Officials Share Insights on Future of GA. Community Banking

Adam Brimmer
**THE 'GODLEY' REAL ESTATE MARKET**

**CURRENT LISTINGS**

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Price Range</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>163 Inventory</td>
<td>$103,15 - $38,360</td>
<td>Savannah Mall: 110 $229,244 $228,537 $110.699 9 percent $137,640 $581,250 0</td>
</tr>
</tbody>
</table>

**SALES HISTORY**

<table>
<thead>
<tr>
<th>Year</th>
<th>Sales</th>
<th>Average price per square foot</th>
<th>Average sales price</th>
<th>Sold with at least 3 bedrooms</th>
<th>Sold with at least 4 bedrooms</th>
<th>High sale price</th>
<th>Low sale price</th>
<th>Sold homes under $100K</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>110</td>
<td>$239,244</td>
<td>$288,357</td>
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**2010 SALES SNAPSHOT**

- **Lowest:** Godley Park Way
  - Price: $99,900
  - Size: 1,249 square feet (3 bedrooms, 2 bath)

- **Medium:** 36th Grasslands Drive
  - Price: $76,170
  - Size: 2,350 square feet (4 bedrooms, 2 bath)

- **Highest:** 2 Grandview Court
  - Price: $505,000
  - Size: 4,757 square feet (5 bedrooms, 3 bath)

**THE GODLEY COMMUNITY**

- **Schools:** Godley Station elementary/middle school, Effingham County High School.
- **Neighborhoods:** Godley neighborhood near Ogeechee Road and Pooler Parkway.
- **Homes for Sale:** 201 Godley Station Dr., 150 Godley Park Dr.
- **Builders:** Landmark 24 Realty, is active in several Godley subdivisions.
- **Pros:** Less crowded, no rush-hour traffic.
- **Cons:** Fewer amenities, limited commercial activity.

**Community Events**

- **Godley Station Elementary School:** Located at 201 Godley Station Dr., Savannah, GA 31406. Contact: (912) 277-6600.
- **Godley Park Elementary School:** Located at 150 Godley Park Dr., Savannah, GA 31406. Contact: (912) 277-6600.

**Community Resources**

- **Local Businesses:** Savannah Morning News, 501 W. Godley Station Dr., Savannah, GA 31406. Contact: (912) 277-6600.
- **Community Groups:** Savannah Garden Club, 101 Godley Station Rd., Savannah, GA 31406. Contact: (912) 277-6600.

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Q: The current economic decline is widely considered the worst since the Great Depression, surpassing even the savings and loan crisis of 30 years ago. Has the severity of this decline altered the way you approach your job, either from a philosophical or a pragmatic standpoint?

A: Banking (FTC): Through this crisis one of the things that's important to know is how to be a good lender, both from a banking industry standpoint and from a regulator's standpoint. We see that institutions that have well-defined business plans, management that has the expertise to generate business and those that have chosen to participate in those with good capital levels will be the ones that will be able to withstand this crisis better.

Q. Regulators talk about establishing a “new normal” — a baseline for capital that must be maintained. How do you define that? How do you view the economic climate we’re in where we have a low level of economic growth? Do you see that as a way of playing it safe? What’s your philosophy with respect to how you can help banks weather this storm?

A: Banking (FTC): You take the same examination approach for banks, regardless of their size, by incorporating the risk profile of every institution. We look at whether they have identified their problems. Do they have the resources to address them? What type of loans are these banks? Are they more competitive or do they have a captive market? Are they trying to diversify? Do they have a well-defined business plan? Where do they have knowledge and expertise? Bankers and regulators are all going through this at the same time and are taking the lessons learned and incorporating them into their daily work. We will have to keep a close eye on these institutions to make sure that they are in a position of being able to remain solvent and to make changes as needed to ensure that they are able to continue to operate as a bank.

Q: A high percentage of community banks survived this crisis. How do you think that will impact the future of community banks? Will they be able to compete as effectively as the larger banks?

A: Banking (FTC): We think that the community banks have a good future. They are able to better understand the needs of their customers and are able to tailor their services to meet those needs. They have a good understanding of the community and are able to serve the community better than larger banks. They are able to focus on the needs of the community and are able to serve the community better than larger banks.

Q. Given the stark differences in the way the big banks do business versus small banks, do you envision a day when these differences will disappear?

A: Banking (FTC): We are not sure if that day will come. We are not sure if the differences will disappear. We do see a trend towards larger banks offering more services to their customers. However, we do not think that the differences will disappear completely. There are still some differences in how the big banks and community banks operate. We are not sure if these differences will disappear completely.