



**TEXAS VETERANS LAND BOARD  
SPECIAL CALLED MEETING**

**August 5, 2025**

**The Honorable Dawn Buckingham, M.D.**

Chair

**Mr. James Rothfelder**

Member

**Rear Admiral Judson Scott**

USN, Retired

Member

Tony Dale

Executive Secretary

**Dawn Buckingham, M.D.**  
Commissioner, General Land Office  
Chairwoman

**James Rothfelder**  
Board Member



**Tony Dale**  
US Army Veteran  
Executive Secretary

**Judson Scott**  
Rear Admiral, US Navy (Retired)  
Board Member

## **TEXAS VETERANS LAND BOARD**

### **NOTICE OF SPECIAL CALLED MEETING**

The Texas Veterans Land Board will conduct a special called meeting to be held in person on August 5, 2025, at 10:00 A.M. at Stephen F. Austin Building, 1700 N. Congress Ave., Room 170, in accordance with the Texas Government Code §551 (Open Meetings Act).

Access to the meeting by members of the public will be published in advance in the Texas Register in accordance with the Texas Open Meetings Act. A link to access the meeting via video will be posted on the Texas General Land Office's website on the morning of the meeting.

Any member of the public who wishes to address the Veterans Land Board on a matter within the authority of the Veterans Land Board should indicate so at the start of the meeting or during any public comment period.

#### **I. AGENDA**

1. Call to order
  - a. Roll call and quorum established
  - b. Invocation
  - c. Pledge of Allegiance to the U.S. and Texas flags
  - d. Presentation of Alamo flag by Board to Chaplain
2. Approval of minutes from the meeting of May 13, 2025.
3. Citizen communication (Two Minutes each. No deliberations with the Board. The Board may respond only with factual statements, recitation of existing policy, and requests for an item to be placed on a future Agenda.)
4. Chair and Board Member Opening Comments.
5. Veterans Land Board Bond Funds Management
  - a. Quarterly Veterans Land, Housing and Home Improvement Program Update for Fiscal Year 2025 3rd Quarter.
  - b. Consideration and possible action on a resolution authorizing the transfer of funds from the Veterans Land Board to the General Land Office for direct and indirect administration expenses for Fiscal Year 26.

- c. Consideration and possible action on resident room rates in the Texas State Veterans Home Program and delegation of authority to the Executive Secretary to adjust resident room rates in Texas State Veterans Homes, and other related matters.
- 6. Veterans Land Board Land and Housing
  - a. Consideration and possible action to set aside bids received from the Online Bidding Forfeited Land Sale held June 2, 2025, to July 17, 2025, on any tract where the account holder is making an appeal.
  - b. Consideration and possible action to accept and award all qualified high bids received from the Online Bidding Forfeited Land Sale held June 2, 2025, to July 17, 2025.
  - c. Consideration and possible action on request to forfeit VLB delinquent land accounts and accounts involved in tax suits.
  - d. Consideration and possible action on request to Order for Sale land tracts that may be included in the next Online Bidding Forfeited Land Sale and to set the next Quarterly Electronic Forfeited Land Sale bidding period to begin September 2, 2025, through October 16, 2025.
  - e. Consideration and possible action to delegate authority to the Executive Secretary to execute a credit reporting service agreement for the Texas Veterans Land and Home Improvement Loan Programs.
- 7. Texas State Veterans Cemeteries
  - a. Report on Texas State Veterans Cemetery operations.
  - b. Consideration and possible action on delegation of authority to the Executive Secretary to amend a contract for the management and operations of the Central Texas State Veterans Cemetery in Killeen.
  - c. Consideration and possible action to execute a contract for the management and operations of the West Texas State Veterans Cemetery in Lubbock.
  - d. Consideration and possible action on the submission of a grant application to the U.S. Veterans Administration's National Cemetery Administration for the development and construction of a sixth Texas State Veterans Cemetery in east Texas in the vicinity of Longview.
- 8. Texas State Veterans Homes
  - a. Report on State Veterans Home Operations.
- 9. Legal Services
  - a. Consideration and possible action to renew the management and operations agreement for the Richard A. Anderson Texas State Veterans Home in Houston.
- 10. Construction Service
  - a. Update of construction projects.
- 11. Executive Secretary Report
  - a. Report on Fiscal Year 26 Operational Plan.
  - b. Report on Veterans Land Board operations.

## **II. EXECUTIVE SESSION**

*In accordance with Chapter 551, Government Code, the Texas Veterans Land Board will now convene in Executive Session pursuant to the following provisions of the Texas Open Meetings Act, Chapter 551, of the Texas Government Code:*

- a. Government Code §551.071 - Consultation with attorneys regarding issues concerning construction and warranty at the Richard A. Anderson Texas State Veterans Home in Houston, Texas.
- b. Government Code §551.071(2) – Consultation with attorneys regarding issues related to the operations and management contract and construction of the Tuskegee Airmen Texas State Veteran Home in Fort Worth, Texas, pursuant to the Board authority under Texas Natural Resources Code, §164.005.

## **III. RECONVENE REGULAR AGENDA**

12. Consideration and possible action, if any, on items discussed in Executive Session.

13. Chair and Board Member Closing Comments.

14. Adjournment.

*An unscheduled Closed Executive Session may be called to discuss any item on this posted agenda provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.*

*The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the Board. Separate agenda items may be combined and discussed together at the discretion of the Chair. Any final action, decision, or vote on a matter deliberated in Closed Executive Session shall be made in an open meeting pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code. Certain information may be presented to and by the Board, under the headings of "Citizen Communications", and "Board Comments" however, by law, the Board shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place. The General Counsel has approved the Executive Session Items on this agenda.*

*The Texas Veterans Land Board meeting room is wheelchair accessible and accessible parking spots are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact (800)998-4456 for further information.*



**ANTHONY W. DALE**  
Executive Secretary





TEXAS VETERANS LAND BOARD  
SPECIAL CALLED MEETING  
Tuesday, May 13, 2025, 10:00 A.M.  
1700 Congress Avenue, Room 170, Austin, TX 78701

---

1. Call to order
  - a. Chief Clerk Jennifer Jones, acting as Chair, called the meeting to order at 10:03 A.M.
  - b. The Chair declared a quorum present.

Members present were:

Chief Clerk Jennifer Jones  
Board Member James Rothfelder  
Board Member Judson Scott

Also present:

Executive Secretary Tony Dale  
Assistant Executive Secretary Darren Fitz Gerald  
General Counsel Jeff Gordon
  - c. Invocation was led by Chaplain of the Day U.S. Army Veteran Major Joshua Shaver.
  - d. The Chair led the Pledge of Allegiance to the U.S. and Texas flags.
    - i. Presentation to Chaplain by the Board of a flag flown over the Alamo in honor of his contributions to veterans.
2. Approval of the minutes from the regular Board meeting of February 4, 2025. Approved by unanimous consent.
3. Citizen Communications. No members of the public testified during citizen communications.
4. Chair and Board Member Opening Comments. General comments made by the board. Mr. Rothfelder honored the memory of U.S. Army Veteran Marcus Lee Hager, Jr. who was being laid to rest on this day at an unaccompanied burial at the Central Texas State Veterans Cemetery.
5. Oath of Office ceremony for Board Member Mr. James Rothfelder for a term expiring on December 29, 2028. Oath administered by Tony Dale.
6. Recognition of retired VLB employees. Jimmy Smaragdis recognized Monica Howell for her 25 years of devoted service to the veterans of Texas.

## 7. Veterans Land Board Bond Funds Management

- a. Quarterly Veterans Land, Housing and Home Improvement Program Update for Fiscal Year 2025 2nd Quarter. This is a non-action item, therefore no action taken.
- b. Consideration and possible action on the adoption of a resolution authorizing the issuance and sale of State of Texas Veterans Bonds, Taxable Refunding Series 2025, in one or more series and installments, in an aggregate principal amount not to exceed \$250,000,000, and providing for other matters relating to the subject. Motion was made by Mr. Scott and seconded by Mr. Rothfelder, to approve according to staff recommendations. The motion carried unanimously.
- c. Consideration and possible action on redemption of outstanding bonds. Motion was made by Mr. Rothfelder and seconded by Mr. Scott, to approve according to staff recommendations. The motion carried unanimously.
- d. Consideration and possible action on the adoption of a resolution authorizing interest rate swap transactions relating to bonds issued, or to be issued, in connection with the Veterans Land Program or the Veterans Housing Assistance Program and other related matters. Motion was made by Mr. Scott and seconded by Mr. Rothfelder, to approve according to staff recommendations. The motion carried unanimously.
- e. Consideration and possible adoption of resolution authorizing liquidity facilities relating to bonds issued or to be issued in connection with the Veterans' Land Program or the Veterans' Housing Assistance Program and providing for other matters relating to the subject. Motion was made by Mr. Scott and seconded by Mr. Rothfelder, to approve according to staff recommendations. The motion carried unanimously.

## 8. Veterans Land Board Land and Housing

- a. Consideration and possible action to set aside bids received from the Online Bidding Forfeited Land Sale held March 2, 2025, to April 17, 2025, on any tract where the account holder is making an appeal. This item was withdrawn by the Chair due to no appeals.
- b. Consideration and possible action to accept and award all qualified high bids received from the Online Bidding Forfeited Land Sale held March 2, 2025, to April 17, 2025. Motion was made by Mr. Rothfelder and seconded by Mr. Scott, to approve according to staff recommendations. The motion carried unanimously.
- c. Consideration and possible action on request to forfeit VLB delinquent land accounts and accounts involved in tax suits. Motion was made by Mr. Scott and

seconded by Mr. Rothfelder, to approve according to staff recommendations. The motion carried unanimously.

- d. Consideration and possible action on request to Order for Sale land tracts that may be included in the next Online Bidding Forfeited Land Sale and to set the next Quarterly Electronic Forfeited Land Sale bidding period to begin June 2, 2025, through July 17, 2025. Motion was made by Mr. Rothfelder and seconded by Mr. Scott, to approve according to staff recommendations. The motion carried unanimously.
- e. Report on the termination of the Veterans Administration Servicing Purchase Program. This is a non-action item, therefore no action was taken.
- f. Consideration and possible action to list and charge a Broker Fee in lieu of an Origination Fee for Veterans Housing Assistance Program Loans originated by a mortgage broker. Motion was made by Mr. Scott and seconded by Mr. Rothfelder, to approve according to staff recommendations. The motion carried unanimously.

9. Texas State Veterans Cemeteries

- a. Consideration and possible action on granting an electric easement to South Plains Electrical Cooperative to maintain an electric line on West Texas State Veterans Cemetery property. Motion was made by Mr. Scott and seconded by Mr. Rothfelder, to approve according to staff recommendations. The motion carried unanimously.
- b. Report on Texas State Veteran Cemetery operations. This is a non-action item, therefore no action was taken.

10. Texas State Veterans Homes.

- a. Report on State Veterans Home Operations. This was a non-action item, therefore no action was taken.
- b. Consideration and possible action to delegate authority to Executive Secretary to award and enter into the Operations and Management contract for the William R. Courtney Texas State Veterans Home in Temple. Motion was made by Mr. Rothfelder and seconded by Mr. Scott, to approve according to staff recommendations. The motion carried unanimously.
- c. Consideration and possible action to revise the effective date of the Operations and Management contract for the Tuskegee Airmen Texas State Veterans Home in Fort Worth. Motion was made by Mr. Scott and seconded by Mr. Rothfelder,

to approve according to staff recommendations. The motion carried unanimously.

- d. Consideration and possible action on delegation of authority to the Executive Secretary on renewals of the management and operations agreements for the Bonham, El Paso, and Tyler Texas State Veterans Homes. Motion was made by Mr. Rothfelder and seconded by Mr. Scott, to approve according to staff recommendations. The motion carried unanimously.

11. Construction Services.

- a. Report on construction Projects. This was a non-action item, therefore no action was taken.

12. Executive Secretary Report.

- a. Consideration and possible action on review of Texas Administrative Code, Title 40, Part 5, Chapters 175 – 178. Motion was made by Mr. Rothfelder and seconded by Mr. Scott, to approve according to staff recommendations. The motion carried unanimously.
- b. Report on Veterans Land Board Operations This was a non-action item, therefore no action was taken.

13. Consideration and possible action, if any, on items discussed in Executive Session. This item was withdrawn by the Chair as no executive session was conducted.

14. Chair and Board Member Closing Comments. General comments made by the Board.

15. Adjournment. The meeting was adjourned in memory of U.S. Army Veteran Marcus Lee Hager, Jr at **11:28 A.M.**

**ATTEST:**

**APPROVED:**

---

Anthony Dale  
Executive Secretary

---

James Rothfelder  
Board Member



# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** John Barton, Director of VLB Bond Funds Management

**Subject:** Agenda Item 5 a - Quarterly Veterans Land, Housing and Home Improvement Program Update for Fiscal Year 2025 3<sup>rd</sup> Quarter.

**Recommendation:** This agenda item requires no action from the Board.

## Prior Board Meeting Item Updates

Bond Funds Management (BFM) has extended two liquidity agreements with the Texas Comptroller of Public accounts through August 31, 2027.

In late May, VLB sold 97 mortgages to Gateway First Bank, with proceeds totaling \$31.2 million.

Staff is currently working on the final steps to issue State of Texas Veterans Bonds, Taxable Refunding Series 2025C, which is scheduled to close August 6, 2025.

## Loan Demand – Housing

In 1983, the Legislature created the VLB Veterans Housing Assistance Program to assist Texas Veterans and Military Members in purchasing a home. Through this program, eligible Texas Veterans and Military Members have an opportunity to purchase a home with a low-interest loan with little or no money down.

Consumer demand for home loans was lower in the third quarter of the fiscal year even as interest rates dipped. With inflation stabilizing the Federal Reserve cut the benchmark interest rates in September, November, and December lowering the benchmark by 100 basis points (1.0%). In June the benchmark interest rate remained unchanged, but two rate cuts are projected to happen later in 2025. Demand for FY2025 Q3 averaged \$28.6 million per month and decreased 9.42% from FY2025 Q3 versus FY2024 Q3.

	FY2025 Q3	FY2024 Q3	Variance
Housing Loan Value	\$85,822,756	\$94,751,327	(\$8,928,571)
Housing Loans Closed	215	246	(31)

Since 2018, VLB loans have been made in 177 of 254 Texas Counties.

### Loan Demand – Home Improvement

VLB offers qualified veterans or military members loans to help pay for home repairs or upgrades through the Texas Veterans Home Improvement Program (VHIP). This program was introduced in 1986 and provides the same below-market interest rate as the housing loans. The program demand has been steadily declining over the last four years likely in response to interest rates.

	FY2025 Q3	FY2024 Q3	Variance
Home Improvement Loan Value	\$557,765	\$500,421	\$57,344
Home Improvement Loans Closed	24	23	1

For FY2025 Q3, VLB issued 24 loans under the VHIP totaling \$557,765, which was an 11% increase in loan value from FY 2024 Q3.

### Housing Loan Interest Rate Setting Process

VLB's current weekly rate setting process revolves around setting a "base" rate that is 15-150 basis points (0.15% to 1.50%) below the benchmark. Eligible borrowers with a service-connected disability rating of 30% or higher are then allowed a 50-basis point (0.50%) reduction to the "base" rate. FY2025 Q3 base/discounted rates averaged 6.10%/5.60% while FY2024 Q3 base/discounted rates averaged 6.64%/6.14%.

Since FY 2018 nearly 88% of VLB Home Loan borrowers qualified for the discounted interest rate and 42% of borrowers were first time homebuyers. Through FY 2025 Q3, 94% of borrowers qualified for the discounted rate and 48% of all borrowers were first time homebuyers.

### Loan Demand – Land

The VLB Veterans Land Loan Program is the only one of its kind in the nation. It provides Texas Veterans and Military Members the opportunity to borrow money to purchase land at favorable interest rates and terms while only requiring a minimum 5% down payment.

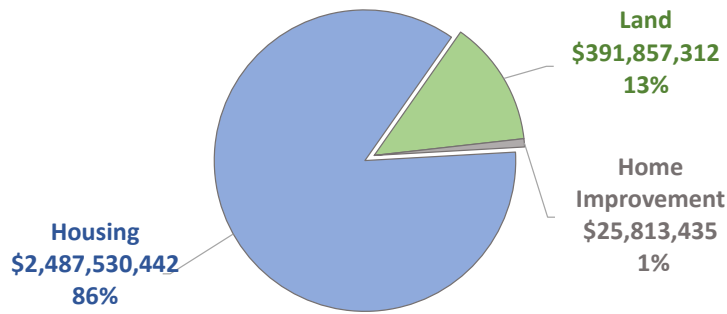
Demand for land loans is lower than a year ago but remains consistent and at a level that additional funding is advisable.

	FY2025 Q3	FY2024 Q3	Variance
Land Loan Value	\$18,261,018	\$25,235,337	(\$6,974,319)
Land Loans Closed	166	230	(64)

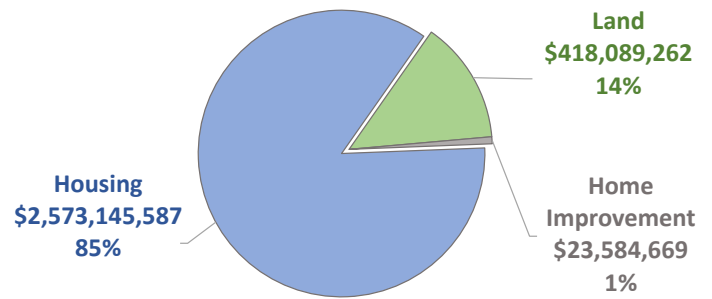
The current loan rate for the land program is 7.25%.

# Fiscal Year 2025 Q3 - Loan Summary Report

LOAN PORTFOLIO- FY 2024 Q3

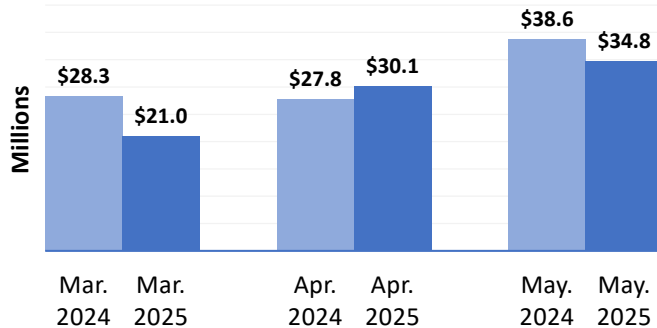


LOAN PORTFOLIO- FY 2025 Q3

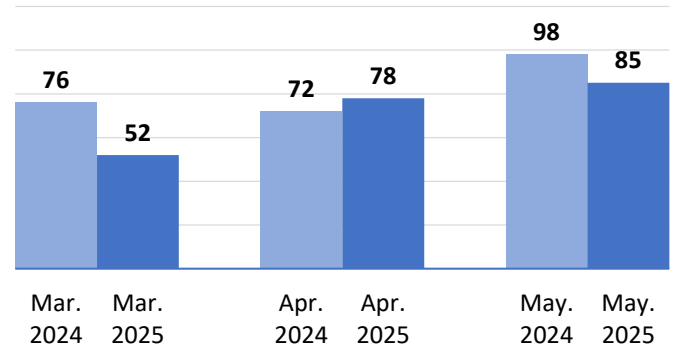


## Housing Loans

Housing Loans Purchased



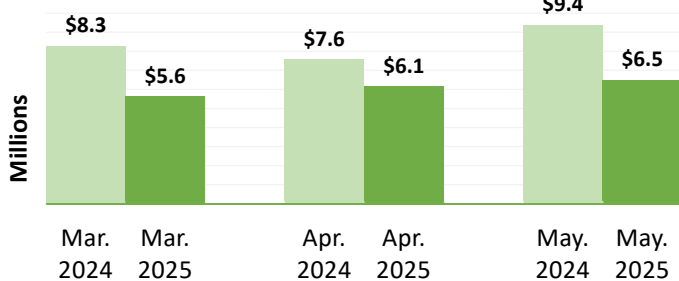
Number of Housing Loans



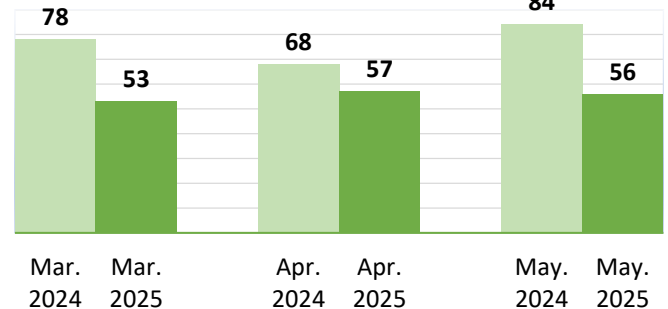
- \$85.8 million in Housing Loans
- \$399,176 Average Housing Loan
- 6.10% Average Interest Rate

## Land Loans

Land Loans



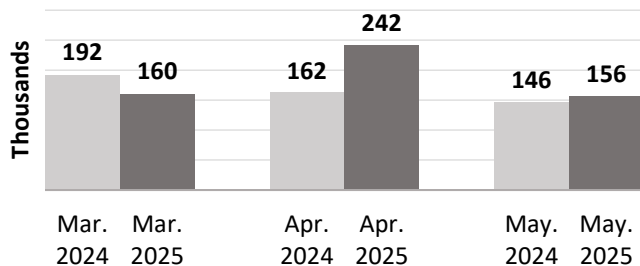
Number of Land Loans



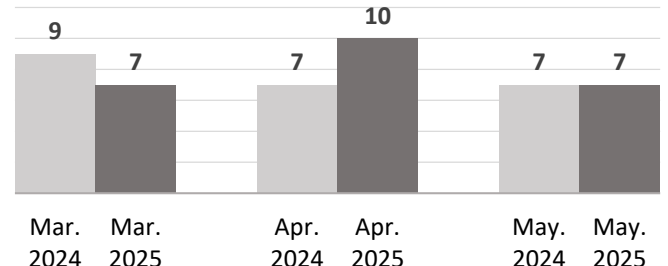
- \$18.3 million in Land Loans
- \$110,006 Average Land Loan
- 166 Total Land Loans

## Home Improvement Loans

Home Improvement Loans (\$)



Number of Home Improvement Loans

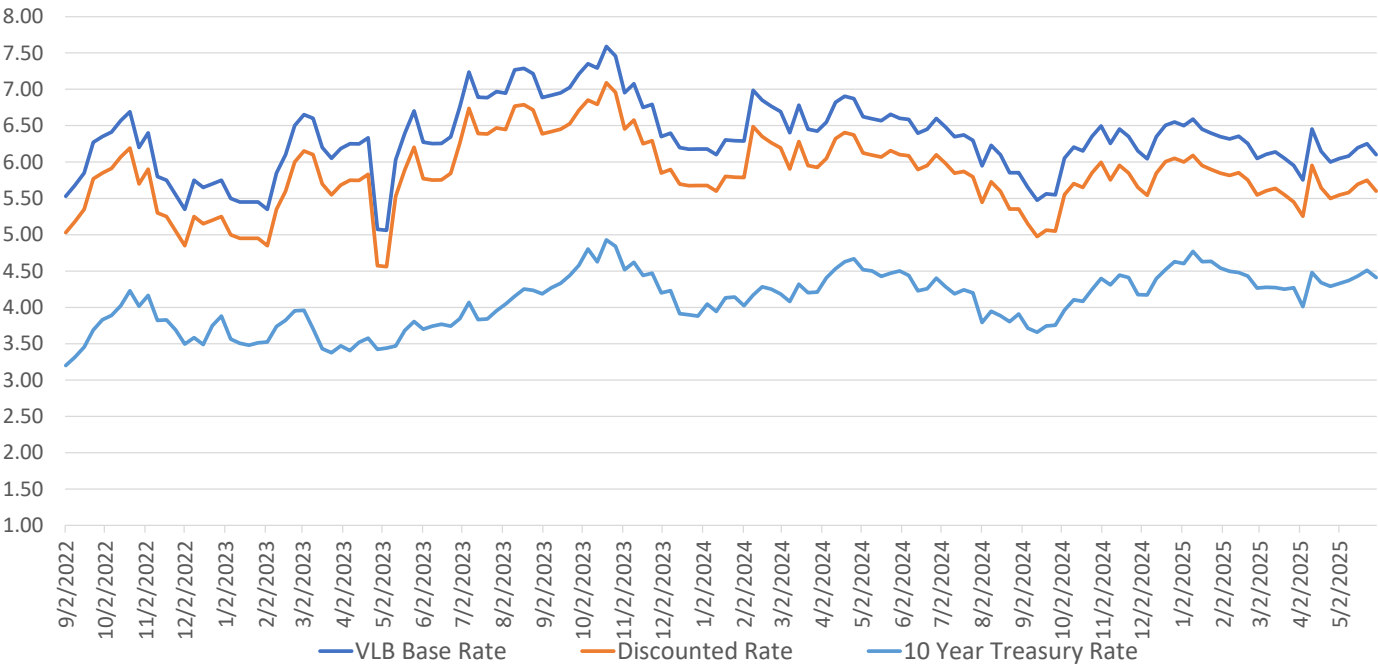


- \$557,765 in Home Improvement Loans
- \$23,240 Average Home Improvement Loan Amount

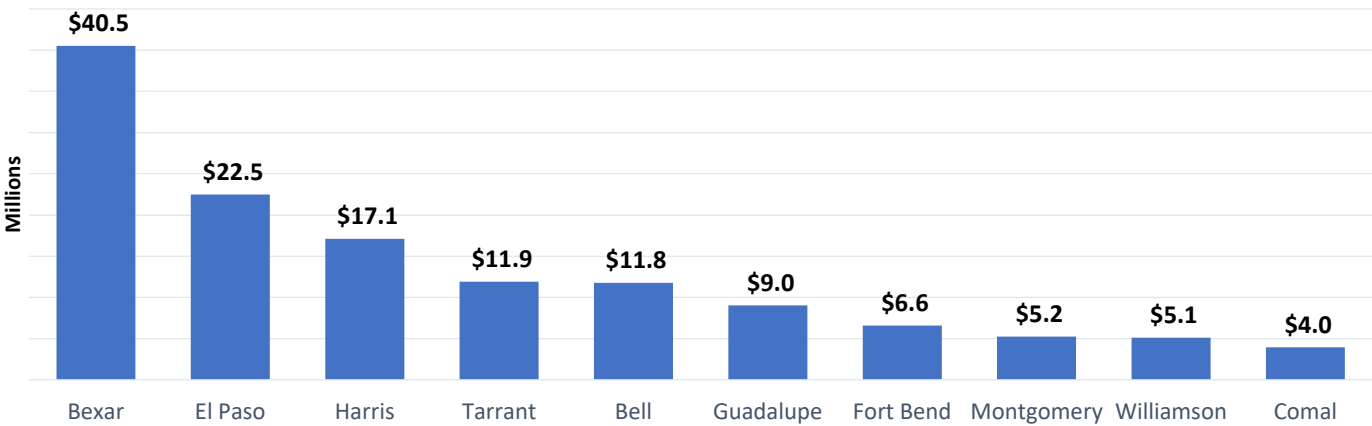
# Fiscal Year 2025 Q3 Report



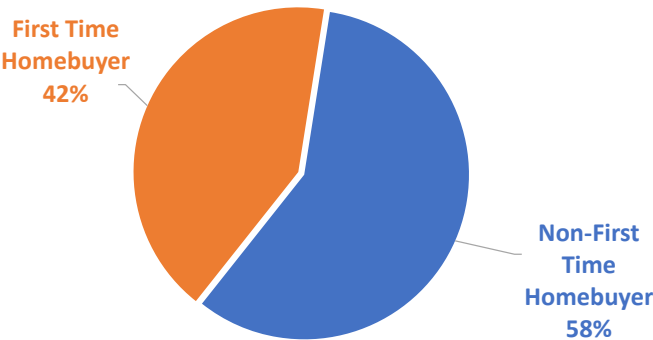
VLB Interest Rate FY2023 through May 31, 2025



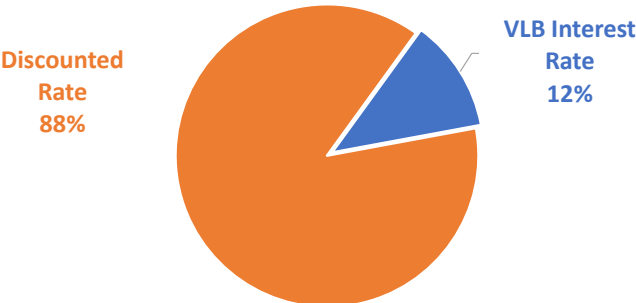
Fiscal Year 2025 Housing Loan Volume - Top 10 Counties



First time Homebuyer 2018 - Current



Veterans Mortgage Rate Options 2018 - Current



- 94% of loans have a home loan guaranty back by the U.S. Department of Veterans Affairs for FY 2025



# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** John Barton, Director of Bond Funds Management

**Subject:** Agenda Item 5 b - Consideration and possible action on a resolution authorizing the transfer of Veterans Land Board funds to the General Land Office for direct and indirect administration expenses for FY26.

**RECOMMENDATION:** Staff recommends approval of the resolution.

## BACKGROUND

State law requires a written agreement to transfer funds between state agencies. The VLB uses GLO staff and facilities to carry out Board duties. The attached resolution is intended to authorize the VLB staff to transfer funds between the VLB and GLO to fund FY26 expenditures. Intergovernmental transfers above \$1,000,000 annually must be approved by the Board in accordance with Board Policy 150 – Contracts.

The VLB and GLO are associated with each other, but under the Texas Constitution and statutes, they are separate agencies. The Veterans Land Board of the State of Texas is a state agency designated to perform the governmental functions authorized in Article III, Section 49-b of the Texas Constitution. The General Land Office is a state agency designated to perform the governmental functions authorized in Article XIV, Section 1 of the Texas Constitution.

The Texas Government code requires a written interagency agreement prior to transferring funds between state agencies. State agencies governed by a board may pass a resolution authorizing such transfers. Section 771.004 lists the required elements of such an agreement:

- (a) Before an agency may provide or receive a service or resource under this chapter, the agency must have entered into a written agreement or contract that has been approved by the administrator of each agency that is a party to the agreement or contract.

The Veterans Land Board is authorized by law to expend funds for direct and indirect expenditures to administer agency functions. Texas Natural Resources Code, Section 161.013 and 161.014 authorize the Board to hire personnel to administer the programs.<sup>1</sup>

Examples of direct expenses include staff to run the veterans homes, loan programs, cemeteries, accounting functions, bond management, marketing, surveying, appraisals, and construction services. Indirect administration costs include, but are not limited to, procurement, finance, contracting, governmental affairs, communications, archives, legal services, human resources, information technology, cybersecurity, facilities and other similar functions needed to support VLB functions.

The employees of the VLB are a direct expense. All payroll and related benefits are administered by the General Land Office. State law authorizes the Commissioner of the General Land Office to hire employees to discharge the duties of the Veterans Land Board. By law VLB employees are considered employees of the General Land Office.

Sec. 161.014. EMPLOYEES. (a) The commissioner may employ all other employees that may be necessary for the discharge of the board's duties. The employees may include stenographers, typists, bookkeepers, surveyors, appraisers, and other employees in the number and for the time necessary to perform these duties.  
(b) The employees of the board are considered to be employees of the land office, and civil and criminal laws regulating the conduct and relations of the employees of the land office apply to the employees of the board.<sup>2</sup>

The Texas Constitution, statute and bond resolutions specify the authorized use of VLB funds. In general, the funds are used to provide loans to veterans, support veteran cemeteries, operate skilled nursing homes for veterans and cover expenses related to administering the functions of the Veterans Land Board. The Veterans Land Fund, Veterans Housing Assistance Fund and Veterans Housing Assistance Fund II are created and dedicated for particular uses under Texas Constitution. Article III Section 49-b.

Balances in the VLB Funds are dedicated for the Veterans Land Board programs established in the Constitution and for payment of principal and interest on bonds sold by the VLB. Any excess balances in the VLB Funds are dedicated by Constitution for uses of the VLB,

---

<sup>1</sup> State of Texas, Natural Resources Code, Title 7. Resources Programs, Chapter 161. Veterans Land Board, Subchapter A. General Provisions, § 161.013 and § 161.014, [NATURAL RESOURCES CODE CHAPTER 161. VETERANS LAND BOARD \(texas.gov\)](#), accessed March 11, 2024.

<sup>2</sup> State of Texas, Natural Resources Code, Title 7. Resources Programs, Chapter 161. Veterans Land Board, Subchapter A. General Provisions, § 161.04, [NATURAL RESOURCES CODE CHAPTER 161. VETERANS LAND BOARD \(texas.gov\)](#), accessed March 11, 2024.

including operation, maintenance, enlargement, or improvement of Texas State Veterans Homes and Cemeteries.<sup>3</sup>

In part the constitution states that bonds may be issued to fund specific veteran focused functions:

(c) The Veterans' Land Board may provide for, issue and sell bonds or obligations of the State of Texas as authorized by constitutional amendment or by a debt proposition under Section 49 of this article for the purpose of creating the Veterans' Land Fund, the Veterans' Housing Assistance Fund, and the Veterans' Housing Assistance Fund II.<sup>4</sup>

The Texas Constitution states the authorized uses of VLB funds:

(d) Said Veterans' Land Fund, to the extent of the moneys attributable to any bonds hereafter issued and sold by said Board may be used by said Board, as is now or may hereafter be provided by law, for the purpose of paying the expenses of surveying, monumenting, road construction, legal fees, recordation fees, advertising and other like costs necessary or incidental to the purchase and sale, or resale, of any lands purchased with any of the moneys attributable to such additional bonds, such expenses to be added to the price of such lands when sold, or resold, by said Board; for the purpose of paying the expenses of issuing, selling, and delivering any such additional bonds; and for the purpose of meeting the expenses of paying the interest or principal due or to become due on any such additional bonds.

(f) The Veterans' Housing Assistance Fund shall be administered by the Veterans' Land Board and shall be used for the purpose of making home mortgage loans to veterans for housing within the State of Texas in such quantities, on such terms, at such rates of interest, and under such rules and regulations as may be authorized by law. The expenses of the board in connection with the issuance of the bonds for the benefit of the Veterans' Housing Assistance Fund and the making of the loans may be paid from money in the fund. The principal of and interest on the general obligation bonds authorized by this section for the benefit of the Veterans' Housing Assistance

---

<sup>3</sup> State of Texas, Texas Constitution, Article III, § 49-b, (r) and (s), [THE TEXAS CONSTITUTION ARTICLE 3. LEGISLATIVE DEPARTMENT](#), accessed March 11, 2024.

<sup>4</sup> State of Texas, Texas Constitution, Article III, § 49-b, [THE TEXAS CONSTITUTION ARTICLE 3. LEGISLATIVE DEPARTMENT](#), accessed March 11, 2024.

Fund shall be paid out of the money of the fund, but the money of the fund which is not immediately committed to the payment of principal and interest on such bonds, the making of home mortgage loans as herein provided, or the payment of expenses as herein provided may be invested as authorized by law until the money is needed for such purposes.

(g) The Veterans' Land Fund shall be used by the Veterans' Land Board to purchase lands situated in the state owned by the United States government, an agency of the United States government, this state, a political subdivision or agency of this state, or a person, firm, or corporation.

(1) The Veterans' Housing Assistance Fund II is a separate and distinct fund from the Veterans' Housing Assistance Fund. Money in the Veterans' Housing Assistance Fund II shall be administered by the Veterans' Land Board and shall be used to make home mortgage loans to veterans for housing within this state in quantities, on terms, and at fixed, variable, floating, or other rates of interest, determined by the Board and in accordance with rules of the Board. The expenses of the Board in connection with the issuance of the bonds for the benefit of the Veterans' Housing Assistance Fund II and the making of the loans may be paid from money in the Veterans' Housing Assistance Fund II.<sup>5</sup>

The Board adopts resolutions to authorize bond sales. The resolutions further specify the authorized uses of proceeds. Below is an excerpt from July 24, 2023, \$250,000,000 taxable series 2023A bond issuance resolution. This language is substantially similar in other previously adopted bond resolutions.

Section 4.5. Other Uses of Fund II Moneys. (a) The Constitutional Provision provides that receipts of all kinds of Fund II determined by the Board not to be required for the payment of principal of and interest on Bonds or other general obligation bonds hereafter authorized by the Constitution of the State to provide money for Fund II, including payments by the Board under bond enhancement agreements with respect to principal of or interest on Bonds and such other general obligation bonds, may be used by the Board, to the extent not inconsistent with the proceedings authorizing such bonds, to (1) make temporary transfers to either the Veterans' Land Fund or Fund I to avoid a temporary cash deficiency in that fund or make a

---

<sup>5</sup> State of Texas, Texas Constitution, Article III, § 49-b, [THE TEXAS CONSTITUTION ARTICLE 3. LEGISLATIVE DEPARTMENT](#), accessed March 11, 2024.

transfer to either of those funds for the purposes of that fund; (2) pay the principal of and interest on general obligation bonds issued to provide money for either the Veterans' Land Fund or Fund I or make bond enhancement payments with respect to such bonds; or (3) pay the principal of and interest on revenue bonds of the Board or make bond enhancement payments with respect to such bonds. In accordance with the Constitutional Provision, the Board reserves the right to use the moneys in Fund II for such purposes, or for any other purpose from time to time authorized by the Constitutional Provision.

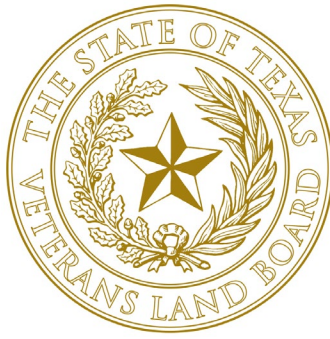
(b) The Constitutional Provision also provides that if the Board determines that assets from Fund II are not required for the purposes of Fund II, the Board may (i) transfer the assets to either the Veterans' Land Fund or Fund I, (ii) use the assets to secure revenue bonds issued by the Board under the Constitutional Provision, (iii) use the assets to plan and design, operate, maintain, enlarge or improve veterans cemeteries, or (iv) use the assets to plan and design, construct, acquire, own, operate, maintain, enlarge, improve, furnish, or equip veterans homes. In accordance with the Constitutional Provision, the Board reserves the right to use the assets from Fund II for such purposes, or for any other purpose from time to time authorized by the Constitutional Provision.<sup>6</sup>

The proposed resolution authorizes a transfer from the Veterans Land Board to the General Land Office of an amount not to exceed \$36,000,000 for Fiscal Year 2026. The resolution specifies that the funds will be transferred on a periodic basis in accordance with written procedures agreed upon by Veterans Land Board staff and General Land Office staff. The resolution states that the kind and amount of services or resources to be provided by the General Land Office to the Veterans Land Board shall be for the direct and indirect expenditures required to carry out the duties of the board. The resolution states that the basis for computing the cost is based upon the direct expenditures for wages and benefits for personnel engaged in daily duties of the board and a reasonable calculation of the indirect expenditures required to support board duties and functions.

The resolution is effective August 6, 2025. The Texas fiscal year 2026 begins on September 1, 2025, and ends on August 31, 2026.

---

<sup>6</sup> State of Texas, Veterans Bonds, Taxable Series 2023A, CUSIP No. 882724 F36, adopted July 24, 2023.



## RESOLUTION

WHEREAS, the Veterans Land Board of the State of Texas is a state agency designated to perform the governmental functions authorized in Article III, Section 49-b of the Texas Constitution; and

WHEREAS, the General Land Office is a state agency designated to perform the governmental functions authorized in Article XIV, Section 1 of the Texas Constitution; and

WHEREAS, The Texas Constitution and statute authorizes the Texas Veterans Land Board to use funds for direct expenditures to provide loans to veterans, support veteran cemeteries, operate skilled nursing homes for veterans and cover expenses related to administering the functions of the Veterans Land Board; and

WHEREAS, In accordance with Texas Natural Resources Code Sec. 161.014, the Commissioner of the General Land Office may employ all other employees that may be necessary for the discharge of the board's duties. Such employees may include stenographers, typists, bookkeepers, surveyors, appraisers, and other employees in the number and for the time necessary to perform these duties, and that employees of the board are considered to be employees of the land office; and

WHEREAS, The Veterans Land Board incurs indirect expenses to administer board functions, such as, including but not limited to, surveying, appraisals, construction services, archives, legal services, human resources, information technology, cybersecurity, facilities, procurement, finance, contracting, governmental affairs, communications; and

WHEREAS, The Texas Government code, Section 771.004 requires a written interagency agreement prior to transferring funds between state agencies before an agency may provide or receive a service or resource under this chapter and this resolution is intended to fulfill that requirement; and

WHEREAS, Veterans Land Board Policy 150 – Contract Policy, adopted February 13, 2024, defines a contract as, any written agreement of the Board for goods or services provided by a vendor or government entity, including agreements, binding letters of intent, memoranda of understanding, interagency agreements, amendments, renewals, revisions, and extensions; and

WHEREAS, the VLB Board must approve any “major contract” defined as a contract valued at or above \$1,000,000 and this resolution authorizes an intergovernmental transfer in excess of \$1,000,000;

NOW THEREFORE, BE IT RESOLVED that the Veterans Land Board of the State of Texas authorizes the transfer to the General Land Office of an amount, not to exceed \$36,000,000 for Fiscal Year 2026 expenditures, and that the funds will be transferred on a periodic basis in accordance with written procedures agreed upon by Veterans Land Board staff and General Land Office staff, and that the kind and amount of services or resources to be provided by the General Land Office to the Veterans Land Board shall be for the direct and indirect expenditures required to carry out the duties of the board, and that the basis for computing the cost is based upon the direct expenditures for wages and benefits for personnel engaged in daily duties of the board and a reasonable calculation of the indirect expenditures which is based on a cost allocation formula created by the Financial Management Division of the General Land Office based on the overall indirect administration budget of the General Land Office that estimates the indirect administration by considering the percentage of total method of finance, total direct salaries and total direct full time equivalent employees to estimate the amount required to support board duties and functions, effective August 6, 2025.

I, Anthony W. Dale, Executive Secretary of the Texas Veterans Land Board, do hereby certify that the foregoing is a true and correct copy of a resolution appearing in the minutes of the Veterans Land Board meeting held August 5, 2025.

---

Anthony W. Dale  
Executive Secretary  
Texas Veterans Land Board

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** John Barton, Director of VLB Bond Funds Management

**Subject:** Agenda Item 5 c - Consideration and possible action on resident room rates in the Texas State Veterans Home Program and delegation of authority to the Executive Secretary to adjust resident room rates in Texas State Veterans Homes, and other related matters.

**Recommendation:** Staff recommends the Board approve the delegation of authority to the Executive Secretary to adjust resident room rates related to a change in VA Basic Per Diem.

## **Background**

The Board has the authority to set room rates for Texas State Veterans Homes in accordance with Board Policy 110, Authority and Responsibilities, section 110.30, item D.

The Veterans Land Board receives reimbursements from the U.S. Department of Veterans Affairs (VA) for Veteran residents in its homes. The payments from the VA to the VLB are used by the VLB to cover the costs related to operating the home and providing the expected level of skilled nursing care.

There are two categories of payments received by VLB. The payment for each category is related to the Veterans' Service-Connected Disability (SCD) rating as determined by the VA. This agenda item is related to room rates for Veterans for which the VLB receives the Basic Per Diem reimbursement which accounts for approximately 46% of residents. It does not impact reimbursement rates or room rates related to veterans with a SCD rating of 70% or above or any non-veteran residents.

The VA reviews the maximum Basic Per Diem paid to state veteran homes on an annual basis with new Basic Per Diem amounts being effective on October 1 of each year. The expected Basic Per Diem increase is anticipated to be 2.8% and effective on October 1, 2025. The delegated authority will allow VLB to implement the proportional changes to room rates without delay at individual homes. The Board authorized similar action in July 2024 and VLB adjusted the rates in line with the Fiscal Year 2025 VA Basic Per Diem increased percentage at the Amarillo, Big Spring, Bonham, El Paso, Floresville, Houston, and Tyler homes.





# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** Raul Gonzales, Director of Land & Housing

**Subject:** Agenda Item 6 a - Consideration and possible action to set aside bids received from the Online Bidding Forfeited Land Sale held June 2, 2025, to July 17, 2025, on any tract where the account holder is making an appeal.

**Recommendation:** There were no appeals submitted; therefore, Agenda Item 6 a is a non-action item.



# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** Raul Gonzales, Director of Land & Housing

**Subject:** Agenda Item 6 b - Consideration and possible action to accept and award all qualified high bids received from the Online Bidding Forfeited Land Sale held June 2, 2025, through July 17, 2025.

**Recommendation:** Staff recommends that the Board award all high bids that meet qualifications for the land program.

**Background:** There were eight tracts offered during the Veteran's Land Sale online bidding period from June 2, 2025, through July 17, 2025. A total of 40 bids were received for the tracts listed resulting in eight high bids totaling \$978,628.99.

**July 17, 2025**  
**Veterans Land Sale**  
**Summary Of All Bids**

TRACT NUMBER	AMOUNT OF BID	MINIMUM BID	BID PREFERENCE	NAME	COUNTY
14949	\$110,000.00	\$92,500.00	2	JASON ASTORGA	Walker
	\$93,000.00	\$92,500.00	3	ASHOK YELETI	Walker
	\$92,999.00	\$92,500.00	2	STERNE SITHEN	Walker
14950	\$125,000.00	\$117,000.00	2	ASHOK YELETI	Burnet
	\$121,517.00	\$117,000.00	1	MICHAEL CORNITIUS	Burnet
	\$120,000.00	\$117,000.00	1	SUJAN GAUTAM	Burnet
	\$120,000.00	\$117,000.00	1	CHARLES FELIPA	Burnet
	\$118,001.00	\$117,000.00	1	ANDREW DEWEES	Burnet
	\$118,000.00	\$117,000.00	1	FREDRIC DALTON	Burnet
	\$118,000.00	\$117,000.00	1	GINGER BALDWIN	Burnet
	\$117,750.00	\$117,000.00	1	CASSIDY FERREL	Burnet
	\$159,000.00	\$156,000.00	1	KIRK HARRISON	Bandera
14951	\$156,000.00	\$156,000.00	2	SCOTT WALKER	Bandera
	\$151,099.00	\$145,000.00	1	SUNIL SUDIGALA	Hamilton
14952	\$151,000.00	\$145,000.00	1	ERIC GREMP	Hamilton
	\$148,001.00	\$145,000.00	1	JAY LEKIREDDY	Hamilton
	\$147,501.99	\$145,000.00	2	DEWAYNE SCOTT	Hamilton
	\$146,000.00	\$145,000.00	1	MIKE WAGGONER	Hamilton
	\$145,646.00	\$145,000.00	1	WILBER PACHECO	Hamilton
	\$145,100.00	\$145,000.00	2	GINGER BALDWIN	Hamilton
	\$145,000.00	\$145,000.00	1	RICH DEANDA	Hamilton
	\$145,000.00	\$145,000.00	1	DONALD HALL	Hamilton
	\$110,000.00	\$95,000.00	1	JASON ASTORGA	Walker
14953	\$95,999.00	\$95,000.00	3	STERNE SITHEN	Walker
	\$95,020.00	\$95,000.00	1	KEVIN STANLEY	Walker
	\$95,000.00	\$95,000.00	1	STEPHANIE VILLARREAL	Walker

**July 17, 2025**  
**Veterans Land Sale**  
**Summary Of All Bids**

14954	\$90,512.00	\$85,000.00	1	EMMANUEL ASIRIFI	Medina
	\$88,099.00	\$85,000.00	1	ANDREAS FIEL	Medina
	\$88,000.00	\$85,000.00	4	ASHOK YELETI	Medina
	\$86,001.00	\$85,000.00	2	JOSIAH BAIYEWU	Medina
	\$86,000.00	\$85,000.00	1	ISAAC SANCHEZ	Medina
	\$85,000.00	\$85,000.00	1	SCOTT WALKER	Medina
14955	\$110,501.99	\$108,000.00	1	DEWAYNE SCOTT	Hamilton
	\$110,000.00	\$108,000.00	1	KELLEY CLOUGHLY	Hamilton
	\$108,108.00	\$108,000.00	1	HAROLD BAKER	Hamilton
	\$108,099.00	\$108,000.00	2	SUNIL SUDIGALA	Hamilton
	\$108,000.00	\$108,000.00	2	RICH DEANDA	Hamilton
	\$108,000.00	\$108,000.00	1	VASUDHA KOYA	Hamilton
	\$108,000.00	\$108,000.00	1	JOSIAH BAIYEWU	Hamilton
14956	\$142,999.00	\$142,500.00	1	STERNE SITHEN	Walker
<hr/>					
<b>Total</b>	<b>\$4,716,953.98</b>			<b>40</b>	

**July 17, 2025**  
**Veterans Land Sale**  
**Awarded Tracts Pending Review Of Bidder Qualifications**

<b>COUNTY</b>	<b>TRACT NUMBER</b>	<b>AMOUNT OF BID</b>	<b>NAME</b>
Walker	14949	\$93,000.00	Ashok Yeleti
Burnet	14950	\$121,517.00	Michael Cornitius
Bandera	14951	\$159,000.00	Kirk Harrison
Hamilton	14952	\$151,099.00	Sunil Sudigala
Walker	14953	\$110,000.00	Jason Astorga
Medina	14954	\$90,512.00	Emmanuel Asirifi
Hamilton	14955	\$110,501.99	Dewayne Scott
Walker	14956	\$142,999.00	Sterne Sithen
<b>Total Count</b>	<b>8</b>	<b>\$978,628.99</b>	



# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** Raul Gonzales, Director of Land & Housing

**Subject:** Agenda Item 6 c - Consideration and possible action on request to forfeit VLB delinquent land accounts and accounts involved in tax suits.

**Recommendation:** Staff recommends that the Board take forfeiture action on the Resolution before you, except on accounts where sufficient funds are received to avoid that action.

**Purpose:** For consideration and approval of forfeiture on the accounts that are being presented for forfeiture action today. The accounts are recommended for forfeiture due to non-payment of principal and interest.

**Background:** Of the three accounts being presented today, we have contacted one of the account holders and payment arrangements have been made. We have been unable to contact the remaining two account holders. Staff continues to work with the account holders on the accounts that are being presented for forfeiture today.

## RESOLUTION OF FORFEITURE MONTHLY ACCOUNTS

WHEREAS, the Veterans Land Board of the State of Texas made and entered into contracts, or approved the transfer thereof, under the provisions of Chapter 318, Acts of the 51st Legislature, 1949, as amended, with the following named contract-holders on the dates indicated:

Contract Holder	Account Number	County of Land	Sale Date	Delinq Amount	Payments Delinq	Loan Amount	Principal Balance
D. SIMS	149950	SCURRY	4/30/1997	\$376.00	4	\$20,266.00	\$1,909.07
J. ESPARZA	153454	HIDALGO	6/16/1999	\$1,266.00	6	\$34,200.00	\$7,874.26
W. HENDERSON	156218	JIM WELLS	4/20/2001	\$705.00	3	\$33,536.00	\$2,670.22
L. HEBERT	159228	JASPER	10/10/2003	\$620.00	4	\$24,700.00	\$12,126.68
R. VALCHAR	160752	ATASCOSA	4/1/2005	\$848.00	4	\$38,000.00	\$16,316.66
R. MARTINEZ ESTATE	162900	WILSON	5/16/2007	\$1,356.00	4	\$55,500.00	\$32,986.23

WHEREAS, these contract-holders have failed and refused to make payments of principal and interest due on such contracts,

AND WHEREAS, in compliance with the Statutes in such case made and provided, notice of such delinquency and/or default and impending forfeiture has been given to each of these contract-holders at his/her last-known address at least thirty days previous to this date;

NOW THEREFORE, BE IT RESOLVED by the Veterans Land Board of the State of Texas that the Chair be and is hereby directed to endorse upon the wrappers containing the papers of each of the above-referenced sales or upon each purchase contract filed in the office of the Veterans Land Board the word 'Forfeited', with the date of this action, and to sign the same officially, effective August 5, 2025.

I, Anthony W. Dale, Executive Secretary, of the Texas Veterans Land Board, do hereby certify that the foregoing is a true and correct copy of a resolution appearing in the minutes of the Veterans Land Board meeting held August 5, 2025.

---

Anthony W. Dale, Executive Secretary  
Texas Veterans Land Board

\_\_\_\_\_ Legal

Sworn to and subscribed before me by the above party this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

---

Notary Public in and for Travis County, Texas



# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** Raul Gonzales, Director of Land & Housing

**Subject:** Agenda Item 6 d - Consideration and possible action on request to Order for Sale land tracts that may be included in the next Online Bidding Forfeited Land Sale and to set the next Quarterly Electronic Forfeited Land Sale bidding period to begin September 2, 2025, through October 16, 2025.

**Recommendation:** Staff recommends that the Board approve the Order for Sale of the land tracts listed and set the next quarterly land sale period to begin September 2, 2025, through October 16, 2025.

**Purpose:** For consideration and approval of listing the accounts to be considered for the Order for Sale action today. Staff requests the Board's authority to pull any account that reinstates prior to the sale date. In addition, staff requests that the Board set the next Quarterly Land Sale bidding period to begin September 2, 2025, at 8:00 A.M. with a bidding deadline of October 16, 2025, at 5:00 P.M.

**Background:** Four accounts are being presented for Order for Sale today. We continue to work with all of the account holders or their family in reaching a resolution.



## RESOLUTION TO ORDER FOR SALE

WHEREAS, the Veterans Land Board of the State of Texas made and entered into contracts, or approved the transfer thereof, under the provisions of Chapter 318, Acts of the 51st Legislature, 1949, as amended, with the following named contract-holders on the dates indicated:

CONTRACT HOLDER	ACCOUNT NUMBER	COUNTY OF LAND	CONTRACT DATE	LOAN AMOUNT	PRINCIPAL BALANCE
C. HOWELL	144912	VAN ZANDT	05/16/1995	\$17,878.00	\$3,855.39
R. DAVIS	154507	GUADALUPE	03/31/2000	\$33,250.00	\$9,241.30
P. MARTIN	156931	ARMSTRONG	11/19/2001	\$22,000.00	\$1,616.56
E. BELL	161074	BOWIE	08/26/2005	\$18,211.00	\$7,433.89
C. ADOLPH JR	163239	TERRELL	09/12/2007	\$30,606.00	\$19,137.85
S. BRADSHAW	163554	PECOS	04/18/2008	\$29,500.00	\$19,034.72

AND WHEREAS, the Veterans Land Board has set a Forfeited Land Sale on August 5, 2025.

BE IT RESOLVED by the Veterans Land Board of the State of Texas that the listed tracts will be advertised for sale in the quarterly electronic Forfeited Land Sale, which bidding period will begin September 2, 2025, and end October 16, 2025, 5:00 p.m.

---

Anthony W. Dale, Executive Secretary  
Texas Veterans Land Board

\_\_\_\_\_ Legal

Sworn to and subscribed before me by the above party this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

---

Notary Public in and for Travis County, Texas



# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** Raul Gonzales, Director of Land and Housing

**Subject:** Agenda Item 6 e - Consideration and possible action to delegate authority to the Executive Secretary to execute a credit reporting service agreement for the Texas Veterans Land and Home Improvement Loan Programs.

**RECOMMENDATION:** Staff recommends the Board delegate authority to the Executive Secretary to execute a credit reporting service agreement for the Texas Veterans Land and Home Improvement Loan programs.

## Summary

Pursuant to its authorities under the Texas Natural Resources Code, §161.073 and §162.003, and the Texas Government Code, §2261.254, Staff requests that the Board delegate authority to the Executive Secretary to negotiate and execute an agreement for credit reporting services for the Texas Veterans Land and Home Improvement Loan programs ("Programs"). The current agreement will expire on December 31, 2025.

To ensure that applicants continue to receive the highest level of service, Staff is conducting a statewide procurement for credit reporting services. Accordingly, Staff intends to request proposals for a new credit reporting services agreement that would run from October 1, 2025, to August 31, 2030. Staff estimates the value of this agreement at \$2,000,000. Staff posted its solicitation for proposals on June 30, 2025. Following its solicitation and evaluation process, Staff intends to select an applicant on or about September 3, 2025, and to execute the new agreement on or about October 1, 2025.

Delegating authority to the Executive Secretary to execute this new agreement would facilitate the procurement process, as it would forestall any possible delay that would result from the need to obtain Board approval to execute the agreement at a future meeting or the need to conduct a special-called meeting to obtain Board approval.

# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** Dr. John Kelley, Director, Texas State Veterans Cemeteries

**Subject:** Agenda item 7 a - Report on Texas State Veteran Cemetery operations.

**Recommendation:** This agenda item requires no action from the Board.

## U.S. Veterans Affairs (VA) Developments:

- The Coastal Bend State Veterans Cemetery expansion project (TX-23-33) is complete. There are several small “punch list” items to be completed. A National Cemetery Administration Project Manager will conduct a walk through during the week of 6-10 October.
- The West Texas State Veterans Cemetery in Lubbock, construction project (TX-23-34), is on schedule and on budget. Work is focused on buildings and the committal shelter with early turnover of the Administration building and Maintenance facility scheduled in August. There are a significant number of pre-registrations which are indicative of public interest. The opening date is 12 Dec 2025 with the first interment that same day. The Texas Department of Transportation will begin construction of a deceleration lane for east-bound traffic on 1 Sep and complete it by 20 Oct 25. Photos are provided below.
- The VA expansion grant opportunity for the Central Texas State Veterans Cemetery in Killeen (TX-23-35) is now in the statewide bidding phase. Once a winning bid is selected, the entire package goes back to the National Cemetery Administration for final grant approval. Ground-breaking is tentatively scheduled for 30 October 25.

## VLB Initiatives:

- A Job Order Contractor was selected for construction work at the Rio Grande Valley State Veterans Cemetery in Mission. This project will replace both the Administration Building and the Committal Shelter roofs, integrate Space Force, and install automatic gates. This project should be completed by the end of 2025. Graphic provided below outlining the construction areas.
- A project is underway to create an online donations capability for the Vet Homes and Cemeteries. This improvement will allow anyone to donate to do so by clicking a button on the webpage and entering their credit card information instead of having to follow the current

paper-based methodology. It is predicted that this simple step will result in increased donations in the 200-500% range.

- The donation of 64 acres by a private citizen for the purpose of constructing a Texas State Veterans Cemetery in east Texas is nearing completion. Once completed, the landowner will attend a VLB Board meeting be recognized by this body.

**Other Items of Interest:**

- Each cemetery lit up their front gates red, white, and blue to honor our Veterans their families on the 4<sup>th</sup> of July Independence Day weekend. Public reaction has been extremely positive on social media and this will now become a traditional practice. Photos are provided below.

## **TX-22-34 Lubbock Establishment**



*Roofing installation and brick work on Administration Building*



*Brick work on Maintenance Building*



*Flatwork at the Assembly Area*



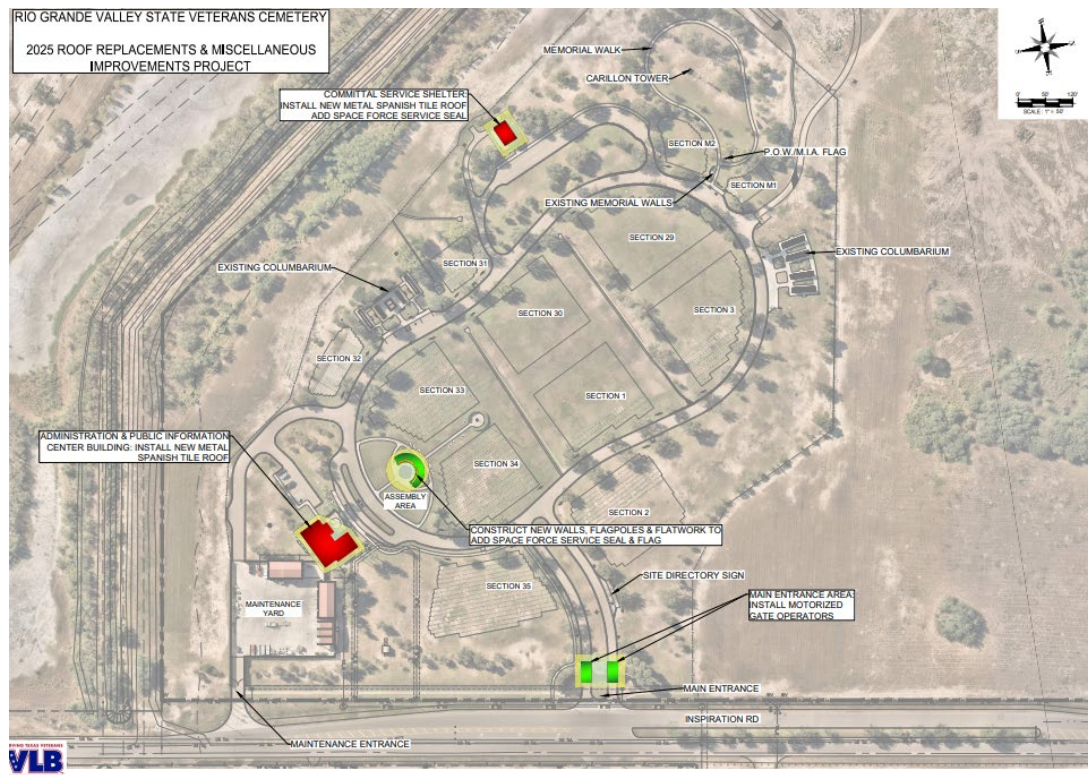
*Liner installation at the irrigation pond*





*Drone view of project*

## Rio Grande Valley State Veterans Cemetery Construction Project





## Independence Day Gate Lights







# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** Dr. John Kelley, Director, Texas State Veterans Cemeteries

**Subject:** Agenda item 7 b - Consideration and possible action on delegation of authority to the Executive Secretary to amend a contract for the management and operations of the Central Texas State Veterans Cemetery in Killeen.

**Recommendation:** Staff recommends that the Board delegate authority to the Executive Secretary to execute an amendment with the City of Killeen to operate the Central Texas State Veterans Cemetery in Killeen.

**Total Estimated Value:** Not to exceed \$6,305,000 over three years

**Background:** The Texas State Veterans Cemetery Division is in a contractual support relationship with the City of Killeen for the provision of management and operations. The support contract is effective for reducing costs and increasing community engagement, all while providing superb operational support as evidenced by Customer Satisfaction ratings and receipt of the National Operational Excellence award. The Texas State Veterans Cemeteries Division judges this contract to be economical and wholly satisfactory in operations and desires to keep the same relationship in place.

**Current Situation:** The contract with the City of Killeen is in effect until 30 September and an amendment is required to add the City's FY 26 budget at a cost of \$1,969,152 which represents a \$839 decrease from the City's FY 25 budget.



# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** Dr. John Kelley, Director, Texas State Veterans Cemeteries

**Subject:** Agenda item 7 c - Consideration and possible action to execute a contract for the management and operations of the West Texas State Veterans Cemetery in Lubbock.

**Recommendation:** Staff recommends that the Board approve a contract with the City of Lubbock to operate the West Texas State Veterans Cemetery in Lubbock.

**Total Estimated Value:** Not to exceed \$4,500,000 over five years.

**Background:** The Texas State Veterans Cemetery Division is in a contractual support relationship with the City of Lubbock for the provision of management and operations. The support contract is cost effective and increases community engagement through the relationship with the city. The Texas State Veterans Cemeteries Division judges this contract to be economical and wholly satisfactory in operations and desires to keep the existing relationship in place.

**Current Situation:** The contract with the City of Lubbock is in place until 30 September 2025. The FY25 contract cannot be renewed or amended, and an entirely new contract must be agreed upon. The new contract will be a five-year contract and the City's FY26 budget estimate is \$800,000.



# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** Dr. John Kelley, Director, Texas State Veterans Cemeteries

**Subject:** Agenda item 7 d - Consideration and possible action on the submission of a grant application to the U.S. Veterans Administration's National Cemetery Administration for the development and construction of a sixth Texas State Veterans Cemetery in east Texas in the vicinity of Longview.

**Recommendation:** Staff recommends that the Board approve the submission of an application to the National Cemetery Administration for a grant to establish a new State Veterans Cemetery near Longview, TX.

**Total Estimated Value:** \$16,380,660

**Background:** During the May 9, 2025 Texas State Veterans Cemetery Committee meeting, the Committee unanimously approved a plot of land near Hallsville and Longview as the location of the sixth Texas State Veterans Cemetery contingent upon the donation of 64 acres of land.

The NCA accepts grant applications only once per year with a deadline for submission of 1 July. NCA grant awards are subject to sufficient funds being appropriated to the NCA for the fiscal year for which a grant application is submitted. Although the state must certify and provide a state "match" of 10% of the total project cost, these funds are reimbursed later in the grant process, making the project 100% VA funded. If a grant is submitted after 1 July, it must wait until the following fiscal year for consideration.

**Current Situation:** The deadline to submit the application is July 1, 2025. Correspondingly a grant application was prepared and submitted for FY 26 consideration. Although the application was submitted, it can be withdrawn if the Board disapproves this action.

The private landowner is involved in legal proceedings to facilitate the donation of the land, and a resolution is expected soon.



**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** Bobby Breeden, Director Texas State Veterans Homes

**Subject:** Agenda Item 8 a – Report on State Veterans Home Operations.

**Recommendation:** This agenda item requires no action from the Board.

The Texas State Veterans Home program was authorized in 1997, when the Texas Legislature passed Senate Bill 1060, creating the program to provide long-term care for veterans, their spouses, and Gold Star parents. The VLB owns 10 skilled nursing homes with a capacity of 1,420 residents.

**Census:**

In nursing homes, "census" refers to the number of current residents. It helps track occupancy, manage staffing, and assess the facility's status. The national average daily census in skilled nursing homes is about 93 residents per facility. This estimate varies since the Center for Medicaid Services (CMS) and the National Center for Health Statistics reported occupancy rates around 77% in 2024, up from 67% in 2021 due to the COVID-19 pandemic.

The 10 VLB homes ended July with a relatively high daily census at 98%.

**Tuskegee Airmen Texas State Veterans Home:**

The Veterans Administration Certification survey is scheduled for July 23–July 25, 2025. Pending the results of the survey, the home will remain at a maximum occupancy of 23 residents. Once the VA certifies the home the operator can admit up to 120 total residents to achieve a full census. The VA survey is the final step in certification.

**Milestone Anniversary Events:**

July 18, 2025 – Ambrosio Guillen Texas State Veterans Home (El Paso) – The 20th anniversary event was successfully conducted.

July 28, 2025 – William R. Courtney Texas State Veterans Home (Temple) – The 25th anniversary event was successfully conducted.



# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** Morris Karam, Attorney, GLO/VLB

**Subject:** Agenda Item 9 a - Consideration and possible action to renew the management and operations agreement for the Richard A. Anderson Texas State Veterans Home in Houston.

**RECOMMENDATION:** Staff recommends the Board approve renewing the current management and operations agreement for the Houston Texas State Veterans Home for a three-year period.

Pursuant to Board authority under the Texas Natural Resources Code, §164.005, Staff seeks approval to renew the management and operations agreement ("Agreement") with Texas VSI, LLC at the Richard A. Anderson Texas State Veterans Home in Houston, Texas ("Home"). At its February 4, 2025, meeting, staff sought and received similar approval. Based on the initial period of the Agreement ending on August 31, 2025, staff informed the Board the Agreement's renewal period would run for three years, from September 1, 2025, to August 31, 2028. Updated information on the Agreement's terms and conditions has led staff to determine that this initial period will end on January 31, 2026, thus shifting that three-year renewal period.

Staff seeks approval to renew the Agreement, with an updated period running from February 1, 2026, to January 31, 2029.

# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** Ray Minjarez, Deputy Director for Construction Services

**Subject:** Agenda Item 10 a – Report on Construction Projects

**RECOMMENDATION:** This agenda item requires no action from the Board.

Construction of Tuskegee Airmen Texas State Veterans Home, Fort Worth:

Contractor has completed the requirements as outlined on Health and Human Services Commission (HHSC) Plan of Correction (POC) dated April 11, 2025. HHSC performed a desk review of POC changes and found no deficiencies and noted substantial compliance meeting licensure requirements dated May 19, 2025, allowing for resident admissions to proceed.

Contractor continues to address construction warranty items as they are identified by Home Operator's Director of Maintenance up until the end of the warranty period on October 2, 2025.

Roof Replacement at Richard A. Anderson Texas State Veterans Home, Houston:

Substantial Completion was issued on May 22, 2025. All punch list items identified during Substantial Completion Walk through have been addressed and project is now under a one-year warranty for labor and materials through May 22, 2026.

HVAC upgrades at Veteran Homes:

Replacement and upgrades of HVAC filtration system components funded by the Coronavirus State Fiscal Recovery Fund are under contract and nearing completion. Five homes to include Tyler, Temple, Big Spring, Bonham, Floresville, will be complete and operational 4<sup>th</sup> quarter of FY 2025. Remaining four homes are scheduled to be fully operational 1<sup>st</sup> quarter of FY 2026. Fort Worth Veterans Home incorporated the HVAC filtration system during construction and is functional.

Personal Protective Equipment (PPE) Storage Buildings at Veteran Homes:

In response to Coronavirus pandemic and to support storage capabilities associated with HVAC filtration system upgrades at Veteran Homes; Construction of nine new PPE buildings were designed and placed under construction. Eight of the nine PPE buildings are substantially complete with one remaining to meet substantial completion by the 4<sup>th</sup> quarter of FY2025. Fort Worth Veterans Home incorporated the PPE Storage Building as part of its overall construction.



# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** Tony Dale, Executive Secretary

**Subject:** Agenda Item 11 a - FY26 Operational Plan.

**RECOMMENDATION:** This agenda item requires no action from the Board.

The VLB senior staff created an operational plan for FY26 to serve as a roadmap, outlining key goals and strategies to achieve them. It helps in setting priorities, focusing energy and resources, and ensuring that all stakeholders are working towards common objectives. Additionally, the plan provides a framework for making informed decisions and adapting to changes in the environment. Senior leadership sees the plan as essential for guiding the VLB towards sustainable growth and success.

Fiscal Year 2026 starts on September 1, 2025, and ends on August 31, 2026. The attached Fiscal Year 2026 Operational Plan is presented today for your review and input.





AUGUST 05, 2025

# Operational Plan Texas Veterans Land Board Fiscal Year 2026



THE NATION WHICH FORGETS ITS  
DEFENDERS WILL BE ITSELF FORGOTTEN. THE  
SOLDIER, THE SAILOR, THE AIRMAN, AND  
THE MARINE IN THE UNITED STATES AND  
AROUND THE WORLD ARE THE ULTIMATE  
GUARDIANS OF OUR FREEDOM TO SAY WHAT  
WE THINK, GO WHERE WE WILL, CHOOSE  
WHO WE WANT FOR OUR LEADERS,  
AND PRAY AS WE WISH.

PRESIDENT CALVIN COOLIDGE



## THE VETERANS LAND BOARD



THE HONORABLE  
DAWN BUCKINGHAM, M.D.  
Chairwoman



REAR ADMIRAL JUD SCOTT  
USN, Retired  
Member



MR. JAMES ROTHFELDER  
Member

Dawn Buckingham, M.D., Commissioner of the Texas General Land Office serves as Chairwoman of the Veterans Land Board and is joined by two Governor appointed, senate confirmed, citizen board members. Judson Scott is a retired U.S. Navy Rear Admiral. James Rothfelder is a portfolio manager in the investment banking industry.

## MISSION



The mission of the Veterans Land Board is to ensure the Veterans of Texas can access land loans, home loans, skilled nursing care and the cemetery services they are eligible for in recognition of their honorable service to our country.

## PHILOSOPHY



### Care for Texas Veterans

The Veteran is our purpose. We strive to ensure that Texas Veterans can access their benefits and that they are treated with respect. We act in ways that protect their dignity and privacy. We honor their service to our country by faithfully serving them and their families to the best of our ability.

### Superior Customer Service

We focus on superior customer service. We openly communicate with our Veterans and their authorized representatives. We challenge our third-party operators to provide the best service. We care for our Veterans the way we would want to be treated.

### Fiscal Responsibility

We take fiscal responsibility seriously. Properly balancing long-term financial planning with spending is critical to ensuring the VLB can provide the benefits Texas Veterans are entitled to. All VLB employees are expected to prevent and report fraud, waste, and abuse.

### Transparency

We are accountable to the Board. We will keep our leadership informed. We work collaboratively with each other, with external partners and the public. We will strictly follow all open records and open meeting laws.

### Positive Work Environment

The VLB fosters a friendly, welcoming, challenging, professional and ethical work environment free from harassment and discrimination.



## **LETTER FROM THE EXECUTIVE SECRETARY**

Since 1946, the Texas Veterans Land Board has proudly provided benefits to our Veterans in recognition of their service to the United States. Our programs and benefits have evolved over the decades, but our core mission has remained steadfast: serving Veterans.

I am immensely proud of our team's recent achievements, including the opening of the Tuskegee Airmen Texas State Veterans Home, significant progress on the West Texas State Veterans Cemetery, and the successful expansion of the Coastal Bend Texas State Veterans Cemetery. These milestones reflect our dedication and commitment to serving those who served us.

All VLB team members are expected to focus on continuous improvement. We must always keep Veterans and Texas taxpayers at the forefront of our efforts. Our mission involves internalizing our goals and upholding values such as caring for Texas Veterans, providing superior customer service, ensuring fiscal responsibility, maintaining transparency, and fostering a positive work environment.

Our collective efforts will enable Veterans to achieve home and land ownership, receive quality care in skilled nursing homes, and be honored with dignified burial services.

Throughout history, more than 41 million individuals have served in the defense of the United States. Texas proudly hosts the largest population of Veterans in the nation, with approximately 1.6 million living Veterans. These brave men and women earned these benefits, and it is our honor and duty to deliver them. They swore an oath to protect our country and defend our Constitution. Correspondingly we are committed to serving them in return. Your dedication to this mission is deeply appreciated.

Respectfully,

A handwritten signature in black ink, reading "Anthony W. Dale". The signature is stylized with a large, sweeping initial "A" and a long, horizontal flourish extending to the right.

Tony Dale  
Executive Secretary  
U.S. Army Veteran





## TABLE OF CONTENTS



VLB Bond Funds Management Division .....	1
Veterans Land and Housing Division .....	3
Texas State Veterans Homes Division .....	5
Texas State Veterans Cemetery Division .....	8
Veterans Affairs Division .....	10
Legal Counsel .....	13
Veterans Land Board Marketing & Outreach .....	15
Governmental and Intergovernmental Affairs .....	17
Executive Leadership .....	19
Texas Veterans Land Board Senior Staff .....	21





## **VLB BOND FUNDS MANAGEMENT DIVISION**



The VLB Bonds Fund Management team is responsible for planning, executing, and overseeing the financial management strategy of VLB to maximize economic benefits and secure funding for VLB divisions, ensuring their ongoing financial stability. This team manages all aspects of the VLB bond fund, swap, and liquidity portfolios, including analyzing refunding opportunities and determining execution methods such as loan sales and refunding. They maintain relationships with current professionals and providers and work to broaden the range of eligible providers for VLB activities, as well as approved swap counterparties and liquidity providers.

The team is tasked with planning, executing, and managing new VLB bond issuances and interest rate swap transactions. This includes structuring, scheduling, cash flow analysis, document review, negotiation and execution of liquidity facilities, and coordinating with external bond counsel and financial advisors. They present to the VLB Board, the Texas Bond Review Board, and national credit rating agencies. Additionally, they support the financial operations of the Texas State Veterans Homes and Texas State Veterans Cemeteries.

The Board may, by resolution, authorize the issuance and sale of bonds as permitted by the constitution for the purpose of providing loans to Veterans. The Board may also utilize bond funds to cover all costs associated with issuance, including fees, expenses, and administrative costs.

## Objective 1

### Bond Portfolio Assessment

**Tactics:** Review and assess the current loan and bond portfolio and cash flows with outside consultants including bond counsel, tax counsel, financial advisor, and arbitrage rebate consultants.

**Deliverable:** Recommendations on additional actions to current bond portfolio, future bond structures, and loan portfolio.

## Objective 2

Manage VLB funds in a fiscally sound way to ensure the maximum return and long-term outlook while managing financial risk.

**Tactics:** Review current land and home improvement processes and research the use of electronic signatures for loan closings.

**Deliverable:** Detailed reports on Veterans homes, cemeteries, and bond fund activity that project multiple scenarios based on historical activity. A comprehensive VLB budget independent of GLO to ensure that budgets match with expected revenues.

## Objective 3

Maximize benefits to Veterans.

**Tactics:** Explore options to provide greater benefits to Veterans at VLB nursing homes by evaluating the cost structure and maximizing all resources available to VLB and the residents.

**Deliverable:** Recommendations to the Board on how to most appropriately fund VLB divisions and possible maintenance and expansion projects.

## Objective 4

Leverage technology to increase efficiency.

**Tactics:** Explore tools that can decrease the manual processes related to maintaining data on the bond and loan portfolio. Work with Information Technology Services and/or outside vendors to automate data collection and sourcing.

**Deliverable:** A functional automated data collection and storage system.





## VETERANS LAND AND HOUSING DIVISION



The Veterans Land and Housing Division handles the receipt, processing, origination, and closing of land, housing, and home improvement loan applications. The Veterans Land and Housing Division allows Veterans to borrow up to \$150,000 to buy land at competitive interest rates with a 30-year fixed term. Dual-military and dual-Veteran married couples can qualify for land loans up to \$225,000. Occasionally, the VLB must foreclose on delinquent land loans, after which these tracts of land are initially available to Texas Veterans and later to the public for purchase in Quarterly Land Sales.

The Veterans Housing Assistance Program assists Veterans in purchasing a home. Eligible Texas Veterans may obtain a home with a competitive, low-interest loan with little or no down-payment. Veterans with a VA service-connected disability rating of 30% or greater are eligible for a discounted interest rate. The Veterans Home Improvement Program offers loans to qualified Veterans for home repairs and improvements to their existing homes.

### Objective 1

Attend mortgage industry training and conferences.

**Tactics:** Land and Housing Loan Program staff to attend training conducted by mortgage and industry professionals on compliance and regulatory issues.

**Deliverable:** Receive critical updates on the mortgage industry from government agency representatives and regulators. Receive up to date guidance on new government lending practices, regulatory compliance, risk management, credit risk analysis and mitigation, underwriting and fraud prevention. Staff is more encouraged to recommend and implement the necessary changes to the loan programs in order to remain compliant with federal, state and program guidelines.

## Objective 2

Conduct on-site visits to third-party vendors administrating and servicing loan portfolios for the land, housing, and home improvement programs.

**Tactics:** Conduct on-site visits to Mr. Cooper, Dovenmuehle Mortgage and Gateway Mortgage on an annual basis.

**Deliverable:** Build a partnership to ensure compliance with all federal, state and program guidelines.

## Objective 3

Continue to work on implementing a self-help online system for the land and home improvement loan programs to improve customer service.

**Tactics:** Work with Information Technology Services and MeridianLink to implement an online system where applicants may view the status of their loan application and view any outstanding deficiencies and next steps.

**Deliverable:** Implement an online system using the current loan origination system, where applicants can obtain up to date status of their loan application.

## Objective 4

The implementation of an automated system to verify veteran status and to determine eligibility for benefits.

**Tactics:** Work with Information Technology Services in implementing an online system where applicants may submit their certification application and verify veteran status.

**Deliverable:** Certify veterans in a more efficient manner.







## TEXAS STATE VETERANS HOME DIVISION



The VLB owns 10 skilled nursing homes for Veterans, their spouses, and Gold Star parents, offering shelter, food, medical care, and social activities. Locations include Amarillo, Big Spring, Bonham, El Paso, Floresville, Fort Worth, Houston, McAllen, Temple, and Tyler.

Private companies manage daily operations, ensuring a clean and dignified environment. The homes are built in collaboration with the U.S. Department of Veterans Affairs, which helps partially fund construction and health benefits. Residents can use private insurance, VA healthcare benefits, and Medicare or Medicaid payments to fully cover or offset costs. Veterans with a service-connected disability of 70% or more stay at no cost. Both private and semi-private rooms are available, and memory care units offer specialized services and secure courtyards.

### Objective 1

Fully certify the Tuskegee Airmen Veterans Home through Health Human Services and the Veterans Administration.

**Tactics:** Be certified and open up all 120 Beds to allow veterans to be admitted.

**Deliverable:** Home will be 90% full by end of 2nd Quarter of FY26.

### Objective 2

Maximize the usage of the VA Nurse Grants Program.

**Tactics:** Track monthly operator utilization of the nurse grant program. Discuss utilization at regular intervals with operator leadership.

**Deliverable:** Utilize 90% or more of available grants during the FY.

### Objective 3

Enhance living conditions for Veterans and residents in Texas State Veterans Homes that are 20 years or older (Amarillo, Big Spring, Floresville, Temple) by planning and beginning execution of a refurbishment and remodeling plan.

**Tactics:** Work with the Refurbish Team established in FY24 and refurbish the four homes that are 20+ years of age once the grants are approved.

**Deliverable:** Monitor grant award status and execute renovations within grant guidelines and budget once approved.

### Objective 4

Conduct peer-to-peer counseling in each home.

**Tactics:** Partner with the Texas Veterans Commission to provide professional, standardized Post Traumatic Stress Disorder (PTSD) training.

**Deliverable:** Provide military competency focused training for the staff of all operators to ensure proper care and approach is used when caring for Veterans and residents with PTSD.



## Objective 5

Collaborate with the Texas Veterans Commission to review the disability claims of resident Veterans with the U.S. Department of Veterans Affairs.

**Tactics:** Ensure benefit packets are current and processed through the VA system to ensure Veterans are receiving the benefits that they have earned. Provide space, times and locations for TVC representatives to visit each home on a regular basis. Track TVC claims specialist visits and interactions with residents.

**Deliverable:** Increase the total number of 70% Service-Connected Disabled Veteran residents by at least 20% by year-end FY26.

## Objective 6

Serve the maximum number of Veterans by maintaining a daily population of 92% or greater in all Texas State Veterans Homes.

**Tactics:** Maintain a clean, caring, and dignified environment for our Veterans, their Spouses, and Gold Star Parents. Collaborate with our operators, the Texas Health and Human Services Commission, and the U.S. Department of Veterans Affairs to identify and resolve issues impacting resident quality of life.

**Deliverable:** Average census above 92% across all homes for all twelve months of the fiscal year.





## TEXAS STATE VETERANS CEMETERY DIVISION



The mission of the Texas State Veterans Cemeteries is to serve eligible Veterans and their families by providing high-quality support for committal services and perpetual care of the grounds and facilities for all who served our nation with distinction.

The VLB owns four Veteran cemeteries located in Abilene, Corpus Christi, Killeen, and Mission. A fifth cemetery is under construction in Lubbock with expected completion in December 2025. The cemetery division is a partnership between the VLB and the U.S. Department of Veterans Affairs. These state cemeteries are strategically placed to complement the five national cemeteries in San Antonio (2), Houston, Dallas-Fort Worth, and El Paso. At each cemetery, a VLB on-site representative oversees contract compliance. Daily operations and maintenance are conducted via contracts with county or municipal governments. Cemetery benefits are provided to Veterans and their families in recognition of their service to the state and the United States, offering them a final resting place and memorials commemorating their service.

### Objective 1

Successfully implement the Lubbock establishment grant (TX-22-34).

**Tactics:** Develop and manage monthly reports across constructing, equipping, staffing, and training work strands to identify and correct coordination and planning issues. periodic on-site visits. OSR monitors closely.

**Deliverable:** Meet all project timelines, no cost overruns.



## Objective 2

Successfully implement the VLB-funded Mission Roof project

**Tactics:** Manage progress reporting processes to identify and correct coordination and planning issues. Periodic on-site visits. OSR monitors closely.

**Deliverable:** Meet all project timelines, no cost overruns.

## Objective 3

Successfully implement Killeen expansion grant (TX-23-35).

**Tactics:** Develop and manage monthly reports of construction progress and operational impacts once NCA grant is awarded.

**Tactics:** Develop and manage monthly reports of construction progress and operational impacts once NCA grant is awarded.

**Deliverable:** Meet all project timelines, no cost overruns.

## Objective 4

Develop, prepare, and submit establishment grant applications for new cemetery locations in Texas.

**Tactics:** As identified and directed, prepare engineering estimates and submit establishment grant applications.

**Deliverable:** Establishment grant applications submitted for new cemeteries in Texas which are fully conforming to NCA submission standards and submitted by 1 July.

## Objective 5

Conduct a study and write a report on state veteran cemeteries in accordance with House Bill 1875.

**Tactics:** Understand the requirements of the new law. Draft a report. Staff the report through critical internal stakeholders to include government affairs, legal, VLB executive leadership and Communications.

**Deliverable:** Provide a written report no later than April 1, 2026, to the Board, Governor, Lieutenant Governor, Speaker of the House and the chairs of the committees having primary jurisdiction.



## VETERANS AFFAIRS DIVISION



Veterans Affairs is responsible for assessing how all actions within the Veterans Land Board impact our Veterans. Veterans Affairs supervises the Pharmacy Audit program in support of our State Veterans Homes and the VLB Accounting Team in support of our State Veterans Homes and State Veterans Cemeteries. The Team is led by the Assistant Executive Secretary who serves as a key leader and advisor to the Executive Secretary. The Assistant Executive Secretary has the authority to lead the agency in the absence of the Executive Secretary.

### Objective 1

Improve the efficiency and accuracy of the pharmacy audit database (VLBPAS).

**Tactics:** Eliminate manually maintained inputs in favor of database-of-record (PointClickCare) reports for the monthly pharmacy audit. Work with GLO Information Technology Services (ITS) to modify the logic rules in VLBPAS to accurately reflect the requirements, authorizations, and restrictions in the Medication Ordering Guidelines.

**Deliverable:** Database-of-record inputs to VLBPAS by June 2026. Guidelines correctly implemented in VLBPAS by August 2026.



## **Objective 2**

Improve collaboration with Veteran community and state level Veteran Service Organizations' leadership.

**Tactics:** Establish working relationship with Texas Coalition of Veterans Organizations (TCVO). In conjunction with TCVO, TVC, and VLB Marketing, identify the Veteran communities and service organizations where VLB connection is lacking/needed and prioritize those regions and organizations. Engage those Veteran communities and organizations' leaders to identify methods to strengthen our working relationships, cooperation, and collaboration.

**Deliverable:** Contact established with the identified communities and leaders and actions taken / recommendations made to strengthen collaboration by June 2026.

## **Objective 3**

Gain measurable efficiencies in VLB Accounting.

**Tactics:** Use of DocuSign for signature approval. Eliminate redundant work if not required for error checking or verification. Explore options available through currently licensed software packages within the GLO/VLB to reduce reliance on manually tracked spreadsheets. Collaboration with VLB, GLO, and external partners to identify and share best practices and lessons learned.

**Deliverable:** Demonstrable increase in efficiency or effectiveness.

## **Objective 4**

Revise and Update the Medication Ordering Guidelines.

**Tactics:** In concert with Veterans Homes, Pharmacy Audit, and Legal Counsel, bring the Guidelines current with all state and federal requirements. Work with Contract Management to amend the Pharmaceutical Services portion of all Veterans Homes Management & Operations contracts to include the updated Guidelines. Collaborate with Operators and Pharmacy Provider (Omnicare) to ensure a common understanding of all requirements, authorizations, and restrictions in the Guidelines.

**Deliverable:** All Veterans Homes Management & Operations contracts amended with the revised and updated Guidelines by May 2026.

## Objective 5

Automate the reports and processes dependent on the Veterans Homes census report.

**Tactics:** Collaborate with VLB Divisions to identify all reporting and process dependencies of the daily and monthly census reports. Engage ITS to develop automated processes to receive, transform, and transmit the data from the census report as needed by the dependent reports and processes.

**Deliverable:** All reports and processes dependent on the census reports accurately receive the data via an automated process by January 2026.

## Objective 6

Plan and execute a board workshop exploring critical considerations for possible expansion of the network of Texas State Veterans Homes.

**Tactics:** Collaborate with VLB Divisions and key General Land Office Divisions to plan a 3-hour board workshop that considers issues such as legal authority, finances, staffing, construction, grants and other relevant aspects of building a new home.

**Deliverable:** Successful execution of a workshop attended by all three Board Members and production of a master plan based on guidance provided by the Board.







## LEGAL COUNSEL



The General Land Office's Office of General Counsel offers legal services to the Veterans Land Board. These services include expertise, operational advice, real estate transaction review, contract negotiation, review and tracking, open records and open meetings advice, human resources consultation, and drafting, reviewing, and advising on rulemaking.

Two attorneys from the General Law section provide daily support to the Executive Secretary, leadership team, and staff. Other attorneys in Legal Services assist the Veterans Land Board as needed.

### Objective 1

Enhanced guidance on procurement processes.

**Tactics:** Increased dialogue with divisions on pre-contractual requirements, contract performance issues, end dates and potential renewals, and issues involving negotiations.

**Deliverable:** Provide more comprehensive guidance to VLB divisions on aspects of the procurement process.



## Objective 2

Review of solicitation and contract templates used by VLB.

**Tactics:** Collate all applicable templates, review their legal aspects, and engage with Contract Management Division, VLB's Divisions, and Legal Services on any issues.

**Deliverable:** Updated templates aligning with current laws and regulations.

## Objective 3

Review of potential alternative sources of funding

**Tactics:** Locate and review all federal and state laws and programs potentially offering funding that may apply to VLB's Divisions and engage with Divisions and Legal Services to determine if appropriate.

**Deliverable:** More comprehensive understanding of any available sources of funding for VLB efforts.







## VLB MARKETING & OUTREACH



The VLB Marketing and Outreach team is integrated within the Communications Department of the General Land Office. The Director of VLB Marketing & Outreach administers the Marketing team, Call Center, Veterans Outreach Specialists, Outreach Customer Service and the Voices of Veterans oral history program. The primary objective of the team is to ensure that Veterans are informed about, and can access, the benefits they have earned. The Marketing & Outreach team has a memorandum of understanding with the Texas Veterans Commission to collaborate on funding and operating a statewide call center that connects Veterans with necessary services. The team conducts joint marketing initiatives across the state in partnership with the Texas Veterans Commission.

### Objective 1

Provide Texas Veterans, Military Members, and their families with comprehensive information on VLB's benefits and programs, including home loans, land loans, home improvement loans, land sales, State Veterans Homes, State Veterans Cemeteries and Veterans Call Center. Additionally, enhance awareness of the Voices of Veterans oral history program.

**Tactics:** Develop a comprehensive plan that leverages diverse marketing techniques and data-driven insights to enhance awareness among Veterans, Military Members, and their families about their benefits, ensuring effective outreach and communication.

**Deliverable:** Meet or exceed marketing objectives established by the Texas General Land Office and Veterans Land Board Leadership Teams. Increase marketing and outreach initiatives within industries such as real estate, long-term care, law enforcement and agriculture, while also expanding efforts to reach rural and underserved counties statewide. Develop marketing campaigns to increase the number of interviews in the Voices of Veterans oral history program and add a video component to Voices of Veterans interviews.

## Objective 2

Collaborate with the Texas Veterans Commission (TVC) to serve the maximum number of Veterans possible through the statewide call center and by hosting TVC/VLB sponsored Veterans Benefits Fairs throughout Texas

**Tactics:** Supervise and manage daily operations of the Texas Veterans Call Center to ensure optimal results, by minimizing abandon rates and maximizing customer satisfaction. Conduct regular meetings with Texas Veterans Commission leadership to review call center operations and to address any issues. Work with Communications and Outreach team to research potential cities in which to hold future benefits fairs.

**Deliverable:** Achieve improved call center customer satisfaction. Reduce call hold times and abandoned calls. Ensure callers receive the information they need and track those interactions in Salesforce to ensure accurate data is kept on Call Center operations. Organize quarterly co-hosted Veterans Benefits Fairs with the Texas Veterans Commission in various cities in Texas based on the most need.

## Objective 3

Raise awareness of VLB's Texas Real Estate Commission (TREC) approved continuing education course on VLB loan programs and expand the number of courses offered in person and online.

**Tactics:** Work with outreach representatives throughout the state to foster relationships within the real estate community, including local Boards of REALTORS® to increase the demand for the Texas Real Estate Commission approved training courses. Create a digital and social media marketing campaign to increase awareness of the VLB's continuing education course. Add TREC course landing page to VLB website to register for classes.

**Deliverable:** Increase partnerships with real estate industry associations, lenders, and other organizations. Conduct a minimum of 25 Texas Real Estate Commission approved continuing education courses online and in person throughout the state by the end of FY26.

## Objective 4

Host milestone events at Texas State Veterans Homes and conduct a successful opening of the West Texas State Veterans Cemetery.

**Tactics:** Collaborate with the Veterans Homes and Cemeteries leadership, GLO's Government Relations, and GLO Communications to plan and host events. Engage with local media to attend milestone events and present comprehensive media packages to the public.

**Deliverable:** Plan and host anniversary events at Big Spring, Bonham, Floresville, and McAllen Texas State Veterans Homes and support the dedication and opening of the West Texas State Veterans Cemetery in Lubbock.





## GOVERNMENTAL RELATIONS



The Governmental and Intergovernmental Relations department at the Texas General Land Office has a team dedicated to the Veterans Land Board (VLB). This team functions as the primary interface between the agency and the Legislature, other state agencies, the federal government, and local and regional governmental bodies. Acting as a bridge, the team communicates the VLB's priorities to the Legislature while also fostering an understanding of the Board's mission and objectives. The team assists with drafting the agency's strategic plan for submission to the Legislative Budget Board, preparing testimony for legislative and regulatory hearings, interfacing with legislative members and staff, and tracking state and federal legislation relevant to the agency. These efforts support the Veterans Land Board in ensuring that the interests and needs of Veterans are addressed at all levels of government.

### Objective 1

Collect feedback on current VLB policies and objectives, preparing to provide policy recommendations to legislators ahead of the 90th legislative regular session.

**Tactics:** Meet with VLB leadership to collect feedback and identify what policy changes could assist each division, such as loans, cemeteries and homes, bonds and the call center.

**Deliverable:** A summary report of stakeholder feedback, documented policy gaps, and a set of draft legislative recommendations to be finalized prior to the start of the 90th session.

## Objective 2

Educate elected officials and their staff on VLB programs and services available to Texas Veterans, military members and their families. Invite elected officials and their staff to visit all Texas State Veterans Homes and Cemeteries.

**Tactics:** Meet with each elected official or their staff to provide an overview of VLB programs and services. Identify elected officials with VLB facilities in their respective districts to extend invitations and schedule visits before the 90th legislative session begins.

**Deliverable:** Host GLO/VLB informative overviews with all targeted offices before the start of the 90th legislative session. Complete a tour/visit with elected officials at a majority of VLB Facilities.

## Objective 3

Work with VLB leadership to begin to identify sites for new VLB Homes. Identify stakeholders in those communities and begin to form coalitions that will lead to the successful opening of new homes.

**Tactics:** Use a data-driven approach to identify communities that could benefit the most from a Texas State Veterans Home, meet with elected officials and local stakeholders to identify the correct location and begin the acquisition/donation process.

**Deliverable:** Coalitions established with state and local stakeholders to support the expansion of the State Veteran Home network.







## EXECUTIVE LEADERSHIP



The Board of Directors delegates to the Executive Secretary general powers and duties of the Board. The day-to-day executive management team is responsible for executing the strategies and operations of the VLB, with five key responsibilities.

### Strategy Implementation

Develops and implements the strategic plans and initiatives outlined by the Board, aligning resources, and guiding the VLB towards its goals.

### Operational Leadership

Manages the daily operations, makes operational decisions, and oversees functional divisions to ensure efficiency, productivity, and profitability.

### Team Management

Recruits, develops, and leads the talented individuals who form the backbone of the VLB, ensuring a motivated workforce and fostering a positive culture.

### Financial Management

Manages the financial resources of the VLB, including budgeting, financial planning, reporting, and ensuring effective use of funds to achieve objectives.

### Stakeholder Communication

Maintains transparent and effective communication with stakeholders, including employees, customers, investors, and regulatory bodies, representing the VLB's interests and upholding its reputation.

### Objective 1

Publish a five-year long-range planning calendar for Board activities to identify future needs, trends, and challenges, and to support strategic decisions now to ensure future success and sustainability.

**Tactics:** Collaboration with the Loan Division and Bond Funds Management for awareness of key activities. Collaborate with scheduling and Board Members to ensure availability of key leaders.

**Deliverable:** Published five-year schedule of Board meetings and required annual or bi-annual reports or activities.

### Objective 2

Keep Board Members informed of significant agency activities.

**Tactics:** Meet with Board Members prior to each board meeting. Provide bi-weekly briefings to the Chair. Sustain monthly executive summary of VLB activities. Engage Board members in community and agency events.

**Deliverable:** Bi-weekly Chair Update Brief provided to Chair. Monthly executive summary developed and provided to Board Members. Successful pre-board meetings with Board Members. Invitations to Board members to attend VLB-related events.

### Objective 3

Collaborate with GLO Government Affairs to educate Legislative Members and key staff on VLB bond limits and the impact on Veterans.

**Tactics:** Prepare briefing material. Participate in meetings.

**Deliverable:** Improved awareness in the Legislature of the impact of inflation and increased housing costs and how that limits Veterans' access to earned benefits.

## SENIOR STAFF



**Tony Dale**  
Executive Secretary  
US Army Veteran



**Morris Karam**  
Legal Counsel



**Robert Miri**  
Board Secretary  
US Army & US Navy Veteran



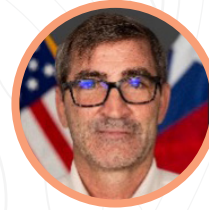
**John Barton**  
Director of Veteran  
Land Board Bond Funds  
Management



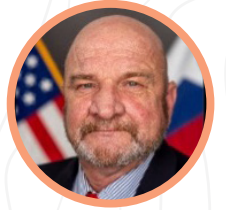
**Darren Fitz Gerald**  
Director of Veterans  
Affairs & Assistant  
Executive Secretary  
US Army Veteran



**Raul Gonzales**  
Director of Veterans Land  
and Housing



**Bobby Breeden**  
Director of Texas State  
Veterans Homes  
US Army Veteran



**Dr. John Kelley**  
Director of Texas State  
Veterans Cemeteries  
US Army Veteran





## **WE SALUTE EMPLOYEES IN THE ARMED SERVICES**



THE MISSION OF THE VETERANS LAND BOARD IS TO ENSURE THE VETERANS OF TEXAS CAN ACCESS LAND LOANS, HOME LOANS, SKILLED NURSING CARE AND THE CEMETERY SERVICES THEY ARE ELIGIBLE FOR IN RECOGNITION OF THEIR HONORABLE SERVICE TO OUR COUNTRY.

DEVOTION TO DUTY, TO HONOR AND TO COUNTRY HAS BEEN A PARAMOUNT VIRTUE IN THE GENERAL LAND OFFICE FOR MORE THAN A CENTURY, AND THE CHEERFUL SELF-SACRIFICE AND UNQUESTIONED COURAGE OF ITS PERSONNEL IN TIMES OF STRESS, ITS PROUDEST TRADITION. WITH HEADS UNCOVERED, WE BOW IN MEMORY OF

**ED COBB, JR., AND SMITH C. MURPHY**

FORMER EMPLOYEES, WHO, AS MEMBERS OF THE ARMED FORCES, HAVE MADE THE SUPREME SACRIFICE AND LAID THEIR BRAVE YOUNG LIVES UPON THE ALTAR OF OUR COUNTRY THAT THE IDEALS UPON WHICH OUR FOREFATHERS FOUNDED THIS GOVERNMENT SHALL NOT PERISH FROM THE EARTH.

EXCERPT FROM THE REPORT OF THE COMMISSIONER OF THE  
GENERAL LAND OFFICE, 1942-1944.



# MEMORANDUM

TEXAS VETERANS LAND BOARD • CHAIRWOMAN DAWN BUCKINGHAM, M.D.

---

**Date:** August 5, 2025

**To:** Dawn Buckingham, M.D., Chairwoman  
James Rothfelder, Member  
Judson Scott, Member

**From:** Darren Fitz Gerald, Assistant Executive Secretary

**Subject:** Agenda Item 11 b - Report on Veterans Land Board Operations.

**Recommendation:** This agenda item requires no action from the Board.

## New Hires

**Bianca Dominguez**, Loan Specialist II, Land and Housing Division  
**Stephen Talamantez**, Loan Specialist II, Land and Housing Division

## Retirements

**Kim Mangum**, Director of Loan Operations, Land and Housing Division. Kim retires with more than 30 years at the VLB. She started as a loan processor and was eventually promoted to her final role as Director of Loan Operations.

**Olivia Zapata**, Team Lead for Underwriters, Land and Housing Division. Olivia completed 32 years of dedicated service to the VLB. She began her career as an intern, culminating in a final position of Senior Underwriter Team Lead.

## Employee Recognition

**Boone's Best Award.** The award recognizes GLO and VLB employees that distinguish themselves from their peers. On 6/10/25 three VLB employees were recognized:

**Craig Wooten** - On Site Representative for the Abilene Cemetery  
**Yolanda Medellin** - Compliance Analyst with the Land and Housing Division  
**Amanda Galbreath** – On Site Representative at the Bonham Home

## Board Workshop on Home Strategic Growth Plan

The staff is organizing a Board Workshop to gather feedback on the potential expansion of the Texas State Veterans Home network. The date is to be determined. Currently, the Veterans Land Board (VLB) can accommodate 1,420 residents across 10 homes, while the VA's projected maximum capacity for Texas is 4,100 residents. There is interest from Bexar County/San Antonio, Bryan/College Station, Nueces County/Corpus Christi, Brownsville, and Lubbock for new homes. During the workshop, the staff will present various considerations to the Board. Based on the Board's feedback, the staff will then develop a written strategic plan.

### **Update on actions since the last meeting as directed by the Board**

The agency rules adopted by the Board were finalized and provided to the Texas Secretary of State for publication in the Texas Register. The rules went into effect on July 28, 2025.

### **Legislative Session**

The Texas Legislature passed, and the Governor signed into law SB 2543, which significantly impacts the operations of the Veterans Land Board. This new law eliminates the previous cap of seven cemeteries, allowing for the establishment of additional cemeteries as needed. Additionally, it removes the annual expenditure limit of \$7,000,000, providing greater financial flexibility to support the maintenance and development of veterans' cemeteries across the state.

In another legislative action, HJR 182/SJR 69 did not pass. This proposed constitutional amendment would have raised the bond debt cap from \$4,000,000,000 to \$6,000,000,000, enabling the Board to secure additional funding for veterans' programs and services.

### **Upcoming Dates of Importance**

#### **TBD – Board Workshop - Veteran Home Expansion Strategy**

**October 28, 2025 – Special Called meeting of the Texas Veterans Land Board, Stephen F. Austin Building, 10:00 A.M.**

October 30, 2025 – Groundbreaking for Killeen Cemetery Expansion Project – Central Texas State Veterans Cemetery, Killeen, 11:00 A.M.

November 11, 2025 – Veterans Day – ceremonies at all homes and cemeteries

December 2, 2025 – Frank Tejada Texas State Veterans Home (Floresville) – 25<sup>th</sup> anniversary event

December 12, 2025 – Grand Opening – West Texas State Veterans Cemetery, Lubbock

**February 3, 2026 - Special Called meeting of the Texas Veterans Land Board, Stephen F. Austin Building, 10:00 A.M.**

**April 28, 2026 - Special Called meeting of the Texas Veterans Land Board, Stephen F. Austin Building, 10:00 A.M.**

May 25, 2026 – Memorial Day - ceremonies at all homes and cemeteries

**July 28, 2026 - Special Called meeting of the Texas Veterans Land Board, Stephen F. Austin Building, 10:00 A.M.**

November 11, 2026 – Veterans Day - ceremonies at all homes and cemeteries