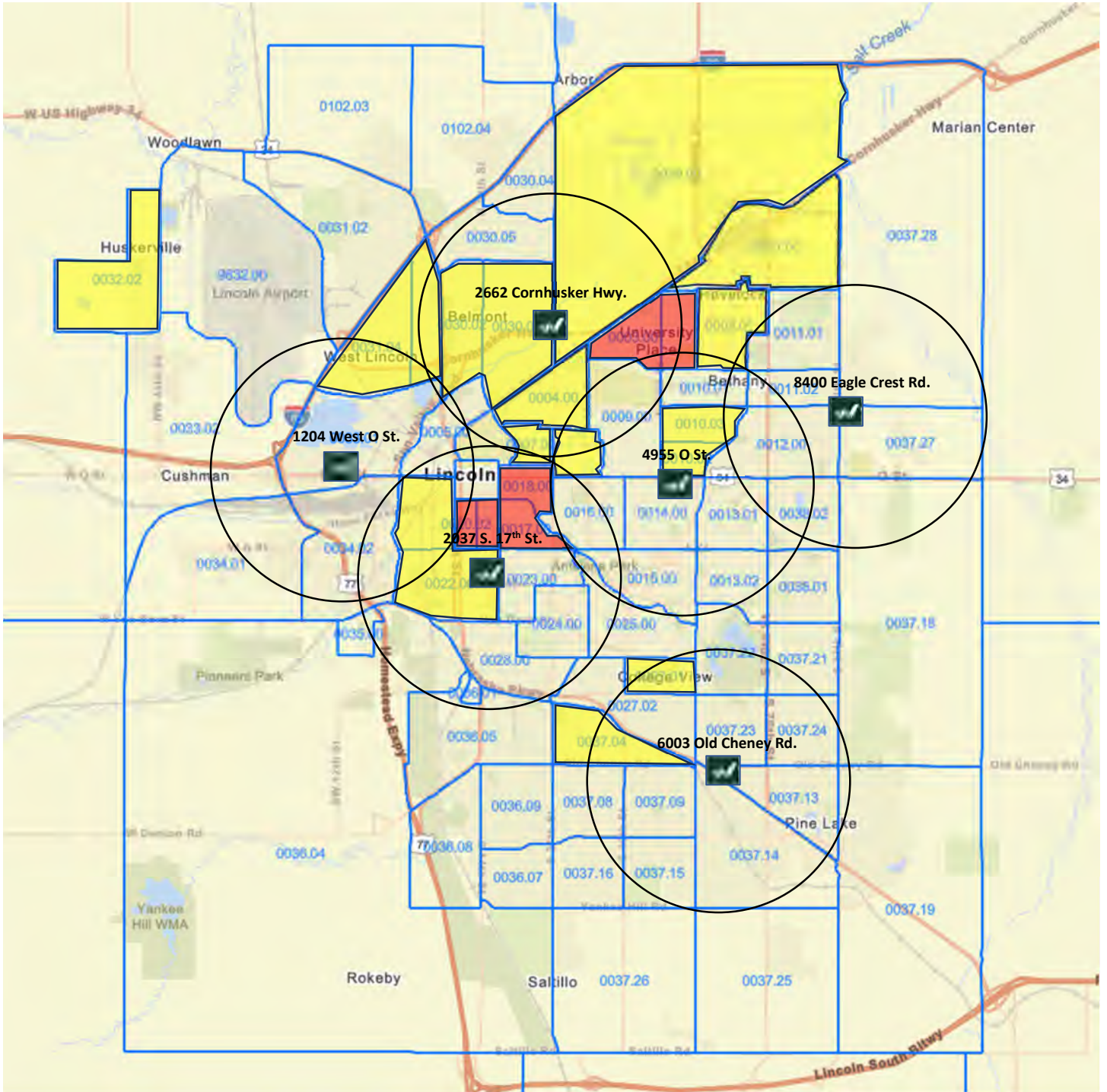
Our overall Self-Assessed Assessment area includes the Correspondent Banks we service throughout Nebraska and in surrounding states (see attached map and spreadsheet for exact locations).

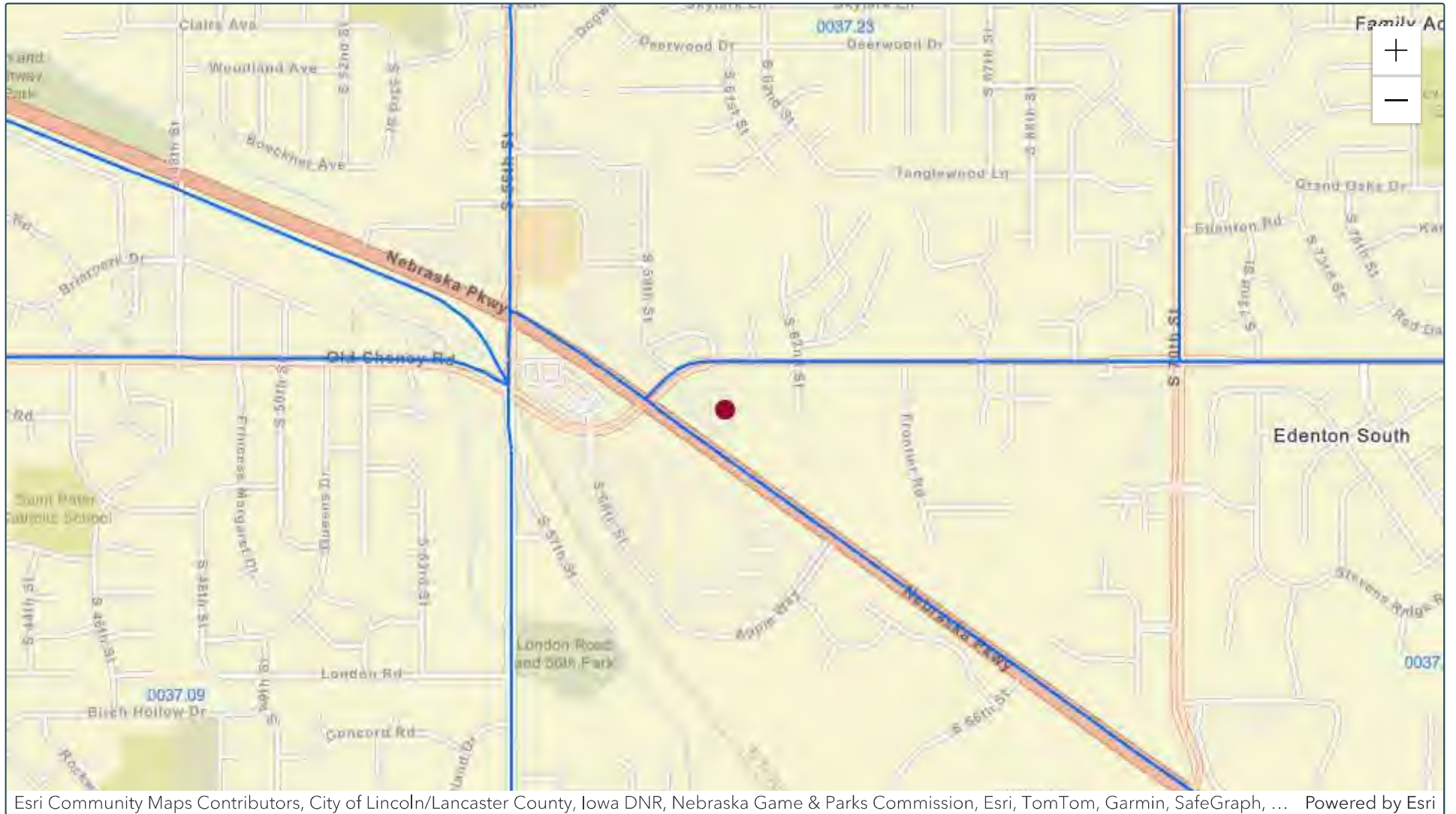
WEST GATE BANK COVERAGE: CENSUS TRACT
MSA 30700 - LANCASTER COUNTY

1.00	16.00	31.03	37.16
2.01	17.00	31.04	37.18
2.02	18.00	32.02	37.19
3.00	19.00	33.01	37.21
4.00	20.01	33.02	37.22
5.00	20.02	34.01	37.23
6.00	21.00	34.02	37.24
7.00	22.00	35.00	37.25
8.00	23.00	36.01	37.26
9.00	24.00	36.04	37.27
10.01	25.00	36.05	37.28
10.02	27.01	36.07	38.01
10.03	27.02	36.08	38.02
11.01	28.00	36.09	101.00
11.02	29.00	37.04	102.02
12.00	30.02	37.08	102.03
13.01	30.03	37.09	102.04
13.02	30.04	37.13	103.00
14.00	30.05	37.14	104.01
15.00	31.02	37.15	104.02

Lincoln Census Tract

2-mile radius





● Matched Address: 6003 Old Cheney Rd, Lincoln, Nebraska, 68516
MSA: 30700 - LINCOLN, NE || State: 31 - NEBRASKA || County: 109 - LANCASTER COUNTY || Tract Code: 0037.13

● Selected Tract
MSA: || State: || County: || Tract Code:



2023 FFIEC Geocode Census Report

Matched Address: 6003 Old Cheney Rd, Lincoln, Nebraska, 68516
 MSA: 30700 - LINCOLN, NE
 State: 31 - NEBRASKA
 County: 109 - LANCASTER COUNTY
 Tract Code: 0037.13

Summary Census Demographic Information

Tract Income Level	Upper
Underserved or Distressed Tract	No
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,500
2023 Estimated Tract Median Family Income	\$161,781
2020 Tract Median Family Income	\$131,313
Tract Median Family Income %	159.39
Tract Population	2929
Tract Minority %	13.69
Tract Minority Population	401
Owner-Occupied Units	804
1- to 4- Family Units	871

Census Income Information

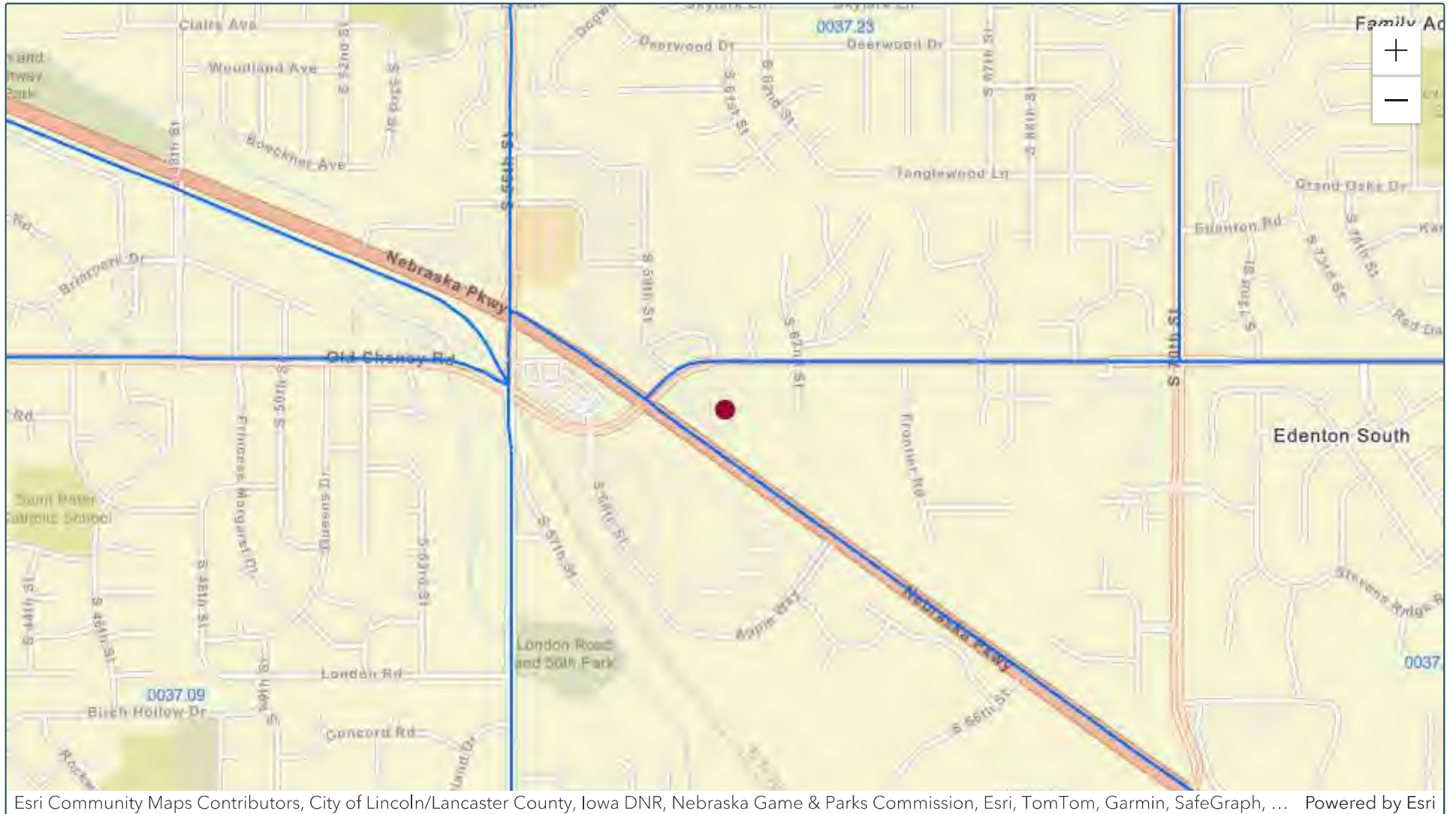
Tract Income Level	Upper
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$82,381
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,500
% below Poverty Line	4.06
Tract Median Family Income %	159.39
2020 Tract Median Family Income	\$131,313
2023 Estimated Tract Median Family Income	\$161,781
2020 Tract Median Household Income	\$113,375

Census Population Information

Tract Population	2929
Tract Minority %	13.69
Number of Families	889
Number of Households	1081
Non-Hispanic White Population	2528
Tract Minority Population	401
American Indian Population	1
Asian/Hawaiian/Pacific Islander Population	150
Black Population	51
Hispanic Population	86
Other/Two or More Races Population	113

Census Housing Information

Total Housing Units	1150
1- to 4- Family Units	871
Median House Age (Years)	18
Owner-Occupied Units	804
Renter Occupied Units	277
Owner Occupied 1- to 4- Family Units	804
Inside Principal City?	YES
Vacant Units	69



● Matched Address: 6003 Old Cheney Rd, Lincoln, Nebraska, 68516
MSA: 30700 - LINCOLN, NE || State: 31 - NEBRASKA || County: 109 - LANCASTER COUNTY || Tract Code: 0037.13

● Selected Tract
MSA: || State: || County: || Tract Code:



2023 FFIEC Geocode Census Report

Matched Address: 6003 Old Cheney Rd, Lincoln, Nebraska, 68516
 MSA: 30700 - LINCOLN, NE
 State: 31 - NEBRASKA
 County: 109 - LANCASTER COUNTY
 Tract Code: 0037.13

Summary Census Demographic Information

Tract Income Level	Upper
Underserved or Distressed Tract	No
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Census Income Information

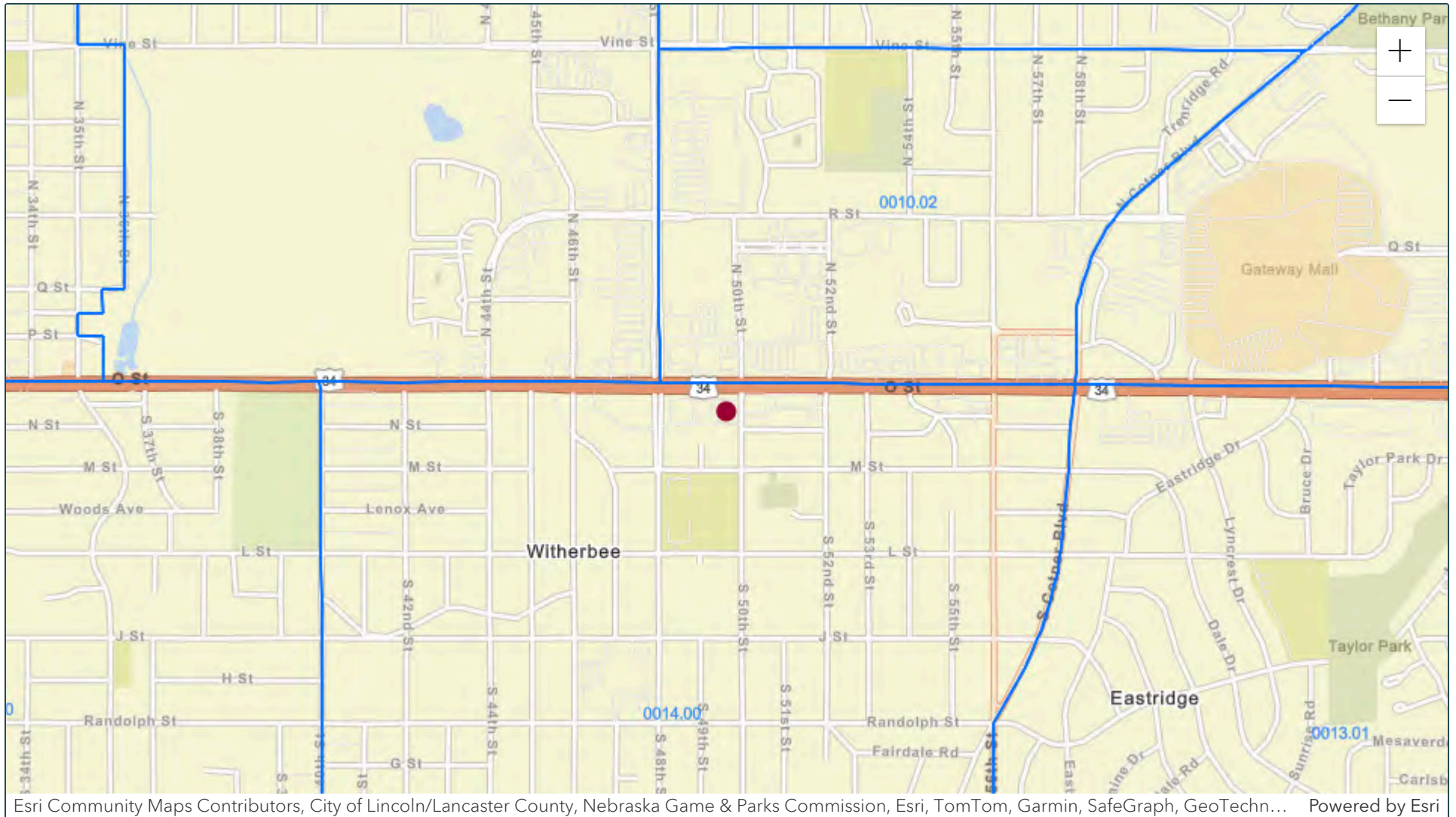
Tract Income Level	Upper
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Black Population	51
Hispanic Population	86
Other/Two or More Races Population	113

Census Housing Information

Total Housing Units	1150
1- to 4- Family Units	871
Median House Age (Years)	18
Owner-Occupied Units	804
Renter Occupied Units	277
Owner Occupied 1- to 4- Family Units	804
Inside Principal City?	YES
Vacant Units	69



 Matched Address: 4955 O St, Lincoln, Nebraska, 68510
MSA: 30700 - LINCOLN, NE || State: 31 - NEBRASKA || County: 109 - LANCASTER COUNTY || Tract Code: 0014.00

 Selected Tract
MSA: || State: || County: || Tract Code:


2023 FFIEC Geocode Census Report

Matched Address: 4955 O St, Lincoln, Nebraska, 68510
 MSA: 30700 - LINCOLN, NE
 State: 31 - NEBRASKA
 County: 109 - LANCASTER COUNTY
 Tract Code: 0014.00

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,500
2023 Estimated Tract Median Family Income	\$95,339
2020 Tract Median Family Income	\$77,383
Tract Median Family Income %	93.93
Tract Population	4833
Tract Minority %	18.73
Tract Minority Population	905
Owner-Occupied Units	1472
1- to 4- Family Units	1840

Census Income Information

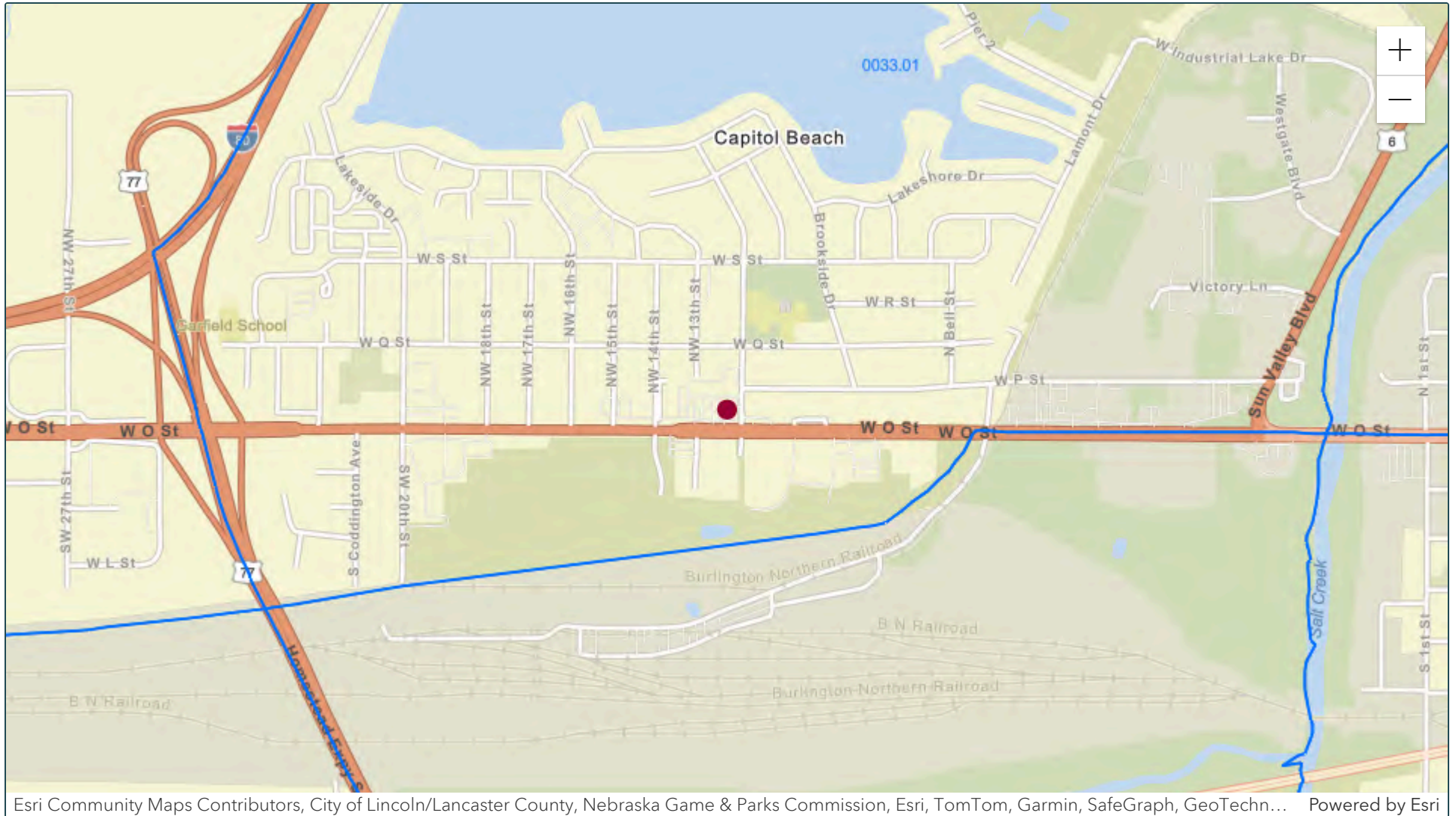
Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$82,381
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,500
% below Poverty Line	12.73
Tract Median Family Income %	93.93
2020 Tract Median Family Income	\$77,383
2023 Estimated Tract Median Family Income	\$95,339
2020 Tract Median Household Income	\$58,491

Census Population Information

Tract Population	4833
Tract Minority %	18.73
Number of Families	1097
Number of Households	2015
Non-Hispanic White Population	3928
Tract Minority Population	905
American Indian Population	22
Asian/Hawaiian/Pacific Islander Population	135
Black Population	133
Hispanic Population	357
Other/Two or More Races Population	258

Census Housing Information

Total Housing Units	2080
1- to 4- Family Units	1840
Median House Age (Years)	63
Owner-Occupied Units	1472
Renter Occupied Units	543
Owner Occupied 1- to 4- Family Units	1472
Inside Principal City?	YES
Vacant Units	65



 Matched Address: 1204 W O St, Lincoln, Nebraska, 68528
MSA: 30700 - LINCOLN, NE || State: 31 - NEBRASKA || County: 109 - LANCASTER COUNTY || Tract Code: 0033.01

 Selected Tract
MSA: || State: || County: || Tract Code:



2023 FFIEC Geocode Census Report

Matched Address: 1204 W O St, Lincoln, Nebraska, 68528

MSA: 30700 - LINCOLN, NE

State: 31 - NEBRASKA

County: 109 - LANCASTER COUNTY

Tract Code: 0033.01

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,500
2023 Estimated Tract Median Family Income	\$95,826
2020 Tract Median Family Income	\$77,784
Tract Median Family Income %	94.41
Tract Population	4237
Tract Minority %	26.76
Tract Minority Population	1134
Owner-Occupied Units	775
1- to 4- Family Units	1235

Census Income Information

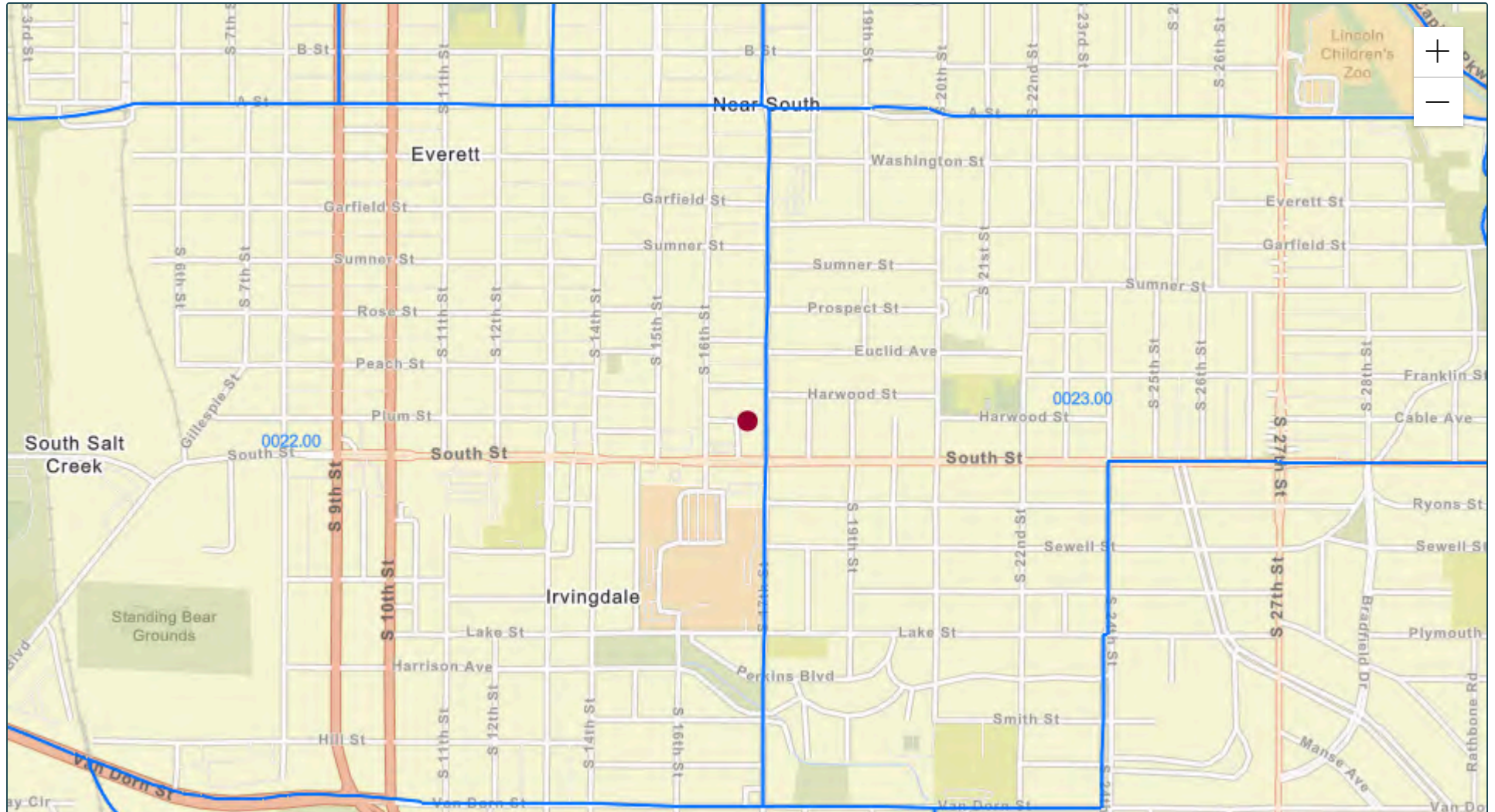
Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$82,381
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,500
% below Poverty Line	24.91
Tract Median Family Income %	94.41
2020 Tract Median Family Income	\$77,784
2023 Estimated Tract Median Family Income	\$95,826
2020 Tract Median Household Income	\$55,898

Census Population Information

Tract Population	4237
Tract Minority %	26.76
Number of Families	791
Number of Households	1599
Non-Hispanic White Population	3103
Tract Minority Population	1134
American Indian Population	24
Asian/Hawaiian/Pacific Islander Population	219
Black Population	243
Hispanic Population	434
Other/Two or More Races Population	214

Census Housing Information

Total Housing Units	1839
1- to 4- Family Units	1235
Median House Age (Years)	29
Owner-Occupied Units	775
Renter Occupied Units	824
Owner Occupied 1- to 4- Family Units	732
Inside Principal City?	YES
Vacant Units	240



Esri Community Maps Contributors, City of Lincoln/Lancaster County, Nebraska Game & Parks Commission, Esri, TomTom, Garmin, SafeGraph, GeoTechn... Powered by Esri

● Matched Address: 2037 S 17th St, Lincoln, Nebraska, 68502
MSA: 30700 - LINCOLN, NE || State: 31 - NEBRASKA || County: 109 - LANCASTER COUNTY || Tract Code: 0022.00

● Selected Tract
MSA: || State: || County: || Tract Code:



2023 FFIEC Geocode Census Report

Matched Address: 2037 S 17th St, Lincoln, Nebraska, 68502

MSA: 30700 - LINCOLN, NE

State: 31 - NEBRASKA

County: 109 - LANCASTER COUNTY

Tract Code: 0022.00

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,500
2023 Estimated Tract Median Family Income	\$74,491
2020 Tract Median Family Income	\$60,463
Tract Median Family Income %	73.39
Tract Population	5550
Tract Minority %	35.91
Tract Minority Population	1993
Owner-Occupied Units	1046
1- to 4- Family Units	2235

Census Income Information

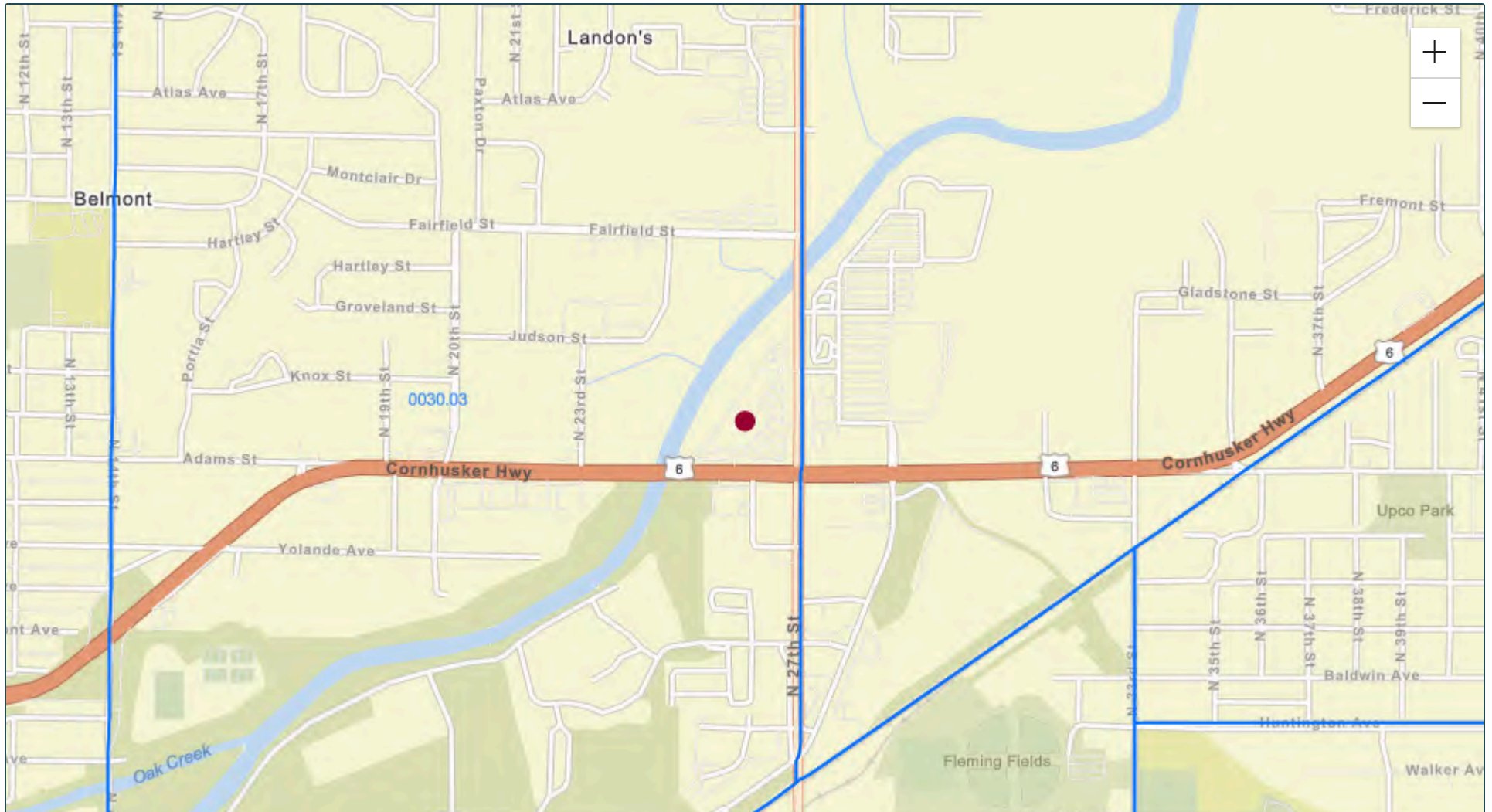
Tract Income Level	Moderate
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$82,381
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,500
% below Poverty Line	19.00
Tract Median Family Income %	73.39
2020 Tract Median Family Income	\$60,463
2023 Estimated Tract Median Family Income	\$74,491
2020 Tract Median Household Income	\$49,983

Census Population Information

Tract Population	5550
Tract Minority %	35.91
Number of Families	1180
Number of Households	2397
Non-Hispanic White Population	3557
Tract Minority Population	1993
American Indian Population	55
Asian/Hawaiian/Pacific Islander Population	265
Black Population	477
Hispanic Population	843
Other/Two or More Races Population	353

Census Housing Information

Total Housing Units	2636
1- to 4- Family Units	2235
Median House Age (Years)	76
Owner-Occupied Units	1046
Renter Occupied Units	1351
Owner Occupied 1- to 4- Family Units	1046
Inside Principal City?	YES
Vacant Units	239



Esri Community Maps Contributors, City of Lincoln/Lancaster County, Nebraska Game & Parks Commission, Esri, TomTom, Garmin, SafeGraph, GeoTechn... Powered by Esri

 Matched Address: 2662 Cornhusker Hwy, Lincoln, Nebraska, 68521
MSA: 30700 - LINCOLN, NE || State: 31 - NEBRASKA || County: 109 - LANCASTER COUNTY || Tract Code: 0030.03

 Selected Tract
MSA: || State: || County: || Tract Code:


2023 FFIEC Geocode Census Report

Matched Address: 2662 Cornhusker Hwy, Lincoln, Nebraska, 68521
 MSA: 30700 - LINCOLN, NE
 State: 31 - NEBRASKA
 County: 109 - LANCASTER COUNTY
 Tract Code: 0030.03

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,500
2023 Estimated Tract Median Family Income	\$76,501
2020 Tract Median Family Income	\$62,095
Tract Median Family Income %	75.37
Tract Population	5185
Tract Minority %	37.76
Tract Minority Population	1958
Owner-Occupied Units	1089
1- to 4- Family Units	1521

Census Income Information

Tract Income Level	Moderate
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$82,381
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,500
% below Poverty Line	14.84
Tract Median Family Income %	75.37
2020 Tract Median Family Income	\$62,095
2023 Estimated Tract Median Family Income	\$76,501
2020 Tract Median Household Income	\$46,106

Census Population Information

Tract Population	5185
Tract Minority %	37.76
Number of Families	1346
Number of Households	2163
Non-Hispanic White Population	3227
Tract Minority Population	1958
American Indian Population	31
Asian/Hawaiian/Pacific Islander Population	302
Black Population	508
Hispanic Population	845
Other/Two or More Races Population	272

Census Housing Information

Total Housing Units	2226
1- to 4- Family Units	1521
Median House Age (Years)	37
Owner-Occupied Units	1089
Renter Occupied Units	1074
Owner Occupied 1- to 4- Family Units	1089
Inside Principal City?	YES
Vacant Units	63



2023 FFIEC Geocode Census Report

Matched Address: 8400 Eagle Crest Rd, Lincoln, Nebraska, 68505
 MSA: 30700 - LINCOLN, NE
 State: 31 - NEBRASKA
 County: 109 - LANCASTER COUNTY
 Tract Code: 0037.27

Summary Census Demographic Information

Tract Income Level	Upper
Underserved or Distressed Tract	No
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,500
2023 Estimated Tract Median Family Income	\$140,486
2020 Tract Median Family Income	\$114,028
Tract Median Family Income %	138.41
Tract Population	2651
Tract Minority %	15.13
Tract Minority Population	401
Owner-Occupied Units	804
1- to 4- Family Units	827

Census Income Information

Tract Income Level	Upper
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$82,381
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,500
% below Poverty Line	5.49
Tract Median Family Income %	138.41
2020 Tract Median Family Income	\$114,028
2023 Estimated Tract Median Family Income	\$140,486
2020 Tract Median Household Income	\$109,221

Census Population Information

Tract Population	2651
Tract Minority %	15.13
Number of Families	661
Number of Households	897
Non-Hispanic White Population	2250
Tract Minority Population	401
American Indian Population	7
Asian/Hawaiian/Pacific Islander Population	145
Black Population	45
Hispanic Population	116
Other/Two or More Races Population	88

Census Housing Information

Total Housing Units	897
1- to 4- Family Units	827
Median House Age (Years)	10
Owner-Occupied Units	804
Renter Occupied Units	93
Owner Occupied 1- to 4- Family Units	797
Inside Principal City?	YES
Vacant Units	0

WEST GATE BANK COVERAGE: CENSUS TRACT
MSA 36540 - DOUGLAS COUNTY

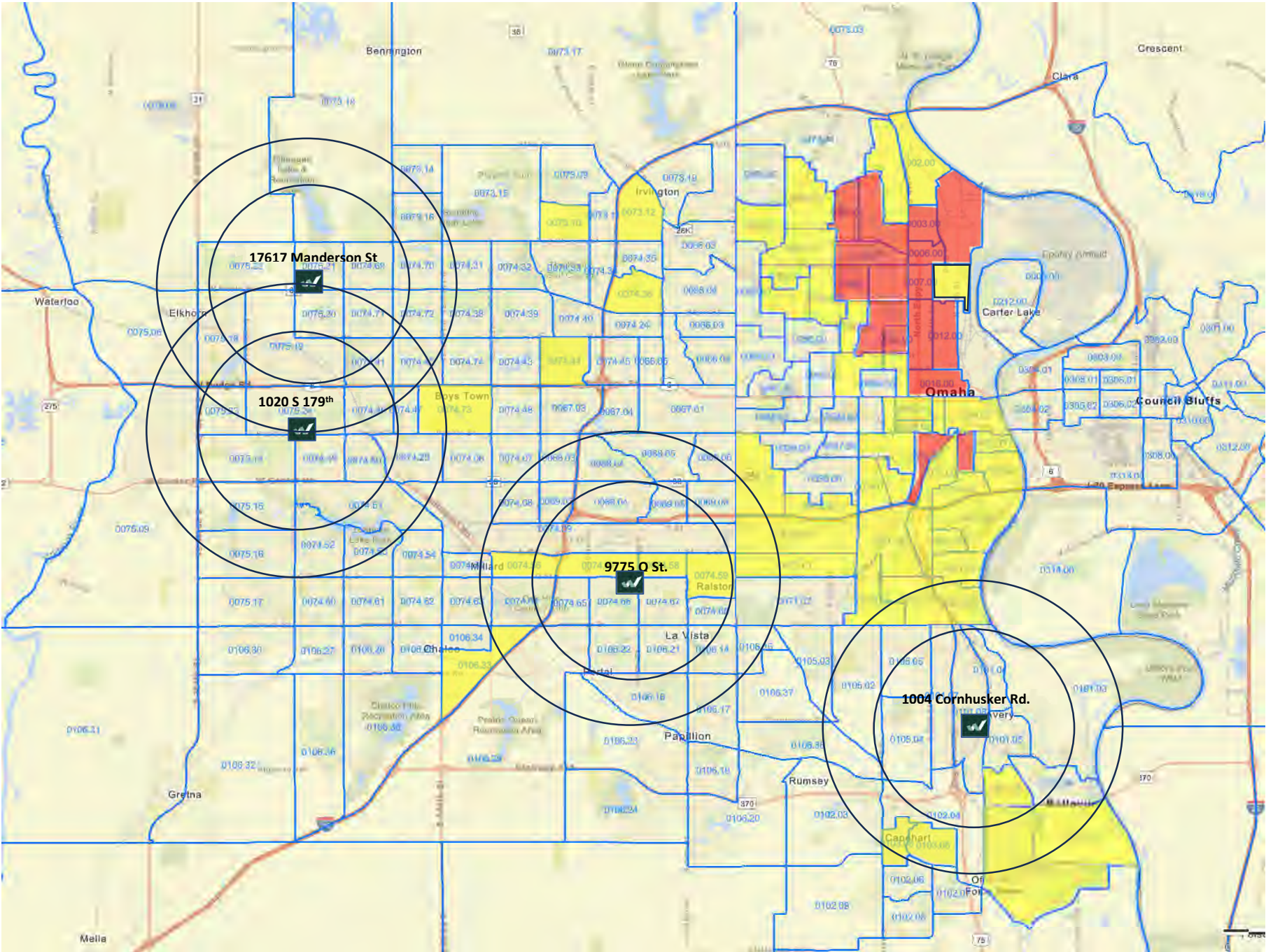
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3.00	50.00	71.01	74.52
4.00	51.00	71.02	74.53
5.00	52.00	73.03	74.54
6.00	53.00	73.04	74.55
7.00	54.00	73.09	74.56
8.00	55.00	73.10	74.57
11.00	56.00	73.11	74.58
12.00	57.00	73.12	74.59
16.00	58.00	73.14	74.60
18.00	59.01	73.15	74.61
19.00	59.02	73.16	74.62
20.00	60.00	73.17	74.63
21.00	61.01	73.18	74.64
22.00	61.02	73.19	74.65
23.00	62.02	73.20	74.66
24.00	63.01	74.06	74.67
25.00	63.02	74.07	74.68
26.00	63.03	74.08	74.69
27.00	64.00	74.09	74.70
28.00	65.03	74.24	74.71
29.00	65.04	74.29	74.72
30.00	65.05	74.31	74.73
31.00	65.06	74.32	74.74
32.00	66.03	74.33	75.04
33.00	66.04	74.34	75.05
34.01	66.05	74.35	75.06
34.02	66.06	74.36	75.08
35.00	67.01	74.38	75.09
36.00	67.03	74.39	75.14
37.00	67.04	74.40	75.15
38.00	68.03	74.41	75.16
39.00	68.04	74.42	75.17
40.00	68.05	74.43	75.18
42.00	68.06	74.44	75.19
43.00	69.03	74.45	75.20
44.00	69.04	74.46	75.21
45.00	69.05	74.47	75.22
46.00	69.06	74.48	75.23
47.00	70.01	74.49	75.24
48.00	70.02	74.50	

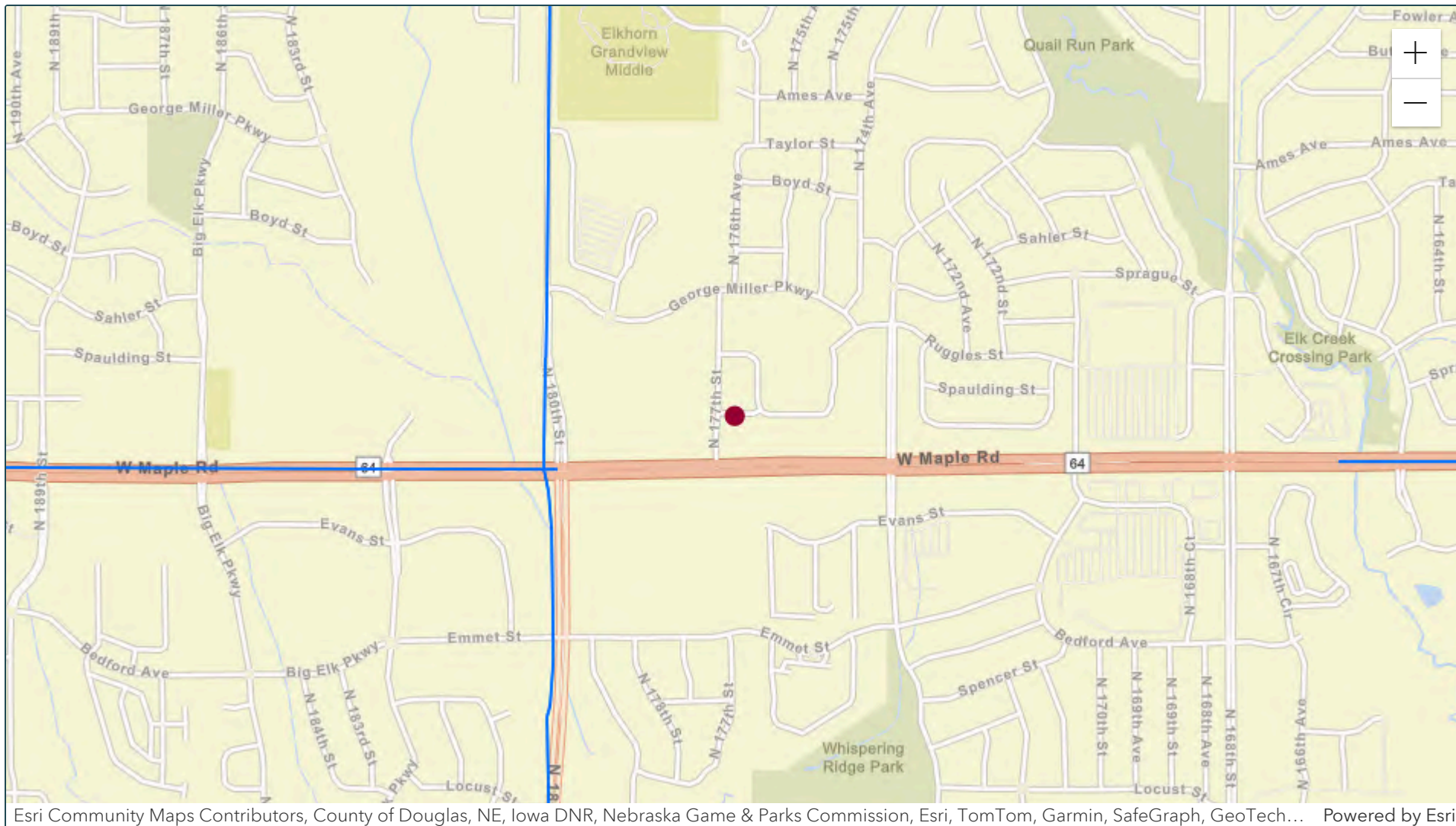
WEST GATE BANK COVERAGE: CENSUS TRACT
MSA 36540 - SARPY COUNTY

101.03	104.01	106.25
101.04	104.02	106.26
101.05	105.02	106.27
101.06	105.03	106.29
101.07	105.04	106.30
101.08	105.05	106.31
102.03	106.14	106.32
102.04	106.15	106.33
102.05	106.16	106.34
102.06	106.17	106.35
102.07	106.19	106.36
102.08	106.20	106.37
102.09	106.21	106.38
103.02	106.22	107.01
103.05	106.23	107.02
103.06	106.24	

Omaha Census Tract

2 mi and 3 mi radius





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 Matched Address: 17617 Manderson St, Omaha, Nebraska, 68116
MSA: 36540 - OMAHA-COUNCIL BLUFFS, NE-IA || State: 31 - NEBRASKA || County: 055 - DOUGLAS COUNTY || Tract Code: 0075.21

 Selected Tract
MSA: || State: || County: || Tract Code:



2023 FFIEC Geocode Census Report

Matched Address: 17617 Manderson St, Omaha, Nebraska, 68116
 MSA: 36540 - OMAHA-COUNCIL BLUFFS, NE-IA
 State: 31 - NEBRASKA
 County: 055 - DOUGLAS COUNTY
 Tract Code: 0075.21

Summary Census Demographic Information

Tract Income Level	Upper
Underserved or Distressed Tract	No
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$109,200
2023 Estimated Tract Median Family Income	\$140,497
2020 Tract Median Family Income	\$112,880
Tract Median Family Income %	128.66
Tract Population	4078
Tract Minority %	23.59
Tract Minority Population	962
Owner-Occupied Units	992
1- to 4- Family Units	1167

Census Income Information

Tract Income Level	Upper
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$87,733
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$109,200
% below Poverty Line	0.00
Tract Median Family Income %	128.66
2020 Tract Median Family Income	\$112,880
2023 Estimated Tract Median Family Income	\$140,497
2020 Tract Median Household Income	\$112,608

Census Population Information

Tract Population	4078
Tract Minority %	23.59
Number of Families	924
Number of Households	1117
Non-Hispanic White Population	3116
Tract Minority Population	962
American Indian Population	11
Asian/Hawaiian/Pacific Islander Population	407
Black Population	121
Hispanic Population	248
Other/Two or More Races Population	175

Census Housing Information

Total Housing Units	1167
1- to 4- Family Units	1167
Median House Age (Years)	13
Owner-Occupied Units	992
Renter Occupied Units	125
Owner Occupied 1- to 4- Family Units	992
Inside Principal City?	YES
Vacant Units	50



2023 FFIEC Geocode Census Report

Matched Address: 1020 S 179th Ct, Omaha, Nebraska, 68118
 MSA: 36540 - OMAHA-COUNCIL BLUFFS, NE-IA
 State: 31 - NEBRASKA
 County: 055 - DOUGLAS COUNTY
 Tract Code: 0075.24

Summary Census Demographic Information

Tract Income Level	Upper
Underserved or Distressed Tract	No
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$109,200
2023 Estimated Tract Median Family Income	\$172,460
2020 Tract Median Family Income	\$138,558
Tract Median Family Income %	157.93
Tract Population	4502
Tract Minority %	17.21
Tract Minority Population	775
Owner-Occupied Units	1065
1- to 4- Family Units	1204

Census Income Information

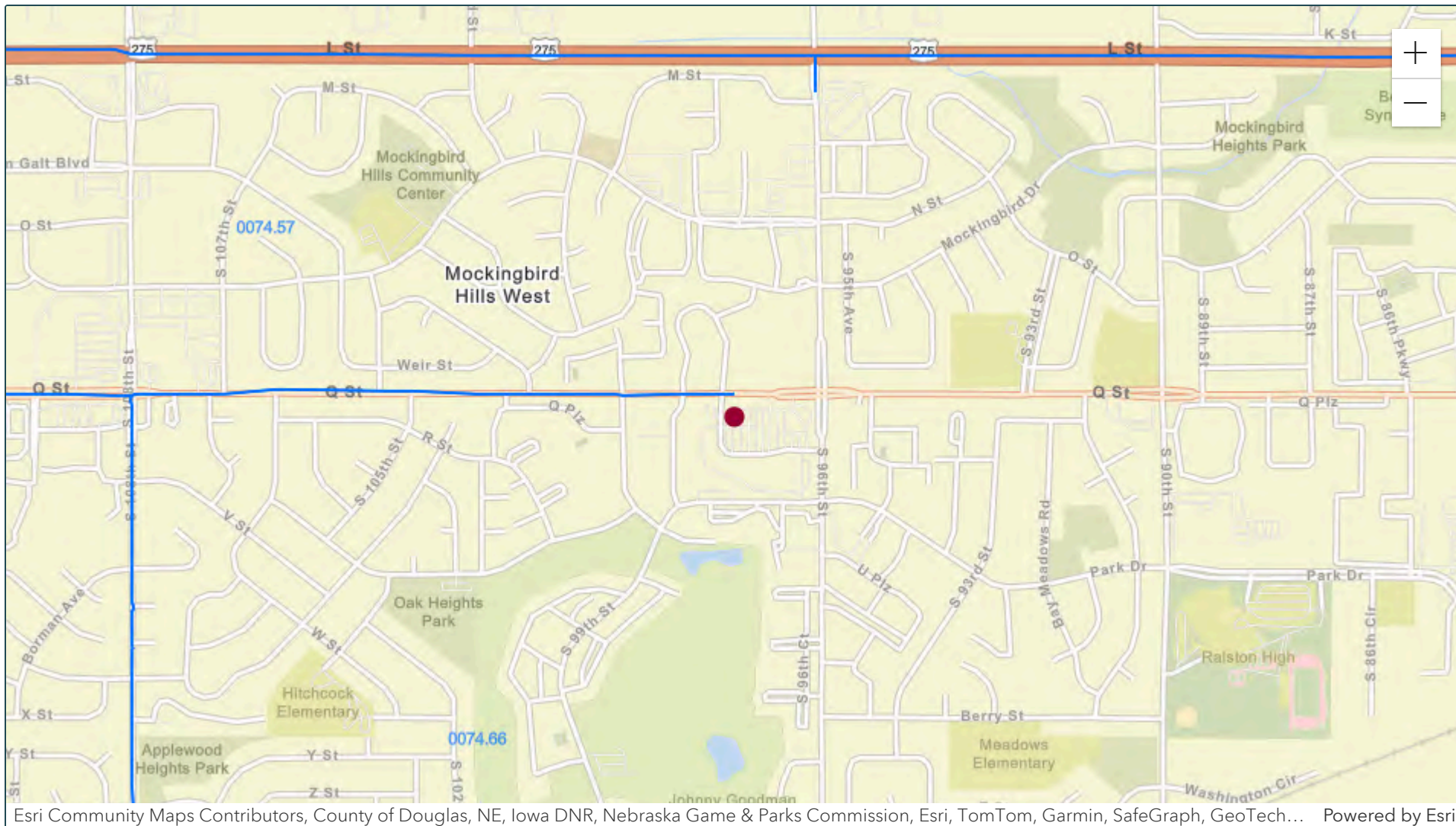
Tract Income Level	Upper
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$87,733
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$109,200
% below Poverty Line	0.55
Tract Median Family Income %	157.93
2020 Tract Median Family Income	\$138,558
2023 Estimated Tract Median Family Income	\$172,460
2020 Tract Median Household Income	\$109,593

Census Population Information

Tract Population	4502
Tract Minority %	17.21
Number of Families	1141
Number of Households	1652
Non-Hispanic White Population	3727
Tract Minority Population	775
American Indian Population	6
Asian/Hawaiian/Pacific Islander Population	326
Black Population	59
Hispanic Population	200
Other/Two or More Races Population	184

Census Housing Information

Total Housing Units	1752
1- to 4- Family Units	1204
Median House Age (Years)	13
Owner-Occupied Units	1065
Renter Occupied Units	587
Owner Occupied 1- to 4- Family Units	1051
Inside Principal City?	YES
Vacant Units	100



 Matched Address: 9775 Q St, Omaha, Nebraska, 68127
MSA: 36540 - OMAHA-COUNCIL BLUFFS, NE-IA || State: 31 - NEBRASKA || County: 055 - DOUGLAS COUNTY || Tract Code: 0074.66

 Selected Tract
MSA: || State: || County: || Tract Code:



2023 FFIEC Geocode Census Report

Matched Address: 9775 Q St, Omaha, Nebraska, 68127
 MSA: 36540 - OMAHA-COUNCIL BLUFFS, NE-IA
 State: 31 - NEBRASKA
 County: 055 - DOUGLAS COUNTY
 Tract Code: 0074.66

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$109,200
2023 Estimated Tract Median Family Income	\$96,817
2020 Tract Median Family Income	\$77,788
Tract Median Family Income %	88.66
Tract Population	5826
Tract Minority %	26.90
Tract Minority Population	1567
Owner-Occupied Units	1031
1- to 4- Family Units	1289

Census Income Information

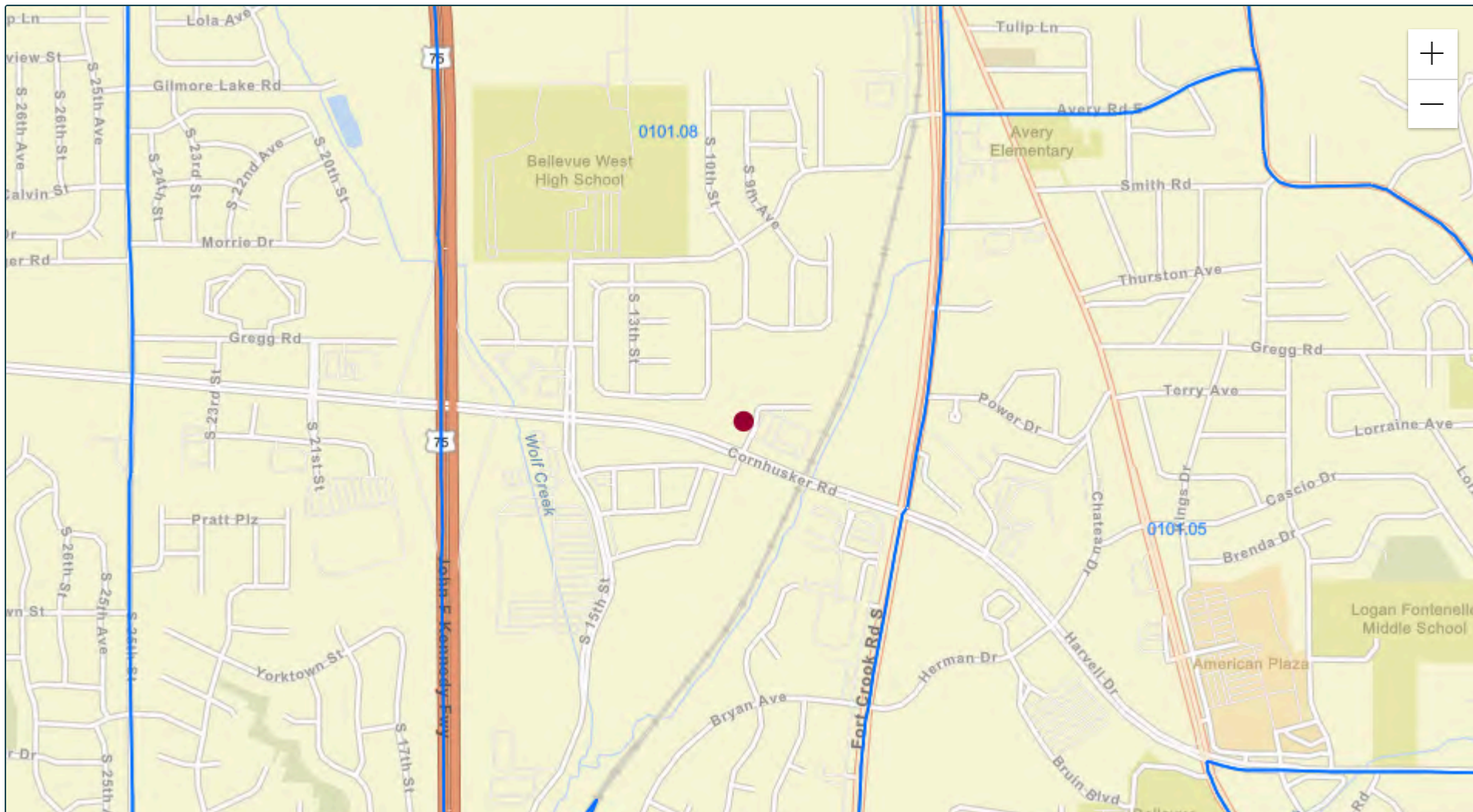
Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$87,733
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$109,200
% below Poverty Line	10.58
Tract Median Family Income %	88.66
2020 Tract Median Family Income	\$77,788
2023 Estimated Tract Median Family Income	\$96,817
2020 Tract Median Household Income	\$56,538

Census Population Information

Tract Population	5826
Tract Minority %	26.90
Number of Families	1298
Number of Households	2620
Non-Hispanic White Population	4259
Tract Minority Population	1567
American Indian Population	20
Asian/Hawaiian/Pacific Islander Population	196
Black Population	372
Hispanic Population	748
Other/Two or More Races Population	231

Census Housing Information

Total Housing Units	2716
1- to 4- Family Units	1289
Median House Age (Years)	41
Owner-Occupied Units	1031
Renter Occupied Units	1589
Owner Occupied 1- to 4- Family Units	1031
Inside Principal City?	YES
Vacant Units	96



Esri Community Maps Contributors, Sarpy County, Iowa DNR, Nebraska Game & Parks Commission, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, ... Powered by Esri

 Matched Address: 1004 Cornhusker Rd, Bellevue, Nebraska, 68123
MSA: 36540 - OMAHA-COUNCIL BLUFFS, NE-IA || State: 31 - NEBRASKA || County: 153 - SARPY COUNTY || Tract Code: 0101.08

 Selected Tract
MSA: || State: || County: || Tract Code:



2023 FFIEC Geocode Census Report

Matched Address: 1004 Cornhusker Rd, Bellevue, Nebraska, 68123
 MSA: 36540 - OMAHA-COUNCIL BLUFFS, NE-IA
 State: 31 - NEBRASKA
 County: 153 - SARPY COUNTY
 Tract Code: 0101.08

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$109,200
2023 Estimated Tract Median Family Income	\$109,648
2020 Tract Median Family Income	\$88,100
Tract Median Family Income %	100.41
Tract Population	4073
Tract Minority %	40.39
Tract Minority Population	1645
Owner-Occupied Units	1062
1- to 4- Family Units	1224

Census Income Information

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$87,733
2023 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$109,200
% below Poverty Line	18.57
Tract Median Family Income %	100.41
2020 Tract Median Family Income	\$88,100
2023 Estimated Tract Median Family Income	\$109,648
2020 Tract Median Household Income	\$67,674

Census Population Information

Tract Population	4073
Tract Minority %	40.39
Number of Families	1040
Number of Households	1617
Non-Hispanic White Population	2428
Tract Minority Population	1645
American Indian Population	28
Asian/Hawaiian/Pacific Islander Population	120
Black Population	440
Hispanic Population	795
Other/Two or More Races Population	262

Census Housing Information

Total Housing Units	1672
1- to 4- Family Units	1224
Median House Age (Years)	34
Owner-Occupied Units	1062
Renter Occupied Units	555
Owner Occupied 1- to 4- Family Units	1052
Inside Principal City?	NO
Vacant Units	55

**WEST GATE BANK
CRA
LOAN-TO-DEPOSIT RATIOS (IN 000's)**

YEAR TO DATE 2023

	<u>3/31/2023</u>	<u>6/30/2023</u>	<u>9/30/2023</u>	<u>12/31/2023</u>
LOANS	853,308	880,964	\$ 873,639	\$ 883,332
DEPOSITS	1,016,050	1,035,159	\$ 1,087,876	\$ 1,093,990
RATIO	83.98%	85.10%	80.31%	80.74%

YEAR TO DATE 2022

	<u>3/31/2022</u>	<u>6/30/2022</u>	<u>9/30/2022</u>	<u>12/31/2022</u>
LOANS	\$ 823,255	815,490	823,151	853,898
DEPOSITS	\$ 904,452	892,725	855,177	882,700
RATIO	91.02%	91.35%	96.26%	96.74%

CALENDAR YEAR 2021

	<u>3/31/2021</u>	<u>6/30/2021</u>	<u>9/30/2021</u>	<u>12/31/2021</u>
LOANS	\$ 741,596	\$ 719,496	\$ 824,737	\$ 804,699
DEPOSITS	\$ 824,213	\$ 816,555	\$ 812,434	\$ 866,169
RATIO	89.98%	88.11%	101.51%	92.90%

CALENDAR YEAR 2020

	<u>3/31/2020</u>	<u>6/30/2020</u>	<u>9/30/2020</u>	<u>12/31/2020</u>
LOANS	\$ 684,509	\$ 766,380	\$ 666,995	\$ 691,195
DEPOSITS	\$ 732,963	\$ 825,661	\$ 782,339	\$ 788,219
RATIO	93.39%	92.82%	85.26%	87.69%

CALENDAR YEAR 2019

	<u>3/31/2019</u>	<u>6/30/2019</u>	<u>9/30/2019</u>	<u>12/31/2019</u>
LOANS	\$ 499,083	\$ 554,452	\$ 642,231	\$ 634,303
DEPOSITS	\$ 588,709	\$ 528,211	\$ 621,470	\$ 611,099
RATIO	84.78%	104.97%	103.34%	103.80%

CALENDAR YEAR 2018

	<u>3/31/2018</u>	<u>6/30/2018</u>	<u>9/30/2018</u>	<u>12/31/2018</u>
LOANS	\$ 426,181	\$ 452,860	\$ 465,380	\$ 483,137
DEPOSITS	\$ 464,773	\$ 454,927	\$ 494,084	\$ 505,077
RATIO	91.70%	99.55%	94.19%	95.66%

CALENDAR YEAR 2017

	<u>3/31/2017</u>	<u>6/30/2017</u>	<u>9/30/2017</u>	<u>12/31/2017</u>
LOANS	\$ 388,937	\$ 411,496	\$ 391,620	\$ 384,073
DEPOSITS	\$ 426,137	\$ 449,493	\$ 384,526	\$ 410,864
RATIO	91.27%	91.55%	101.84%	93.48%

CALENDAR YEAR 2016

	<u>3/31/2016</u>	<u>6/30/2016</u>	<u>9/30/2016</u>	<u>12/31/2016</u>
LOANS	\$ 342,833	\$ 357,968	\$ 373,358	\$ 398,644
DEPOSITS	\$ 396,688	\$ 392,189	\$ 391,499	\$ 421,334
RATIO	86.42%	91.27%	95.37%	94.61%

CALENDAR YEAR 2015

	<u>3/31/2015</u>	<u>6/30/2015</u>	<u>9/30/2015</u>	<u>12/31/2015</u>
LOANS	\$ 291,965	\$ 304,625	\$ 316,046	\$ 327,738
DEPOSITS	\$ 338,017	\$ 331,125	\$ 370,607	\$ 378,308
RATIO	86.38%	92.00%	85.28%	86.63%

CALENDAR YEAR 2014

	<u>3/31/2014</u>	<u>6/30/2014</u>	<u>9/30/2014</u>	<u>12/31/2014</u>
LOANS	\$ 262,809	\$ 268,297	\$ 271,813	\$ 275,554
DEPOSITS	\$ 328,048	\$ 321,173	\$ 316,516	\$ 338,944
RATIO	80.11%	83.54%	85.88%	81.30%

CALENDAR YEAR 2013

	<u>3/31/2013</u>	<u>6/30/2013</u>	<u>9/30/2013</u>	<u>12/31/2013</u>
LOANS	\$ 244,810	\$ 258,772	\$ 266,557	\$ 270,184
DEPOSITS	\$ 297,570	\$ 292,917	\$ 293,713	\$ 319,086
RATIO	82.27%	88.34%	90.75%	84.67%

CALENDAR YEAR 2012

	<u>3/31/2012</u>	<u>6/30/2012</u>	<u>9/30/2012</u>	<u>12/31/2012</u>
LOANS	\$ 208,035	\$ 219,012	\$ 241,232	\$ 240,005
DEPOSITS	\$ 252,707	\$ 248,251	\$ 257,951	\$ 283,938
RATIO	82.32%	88.22%	93.52%	84.53%

CALENDAR YEAR 2011

	<u>3/31/2011</u>	<u>6/30/2011</u>	<u>9/30/2011</u>	<u>12/31/2011</u>
LOANS	\$ 220,524	\$ 217,318	\$ 220,753	\$ 208,212
DEPOSITS	\$ 237,688	\$ 237,207	\$ 228,542	\$ 250,117
RATIO	92.78%	91.62%	96.59%	83.25%

CALENDAR YEAR 2010

	<u>3/31/2010</u>	<u>6/30/2010</u>	<u>9/30/2010</u>	<u>12/31/2010</u>
LOANS	\$ 223,628	\$ 225,762	\$ 235,036	\$ 223,853
DEPOSITS	\$ 216,958	\$ 212,374	\$ 218,246	\$ 232,661
RATIO	103.07%	106.30%	107.69%	96.21%

CALENDAR YEAR 2009

	<u>3/31/2009</u>	<u>6/30/2009</u>	<u>9/30/2009</u>	<u>12/31/2009</u>
LOANS	\$ 230,592	\$ 229,126	\$ 234,282	\$ 229,440
DEPOSITS	\$ 201,075	\$ 208,643	\$ 211,783	\$ 221,068
RATIO	114.68%	109.82%	110.62%	103.79%

CALENDAR YEAR 2008

	<u>3/31/2008</u>	<u>6/30/2008</u>	<u>9/30/2008</u>	<u>12/31/2008</u>
LOANS	\$ 220,261	\$ 219,285	\$ 234,523	\$ 232,398
DEPOSITS	\$ 206,767	\$ 196,785	\$ 195,265	\$ 195,132
RATIO	106.53%	111.43%	120.10%	119.10%

CALENDAR YEAR 2007

	<u>3/31/2007</u>	<u>6/30/2007</u>	<u>9/30/2007</u>	<u>12/31/2007</u>
LOANS	\$ 205,675	\$ 205,199	\$ 209,450	\$ 211,726
DEPOSITS	\$ 223,559	\$ 217,777	\$ 212,760	\$ 209,036
RATIO	92.00%	94.22%	98.44%	101.29%

CALENDAR YEAR 2006

	<u>3/31/2006</u>	<u>6/30/2006</u>	<u>9/30/2006</u>	<u>12/31/2006</u>
LOANS	\$ 216,430	\$ 216,776	\$ 208,753	\$ 197,371
DEPOSITS	\$ 200,231	\$ 202,432	\$ 206,647	\$ 205,201
RATIO	108.09%	107.09%	101.02%	96.18%

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