FDIC State Profile

FALL 2003

Minnesota

Minnesota's employment situation remains weak in the first half of 2003.

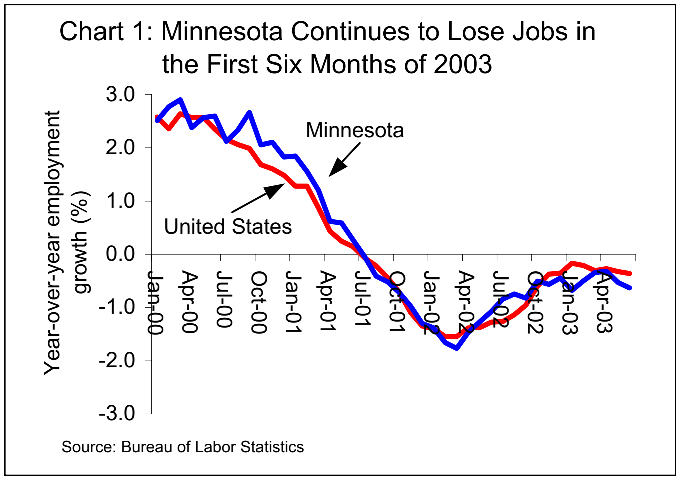
- Minnesota's economy continues to shed jobs in the first half of 2003, continuing a trend of decline that began in July 2001 (see Chart 1).
- Job losses continue to be the most serious in the manufacturing sector. Jobs added in the government sector were a source of strength through most of 2002 and the first five months of 2003, but took a significant hit in June as a result of the state's budgetary difficulties.
- The unemployment rate has been stable, moving between 4.3 percent and 4.4 percent for more than a year, despite the rapid pace of job losses. The stability of the unemployment rate suggests that many Minnesota workers are leaving the labor force after they lose their jobs.

Commercial real estate markets in the Minneapolis MSA have been weakened by the economic downturn.

- A general softening of real estate markets has occurred in the Minneapolis metropolitan area, most notably in office markets, where vacancy rates have increased substantially during the past three years (see Chart 2).
- Office vacancy rates in the metropolitan area increased from 14.5 percent at second quarter 2002 to 19.3 percent in second quarter 2003, reflecting weak absorption trends and an abundance of sublease space.
- Vacancy rates in the area's industrial real estate market also have increased, but considerably less than that observed in comparably sized markets throughout the country.

Higher prices for Minnesota's major agricultural commodities point to improved farm income in 2003.

- Near ideal growing conditions in the summer of 2003 imply record harvests of both corn and soybeans.
- If expected harvests are realized, corn and soybean prices will likely decline from the heights of 2003, but still be higher than the 2000-2003 period.
- Financial results for cattle and hog producers improved moderately in 2003. Cattle and hog prices are expected to improve substantially in both sectors as declining supplies support higher prices. Dairy prices are at their lowest point in more than 20 years, the result of continuing overproduction (see Chart 3).



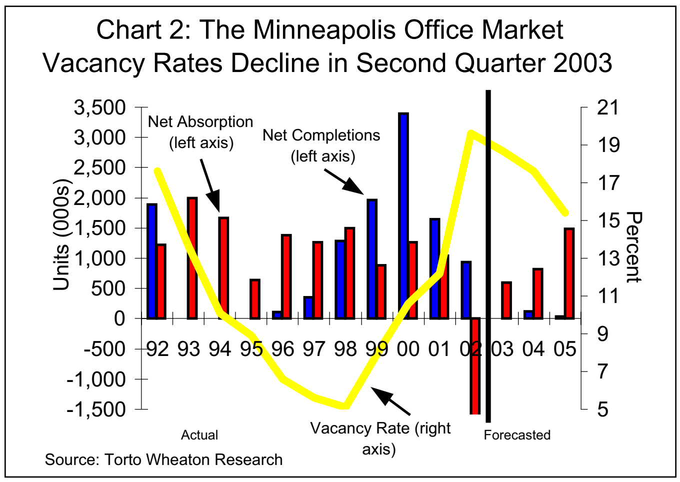


Chart 3: Crop Prices Better in 2003 - Expected Large Harvest Implies Lower Prices in 2004

	2001	2002	Est 2003	Proj 2004	Proportion of State's Ag Revenue
Corn	1.85	1.97	2.30	2.10	18%
Soybeans	4.54	4.25	5.50	4.85	16%
Wheat	2.62	2.78	3.56	3.10	3%
Cattle	72.71	67.50	76.00	80.00	11%
Hogs	45.81	33.50	39.50	42.50	17%
Milk	14.97	12.10	11.75	11.65	16%

Note: Grain prices are for marketing year of each crop.
Crop quantities are per bushel; livestock and milk are per hundredweight
Source: USDA July 2003

Softening commercial real estate markets challenge the state's metropolitan commercial lenders.

- Many insured institutions in the Minneapolis-St. Paul metropolitan area have increased reliance on commercial real estate (CRE) loans during the past two years (see Chart 4).
- This increased exposure has occurred as the area's CRE markets, most notably office and industrial, softened significantly during the past two years. Office vacancy rates have risen to the highest levels in nearly a decade.
- Weakness in CRE markets is not evident in total past-due figures. The March 2003 median loan delinquency ratio was a relatively low 1.6 percent, unchanged from two years ago. However, the proportion of insured institutions reporting delinquency ratios exceeding 5 percent has risen from 7.14 percent to 9.20 percent over the same period.

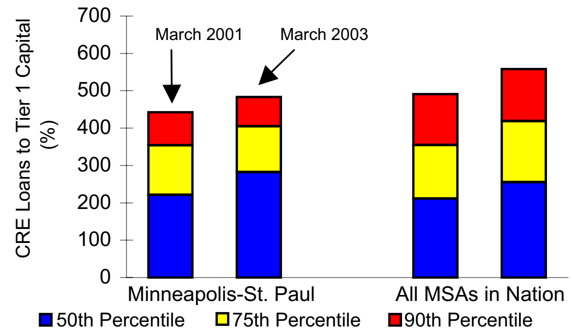
Community banks headquartered in Minnesota continue to report sound asset quality, despite the economic slowdown.

- Noncurrent and past-due loan levels remain moderate and have not risen noticeably among most insured institutions (see Chart 5). Charge-off rates also remain low.
- Loan loss reserve levels have declined in proportion to total loans, but remain stable relative to the level of problem loans.

Community institutions in Minnesota continue to face funding challenges.

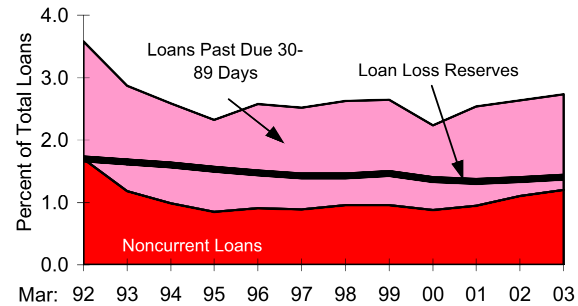
- Utilization of core funds to support assets declined steadily throughout the 1990s, because of negative population trends, competitive challenges from larger banks and nonbanks, and significant disintermediation of funds into the stock and bond markets. As a result, the median core deposits to total assets ratio for community institutions declined from 85 percent to 77 percent between March 1993 and March 2003.
- To counter declining deposits, community institutions headquartered in Minnesota increased reliance on noncore funds, such as large time deposits and borrowings.
- The use of borrowings, primarily Federal Home Loan Bank advances, has increased dramatically. Between March 1998 and March 2003, the proportion of community institutions with borrowings making up at least 10 percent of total funds increased from 7.8 percent to 13.9 percent.
- The weak economy and significant declines in the stock market have prompted a substantial shift of funds into the banking system. However, as seen in Chart 6, most of the benefit has accrued to the nation's larger banks.
- See "Kansas City Regional Perspectives - Despite Recent Deposit Growth, Community Banks Continue to Face Funding Challenge," *FDIC Outlook*, Spring 2003, for further discussion about funding.

Chart 4: Institutions in the Minneapolis MSA Have Increased Exposures to CRE



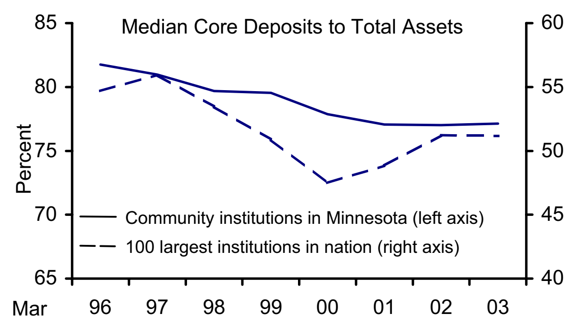
CRE loans are loans made for construction or development, multifamily housing or nonresidential real estate.
Source: Bank and Thrift Call Reports, excluding new and specialty

Chart 5: Past-Due Loans Remain Relatively Low and Reserves Remain Stable



Source: Bank Call Reports, commercial banks with assets less than $250 million headquartered in Minnesota, excluding de novos and specialty banks

Chart 6: Core Funding Has Increased at Larger Institutions More Than Smaller Institutions



Source: Bank and Thrift Call Reports. Community institutions are FDIC-insured institutions with total assets under $250 million headquartered in Minnesota.

Minnesota at a Glance

General Information	Mar-03	Mar-02	Mar-01	Mar-00	Mar-99
Institutions (#)	488	501	513	520	529
Total Assets (in thousands)	108,199,650	110,237,286	184,135,990	164,774,685	147,451,077
New Institutions (# < 3 years)	14	17	21	16	17
New Institutions (# < 9 years)	35	34	37	29	31

Capital	Mar-03	Mar-02	Mar-01	Mar-00	Mar-99
Tier 1 Leverage (median)	8.93	8.84	8.94	8.81	8.85

Asset Quality	Mar-03	Mar-02	Mar-01	Mar-00	Mar-99
Past-Due and Nonaccrual (median %)	2.18%	2.20%	2.18%	1.87%	2.20%
Past-Due and Nonaccrual >= 5%	80	70	63	48	71
ALLL/Total Loans (median %)	1.31%	1.31%	1.26%	1.31%	1.37%
ALLL/Noncurrent Loans (median multiple)	1.55	1.52	1.88	2.11	2.07
Net Loan Losses/Loans (aggregate)	0.11%	0.33%	0.90%	0.55%	0.54%

Earnings	Mar-03	Mar-02	Mar-01	Mar-00	Mar-99
Unprofitable Institutions (#)	19	25	22	18	20
Percent Unprofitable	3.89%	4.99%	4.29%	3.46%	3.78%
Return on Assets (median %)	1.25	1.22	1.13	1.23	1.08
25th Percentile	0.77	0.75	0.72	0.80	0.75
Net Interest Margin (median %)	4.29%	4.40%	4.35%	4.52%	4.32%
Yield on Earning Assets (median)	6.26%	7.00%	8.40%	8.20%	7.87%
Cost of Funding Earning Assets (median)	1.95%	2.63%	4.07%	3.71%	3.57%
Provisions to Avg. Assets (median)	0.10%	0.10%	0.10%	0.07%	0.07%
Noninterest Income to Avg. Assets (median)	0.61%	0.58%	0.60%	0.59%	0.60%
Overhead to Avg. Assets (median)	2.91%	2.94%	2.98%	2.94%	2.95%

Liquidity/Sensitivity	Mar-03	Mar-02	Mar-01	Mar-00	Mar-99
Loans to Deposits (median %)	77.45%	77.23%	78.14%	77.18%	72.26%
Loans to Assets (median %)	65.81%	65.65%	67.11%	65.33%	62.14%
Brokered Deposits (# of Institutions)	129	133	130	126	122
Bro. Deps./Assets (median for above inst.)	3.35%	2.53%	2.77%	2.60%	3.39%
Noncore Funding to Assets (median)	12.17%	12.27%	12.22%	11.68%	9.54%
Core Funding to Assets (median)	76.64%	75.96%	76.47%	77.09%	78.74%

Bank Class	Mar-03	Mar-02	Mar-01	Mar-00	Mar-99
State Nonmember	319	326	336	334	341
National	120	126	127	135	137
State Member	27	27	28	29	29
S&L	10	10	10	10	10
Savings Bank	12	12	12	12	12
Mutually Insured	0	0	0	0	0

MSA Distribution	# of Inst.	Assets	% Inst.	% Assets
No MSA	311	22,022,116	63.73%	20.35%
Minneapolis-St Paul MN-WI	116	80,423,831	23.77%	74.33%
St Cloud MN	21	2,312,834	4.30%	2.14%
Duluth-Superior MN-WI	17	1,099,108	3.48%	1.02%
Rochester MN	6	1,010,095	1.23%	0.93%
La Crosse WI-MN	6	242,145	1.23%	0.22%
Grand Forks ND-MN	6	260,250	1.23%	0.24%
Fargo-Moorhead ND-MN	5	829,271	1.02%	0.77%