TEXAS VETERANS LAND BOARD

SPECIAL CALLED MEETING

July 28, 2026

The Honorable Dawn Buckingham, M.D.

Chair

Mr. James Rothfelder

Member

Rear Admiral (Ret.) Judson Scott

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 July 28, 2026, at 10:00 A.M. at the 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. CEREMONIAL AND PUBLIC COMMENT PERIOD

1. Roll call and quorum established.
2. Invocation.
3. Pledge of Allegiance to the United States and Texas flags.
4. Presentation to the Chaplain of the Day of a flag flown over the Alamo.
5. Adoption and presentation of a resolution honoring the 236th anniversary of the establishment of the United States Coast Guard on August 4, 2026.
6. Adoption and presentation of a resolution honoring the 79th anniversary of the establishment of the United States Air Force on September 18, 2026.
7. Adoption and presentation of a resolution marking the 25th anniversary of September 11, 2001.
8. Adoption and presentation of a resolution honoring the 251st anniversary of the establishment of the United States Navy on October 13, 2026.
9. Recognition of VLB employees.
10. 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.)
11. Chair and Board Member Opening Comments.

II. CONSENT AGENDA

All items under the Consent Agenda are heard and acted upon collectively unless opposition is presented by a Board member, in which case the contested item will be considered, discussed, and appropriate action taken separately.

12. Approval of minutes:
    a. Approval of minutes from the special called meeting of April 28, 2026.

13. Consideration and possible action to set aside bids received from the Online Bidding Forfeited Land Sale held June 2, 2026, through July 16, 2026, on any tract where the account holder is making an appeal.

14. 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 1, 2026, through October 15, 2026.

III. REGULAR AGENDA

15. Veterans Land Board Bond Funds Management
    a. Quarterly Veterans Land and Housing Update for Fiscal Year 2026 3rd Quarter.
    b. Consideration and possible action to delegate authority to the Executive Secretary to establish resident room rates in the Texas State Veterans Homes.
    c. 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 27.

16. Construction Service
    a. Report on Construction Services activities in state veteran homes and state veterans cemeteries.
    b. Consideration and possible action to delegate authority to the Executive Secretary to execute a contract with PRDG Architecture for architectural basic services for a proposed state veterans home in Bexar County Texas, not to exceed $4,000,000.

17. Veterans Land Board Land and Housing
    a. Consideration and possible action to accept and award all qualified high bids received from the Online Bidding Forfeited Land Sale held June 2, 2026, through July 16, 2026.
    b. Consideration and possible action on request to forfeit VLB delinquent land accounts.
    c. Consideration and possible action on proposed amendments to rules in the Texas Administrative Code, Title 40, Chapter 177.

18. Texas State Veterans Homes Division
    a. Report on State Veterans Home Operations.

19. Texas State Veterans Cemetery Division
    a. Report on Texas State Veterans Cemeteries
    b. Consideration and possible action on delegation of authority to the Executive Secretary to amend the Operations & Management contract with the City of Killeen related to the Central Texas State Veterans Cemetery in Killeen.

c. Consideration and possible action on delegation of authority to the Executive Secretary to execute the Operations & Management contract with Nueces County for the Coastal Bend State Veterans Cemetery.

IV. 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:

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.

Government Code §551.071 - Consultation with attorneys regarding issues concerning operations and management contract for the William R. Courtney Texas State Veterans Home in Temple.

V. RECONVENE REGULAR AGENDA

20. Executive Secretary Report
    a. Presentation on Annual Board Member Training Manual
    b. Report on Veterans Land Board operations.
    c. Consideration and possible action to delegate authority to the Executive Secretary to enter into an agreement for the operations and management of the William R. Courtney Texas State Veterans Home in Temple for a term not to exceed one year and for an amount over $1,000,0000.

21. Chair and Board Member Closing Comments.

22. 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 must be made 48 hours prior to this meeting. Please contact (800)998-4456 for further information.

ANTHONY W. DALE
Executive Secretary

Chaplain (CPT) Amanda Williams

VLB Chaplain of the Day

Chaplain (CPT) Amanda Williams is a Texas Army National Guard officer and veteran with over 22 years of military service, serving in leadership and ministry-focused roles across both enlisted and commissioned ranks. Her career reflects a strong commitment to people, purpose, and presence, making her a trusted advisor to commanders and soldiers alike. She deployed in support of Operation Inherent Resolve (2022–2023), where she provided pastoral care, crisis response, and steady leadership for service members navigating grief, transition, and the invisible weight of war.

She currently serves full-time as a Chaplain Recruiter for the Texas Army National Guard, mentoring and developing future Army chaplains called to serve soldiers and families during their most critical moments. She also serves as a Brigade Chaplain with the 71st Expeditionary Military Intelligence Brigade, overseeing battalion unit ministry teams and supporting soldiers through training, deployment, loss, and recovery.

Beyond her military duties, CH Williams is passionate about supporting women veterans, military families, and children affected by loss and transition. She is currently a finalist for Ms. Veteran America 2026. She volunteers with the City of Round Rock's Veteran Coalition, Texas Fallen Project, and Blues Star Moms, honoring fallen service members and supporting Gold Star families with dignity and remembrance.

CH Williams holds a bachelor’s degree in business management, an MBA from the University of Phoenix, and a Master of Divinity from Liberty University. She is currently pursuing her Doctor of Ministry in Chaplaincy at Birmingham Theological Seminary, further equipping herself to support those facing trauma, transition, and transformation.

Her service is deeply rooted in her legacy. CH Williams honors her grandmother, Daisy Lee Koon, a Yeoman Second Class in the U.S. Navy Reserve and one of the first women to serve in the WAVES during World War II. Her grandmother’s bravery helped pave the way for women in uniform, and that legacy continues to inspire CH Williams’ own path of service. As a female veteran, she is equally committed to paving the way for her daughter, Daisy, and leading by example with faith, resilience, and leadership. Bridging past, present, and future, she serves with the understanding that legacy is not only what is remembered but also what is intentionally built for the next generation.

CH Williams holds a bachelor’s degree in business management, an MBA from the University of Phoenix, and a Master of Divinity from Liberty University. She is currently pursuing her Doctor of Ministry in Chaplaincy at Birmingham Theological Seminary, further equipping herself to support those facing trauma, transition, and transformation.

RESOLUTION

Honoring the 236th Anniversary of the Establishment of the United States Coast Guard

WHEREAS, on August 4, 1790, the First Congress authorized the construction of ten revenue cutters, marking the birth of what is today the United States Coast Guard; and

WHEREAS, for 236 years the United States Coast Guard has safeguarded the Nation in times of peace and war, protecting lives, enforcing maritime law, defending ports and waterways, and standing always ready in service to the American people; and

WHEREAS, countless Texans have served honorably in the United States Coast Guard, and their courage and sacrifice—together with that of their families—reflect the proud military and maritime heritage of the State of Texas; and

WHEREAS, the Veterans Land Board is a state agency charged with serving Texas Veterans, military members, and their families through programs that honor service and enhance quality of life; and

WHEREAS, many employees of the Veterans Land Board, past and present, are United States Coast Guard Veterans whose continued public service strengthens the Board's mission and brings Coast Guard values to daily work on behalf of Texas Veterans; and

WHEREAS, it is fitting and proper for the Veterans Land Board to formally recognize the United States Coast Guard on the occasion of its 236th anniversary and to express the gratitude of the State of Texas for the Coast Guard's steadfast service;

NOW, THEREFORE, BE IT RESOLVED BY THE VETERANS LAND BOARD OF THE STATE OF TEXAS that:

The Board hereby honors the United States Coast Guard on the occasion of its 236th anniversary and extends the State of Texas's sincere appreciation to all Coast Guardsmen—past and present—and to their families for their faithful service and sacrifice;

The Board recognizes and commends the many Veterans Land Board employees who are United States Coast Guard Veterans, past and present, for their continued service to Texas Veterans and their communities;

The Board encourages all Texans to join in appropriate observances on August 4, 2026, in recognition of the United States Coast Guard's 236th anniversary.

I, Dawn Buckingham, M.D., Chairwoman 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 July 28, 2026.

RESOLUTION

Honoring the 79th Anniversary of the Establishment of the United States Air Force

WHEREAS, on September 18, 1947, the United States Air Force was established as a separate branch of the Armed Forces, marking a new era in American airpower and national defense; and

WHEREAS, for 79 years the United States Air Force has defended the Constitution and the Nation, securing the skies, projecting strength, advancing innovation, and exemplifying the values of integrity first, service before self, and excellence in all we do; and

WHEREAS, countless Texans have served honorably in the United States Air Force, and their courage and sacrifice—together with that of their families—reflect the proud military heritage of the State of Texas; and

WHEREAS, the Veterans Land Board is a state agency charged with serving Texas Veterans, military members, and their families through programs that honor service and enhance quality of life; and

WHEREAS, many employees of the Veterans Land Board, past and present, are United States Air Force Veterans whose continued public service strengthens the Board's mission and brings Air Force values to daily work on behalf of Texas Veterans; and

WHEREAS, it is fitting and proper for the Veterans Land Board to formally recognize the United States Air Force on the occasion of its 79th anniversary and to express the gratitude of the State of Texas for the Air Force's steadfast service;

NOW, THEREFORE, BE IT RESOLVED BY THE VETERANS LAND BOARD OF THE STATE OF TEXAS that:

The Board hereby honors the United States Air Force on the occasion of its 79th anniversary and extends the State of Texas's sincere appreciation to all Airmen—past and present—and to their families for their faithful service and sacrifice;

The Board recognizes and commends the many Veterans Land Board employees who are United States Air Force Veterans, past and present, for their continued service to Texas Veterans and their communities;

The Board encourages all Texans to join in appropriate observances on September 18, 2026, in recognition of the United States Air Force's 79th anniversary.

I, Dawn Buckingham, M.D., Chairwoman 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 July 28, 2026.

RESOLUTION

Marking the 25th Anniversary of September 11, 2001

WHEREAS, on September 11, 2001, terrorists attacked the United States, taking innocent lives in New York City, at the Pentagon, and near Shanksville, Pennsylvania, and forever changing the course of our Nation's history; and

WHEREAS, in the aftermath of those attacks, military members and Veterans answered the call to defend the Nation, support recovery, strengthen homeland security, and carry forward the solemn duty to protect the American people; and

WHEREAS, countless Texans served in the Armed Forces and in communities across the State and Nation following September 11, 2001, and their courage and sacrifice—together with that of their families—reflect the proud military heritage of the State of Texas; and

WHEREAS, the Veterans Land Board is a state agency charged with serving Texas Veterans, military members, and their families through programs that honor service and enhance quality of life; and

WHEREAS, many employees of the Veterans Land Board, past and present, are Veterans and military family members whose continued public service strengthens the Board's mission and reflects the spirit of duty, resolve, and remembrance born from that day; and

WHEREAS, it is fitting and proper for the Veterans Land Board to mark the 25th anniversary of September 11, 2001, to remember the lives lost, and to express the gratitude of the State of Texas to the military members, Veterans, first responders, and families who answered the call;

NOW, THEREFORE, BE IT RESOLVED BY THE VETERANS LAND BOARD OF THE STATE OF TEXAS that:

The Board hereby marks the 25th anniversary of September 11, 2001, remembers the innocent lives lost, and extends the State of Texas's sincere appreciation to the military members, Veterans, first responders, and families whose faithful service and sacrifice strengthened the Nation in a time of great need;

The Board recognizes and commends the many Veterans Land Board employees, past and present, whose continued service to Texas Veterans and their communities honors the enduring legacy of duty and resolve that followed September 11, 2001;

The Board encourages all Texans to join in appropriate observances on September 11, 2026, in remembrance of the 25th anniversary of September 11, 2001, and in gratitude for all who answered the call to service.

I, Dawn Buckingham, M.D., Chairwoman 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 July 28, 2026.

RESOLUTION

Honoring the 251st Anniversary of the Establishment of the United States Navy

WHEREAS, on October 13, 1775, the Continental Congress authorized the first American naval force, marking the birth of what is today the United States Navy; and

WHEREAS, for 251 years the United States Navy has defended the Constitution and the Nation, preserving freedom of the seas, projecting American strength, protecting commerce, and answering every call to service at home and abroad; and

WHEREAS, countless Texans have served honorably in the United States Navy, and their courage and sacrifice—together with that of their families—reflect the proud military and maritime heritage of the State of Texas; and

WHEREAS, the Veterans Land Board is a state agency charged with serving Texas Veterans, military members, and their families through programs that honor service and enhance quality of life; and

WHEREAS, many employees of the Veterans Land Board, past and present, are United States Navy Veterans whose continued public service strengthens the Board's mission and brings Navy values to daily work on behalf of Texas Veterans; and

WHEREAS, it is fitting and proper for the Veterans Land Board to formally recognize the United States Navy on the occasion of its 251st anniversary and to express the gratitude of the State of Texas for the Navy's steadfast service;

NOW, THEREFORE, BE IT RESOLVED BY THE VETERANS LAND BOARD OF THE STATE OF TEXAS that:

The Board hereby honors the United States Navy on the occasion of its 251st anniversary and extends the State of Texas's sincere appreciation to all Sailors—past and present—and to their families for their faithful service and sacrifice;

The Board recognizes and commends the many Veterans Land Board employees who are United States Navy Veterans, past and present, for their continued service to Texas Veterans and their communities;

The Board encourages all Texans to join in appropriate observances on October 13, 2026, in recognition of the United States Navy's 251st anniversary.

I, Dawn Buckingham, M.D., Chairwoman 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 July 28, 2026.

MEMORANDUM

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

Date: July 28, 2026

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

From: Darren Fitz Gerald, Assistant Executive Secretary

Subject: Agenda Item 9 – Recognition of Employees

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

Promotions

The following promotions occurred in the Land & Housing Division on May 1, 2026:

Denise Moore-McIntosh promoted from Loan Specialist IV to Loan Specialist V

Esmeralda Salazar promoted from Loan Specialist III to Loan Specialist IV

Robin Rankin promoted from Loan Specialist III to Loan Specialist IV

Mark Archer promoted from Loan Specialist III to Loan Specialist IV

Margaret Harris promoted from Loan Specialist III to Loan Specialist IV

The following promotions occurred in the VLB Marketing Division on May 1, 2026:

Mallory Morris promoted from Marketing Specialist IV to Marketing Specialist V

Travis Willis (U.S. Army Veteran) was promoted from Marketing Specialist III to Marketing Specialist IV

2026 Boone's Best Award recipients

The Boone's Best Award recognizes employees who have been nominated by their directors for outstanding performance and exceptional contributions to their department. The 2026 VLB recipients are:

John Barton – Bond Funds Management Division

Rosie Jakobeit – Land and Housing Division

Trisha Jones – Veterans Affairs Division

Niki McDonald – State Cemeteries Division

Sara Rodriguez – State Veterans Home Division

Special Recognition

Ken Rehberger, Airforce Veteran and Team Lead for the Construction Services Facilities Maintenance Coordination team who passed away on January 27, 2026, while on work assignment at the Ambrosio Guillen (El Paso) Texas State Veterans Home is scheduled to be interred at Central Texas (Killeen) TSVC on August 17, 2026 at 11:00 a.m. He will be accompanied by family members, friends, and work colleagues.

TEXAS VETERANS LAND BOARD
SPECIAL CALLED MEETING
Tuesday, April 28, 2026, 10:00 A.M.
1700 Congress Avenue, Room 170, Austin, TX 78701

1. Call to order
   a. Chief Clerk Jones called the meeting to order at 10:00 A.M.
   b. The Chair declared a quorum present.

      Members present were:

      Chief Clerk Jones
      Board Member James Rothfelder
      Board Member Jud Scott

      Also present:

      Assistant Chief Clerk Adrian Piloto

      Executive Secretary Tony Dale

      Assistant Executive Secretary Darren Fitz Gerald

      General Counsel Jeff Gordon

2. Invocation was led by Chaplain of the Day Chaplain Colonel Shmuel L. Felzenberg.

3. Pledge of Allegiance to the United States and Texas Flag.

4. Presentation to the Chaplain of the Day of a flag flown over the Alamo.

5. Adoption and presentation of a resolution honoring the 251st anniversary of the establishment of the United States Army on June 14, 2026. Motion was made by Mr. Scott and seconded by Mr. Rothfelder to adopt the resolution. The resolution passed unanimously.

6. Adoption and presentation of a resolution recognizing Armed Forces Day on May 16, 2026.

7. Adoption and presentation of a resolution recognizing Memorial Day on May 25, 2026.

   Motion was made by Mr. Scott and seconded by Mr. Rothfelder to adopt resolutions 6 and 7, the resolutions passed unanimously.

8. Recognition from the U.S. Department of Veterans Affairs, National Cemetery Administration of the Texas State Veterans Cemetery in Abilene, the Rio Grande Valley State Veterans Cemetery in Mission and the Coastal Bend State Veterans Cemetery in Corpus Christi with the Operational Excellence Award.

9. Recognition of VLB employees.

10. Citizen communication. No members of the public testified during citizen communications.

11. Chair and Board Opening Comments. General welcome comments made by the board

Consent Agenda

12. Approval of minutes from the special called meeting of February 3, 2026.

13. Consideration and possible action to set aside bids received from the Online Bidding Forfeited Land Sale held March 3, 2026 through April 16, 2026, on any tract where the account holder is making an appeal.

14. 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 set the next Quarterly Electronic Forfeited Land Sale bidding period to begin on June 2, 2026, through July 16, 2026.

Motion was made by Mr. Rothfelder and seconded by Mr. Scott, to approve the consent agenda. The motion carried unanimously.

Regular Agenda Continued

15. Veterans Land Board Bond Funds Management

    a. Quarterly Veterans Land, Housing Division update for Fiscal Year 2026 2nd Quarter. This is a non-action item, therefore no action taken.

16. Texas General Land Office Construction Services Division.

    a. Report on Construction Services activities in state veteran homes and state veteran cemeteries. This is a non-action item, therefore no action taken.

17. Veterans Land Board Land and Housing Division

a. Consideration and possible action to accept and award all qualified high bids received from the Online Bidding Forfeited Land Sale held March 3, 2026, to April 16, 2026. Motion was made by Mr. Scott and seconded by Mr. Rothfelder, to approve according to staff recommendations. The motion carried unanimously.

b. Consideration and possible action on request to forfeit VLB delinquent land accounts and accounts involved in tax suits. 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 the reduction of the minimum bid for previously forfeited Type II Land Tracts. 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 adopting proposed amendments to the Texas Administrative Code, Title 40, Part 5, Chapter 175, Subchapter B, §175.3 and §175.4, concerning the Veterans Land Program. Motion was made by Mr. Rothfelder and seconded by Mr. Scott, to approve according to staff recommendations. The motion carried unanimously.

18. Texas State Veterans Homes Division

a. Report on State Veterans Home Operations. This is a non-action item, therefore no action taken.

19. Texas State Veterans Cemetery Division

a. Report on State Veterans Cemetery Operations. This is a non-action item, therefore no action taken.

b. Presentation of report to the Governor, Lieutenant Governor and Legislature related to veterans cemeteries. This is a non-action item, therefore no action taken.

20. Executive Secretary Report.

a. Report on State Veterans Land Board Operations. This is a non-action item, therefore no action taken.

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

22. Adjournment. The meeting was adjourned in honor of those for which we conducted unaccompanied veteran burials in our cemeteries. **11:21 A.M.**

US Army Veterans:
William Adrian
Dennis Anderson

US Navy Veterans:
Pamela Lundmark
Charles Stanley

May they Rest in Peace.

ATTEST:

_____
Anthony Dale
Executive Secretary

APPROVED:

_____
James Rothfelder
Board Member

MEMORANDUM

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

Date: July 28, 2026

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

From: Raul Gonzales, Director of Land & Housing

Subject: Agenda Item 13 - Consideration and possible action to set aside bids received from the Online Bidding Forfeited Land Sale held June 2, 2026, to July 16, 2026, on any tract where the account holder is making an appeal.

RECOMMENDATION: There were no appeals submitted; therefore, Agenda Item 13 is a non-action item.

MEMORANDUM

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

Date: July 28, 2026

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

From: Raul Gonzales, Director of Land & Housing

Subject: Agenda Item 14 - 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 1, 2026, through October 15, 2026.

Recommendation: Staff recommends that the Board approve the Order for Sale of the land tract listed and set the next quarterly land sale period to begin September 1, 2026, through October 1, 2026.

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 is reinstated prior to the sale date. In addition, staff requests that the Board set the next Quarterly Land Sale bidding period to begin September 1, 2026, at 8:00 A.M. with a bidding deadline of October 15, 2026, at 5:00 P.M.

Background: One account is being presented today. Staff continue to work on this loan; however, we have not been able to contact the account holder.

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
R. VALCHAR	160752	ATASCOSA	04/01/2005	$38,000.00	$15,658.33

AND WHEREAS, the Veterans Land Board has set a Forfeited Land Sale on July 28, 2026.

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 1, 2026, and end October 15, 2026, 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: July 28, 2026

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

From: John Barton, Director of VLB Bond Funds Management

Subject: Agenda Item 15 a - Quarterly Veterans Land and Housing Update for Fiscal Year 2026 3rd Quarter.

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

Prior Board Meeting Item Updates

Staff are preparing the State of Texas Veterans Bonds, Taxable Refunding Series 2026B, which is scheduled to close mid-August.

In June 2026, VLB issued $250,000,000 of State of Texas Veterans Bonds, Series 2026A ("Series 2026A") to augment funding for home loan purchases. In conjunction with the Series 2026A bonds, the VLB entered into two floating-to-fixed rate swaps that matched the amortization. The use of two swaps, rather than a single swap, was made to reduce counterparty exposure.

Staff extended the liquidity agreement on the Series 2016 bonds at a reduced rate in a package deal with the Series 2026A liquidity provider.

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.

Demand for home loans was lower in the third quarter (March – May 2026) of the state fiscal year compared to the previous year. The Federal Reserve continues to hold the overnight rates steady with current market expectations shifting from additional cuts to potentially increases later in the year. Loan rates were higher than in the previous quarter in line with an increase in the 10-year Treasury yield. Demand for FY2026 Q3 averaged $26.2 million per month and decreased 8.50% from FY2026 Q3 versus FY2025 Q3.

	FY2026 Q3	FY2025 Q3	Variance
Housing Loan Value	$78,531,916	$85,822,756	($7,290,840)
Housing Loans Closed	203	215	(12)

Since 2018, VLB loans have been made in 181 of 254 Texas counties.

Loan Demand – Home Improvement

Prior to April 30, 2026, the VLB offered 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, but the program demand has been steadily declining over the last four years. Agenda Item 17 c in this meeting discusses the VHIP program in more depth.

For FY2026 Q3, VLB issued 11 loans under the VHIP totaling $239,726, which was a 57.02% decrease in loan value from FY 2025 Q3, with an average loan value of $79,908.

	FY2026 Q3	FY2025 Q3	Variance
Home Improvement Loan Value	$239,726	$557,765	($318,040)
Home Improvement Loans Closed	11	24	(13)

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. FY2026 Q3 base/discounted rates averaged 5.92%/5.42% while FY2025 Q3 base/discounted rates averaged 6.10%/5.60%.

Since FY 2018 nearly 89% of VLB Home Loan borrowers qualified for the discounted interest rate and 46% of borrowers were first time homebuyers. During FY 2026, 96% of borrowers qualified for the discounted rate and 50% 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 with 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 with historical program levels.

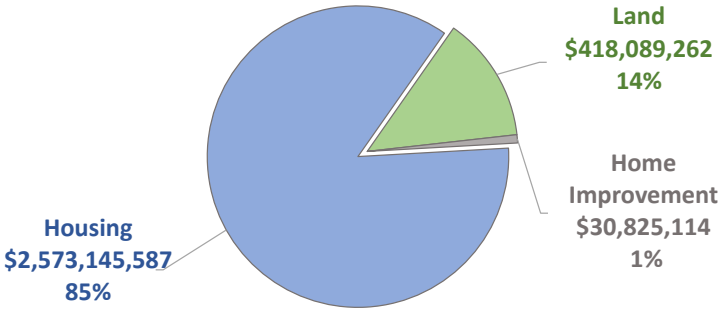
	FY2026 Q3	FY2025 Q3	Variance
Land Loan Value	$17,200,939	$18,261,018	($1,060,079)
Land Loans Closed	143	166	(23)

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

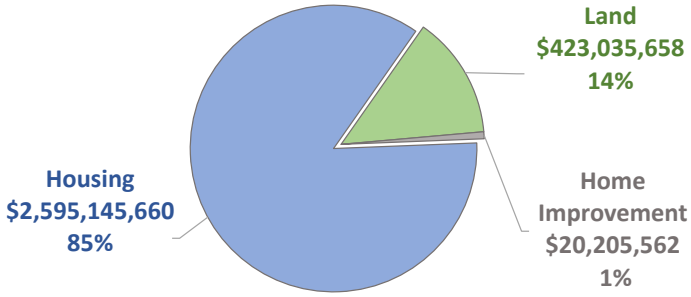
Fiscal Year 2026 Q3 - Loan Summary Report

SERVING TEXAS VETERANS
VLB
VETERANS LAND BOARD
CHAIRWOMAN DAWN BUCKINGHAM, M.D.

LOAN PORTFOLIO- FY 2025 Q3

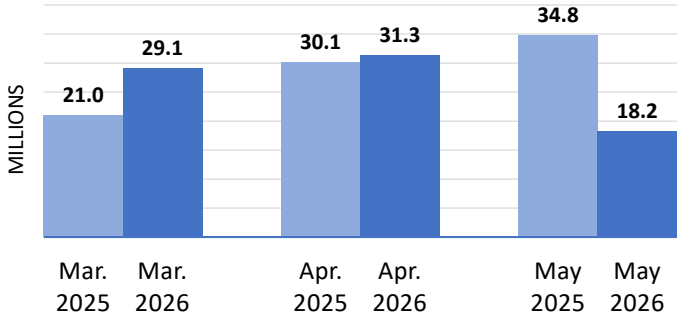


LOAN PORTFOLIO- FY 2026 Q3

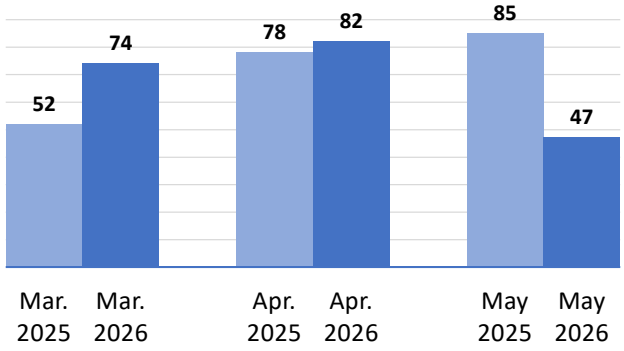


Housing Loans

Housing Loans Purchased ($)



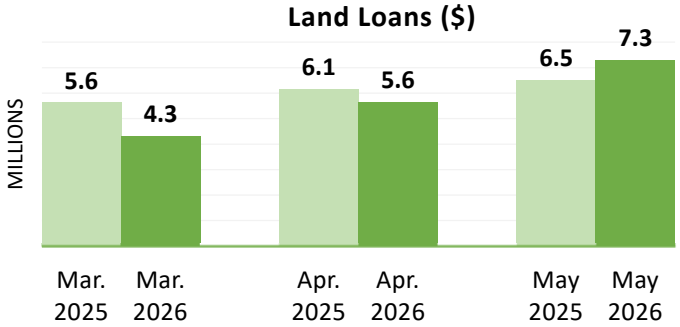
Number of Housing Loans



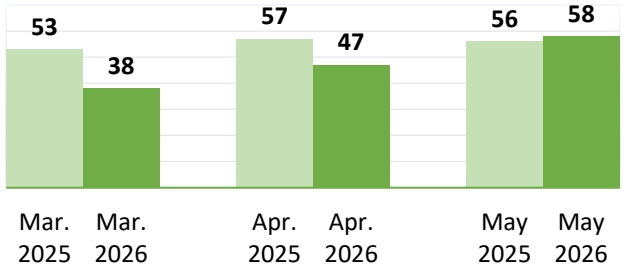
- *$78.5 million in Housing Loans*
- *$386,857 Average Housing Loan*
- *5.42% Average Discounted Interest Rate*

Land Loans

Land Loans ($)



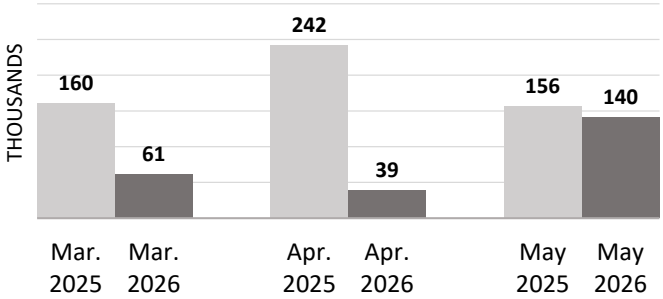
Number of Land Loans



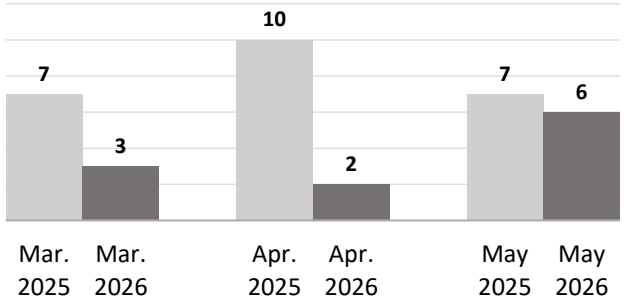
- *$17.2 million in Land Loans*
- *$120,286 Average Land Loan*
- *143 Total Land Loans*

Home Improvement Loans

Home Improvement Loans ($)

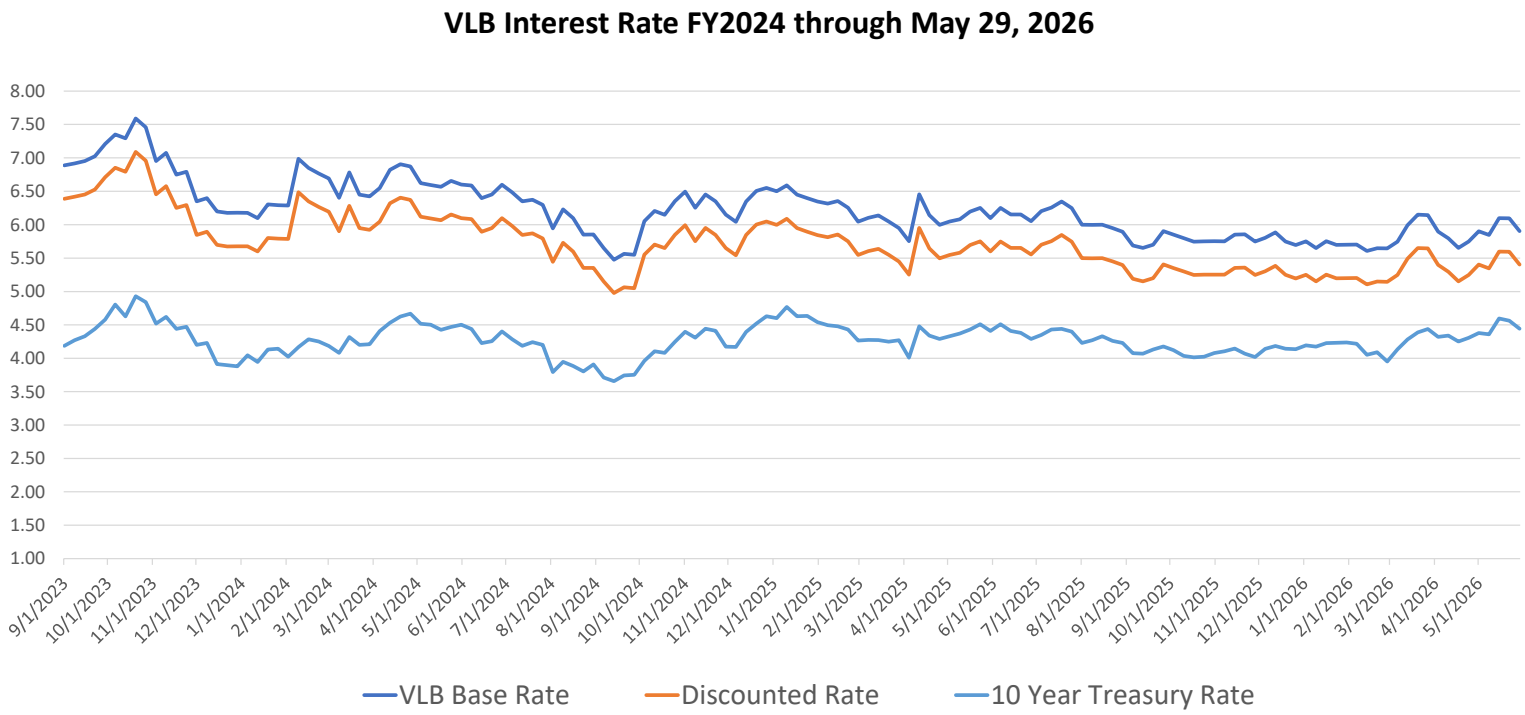


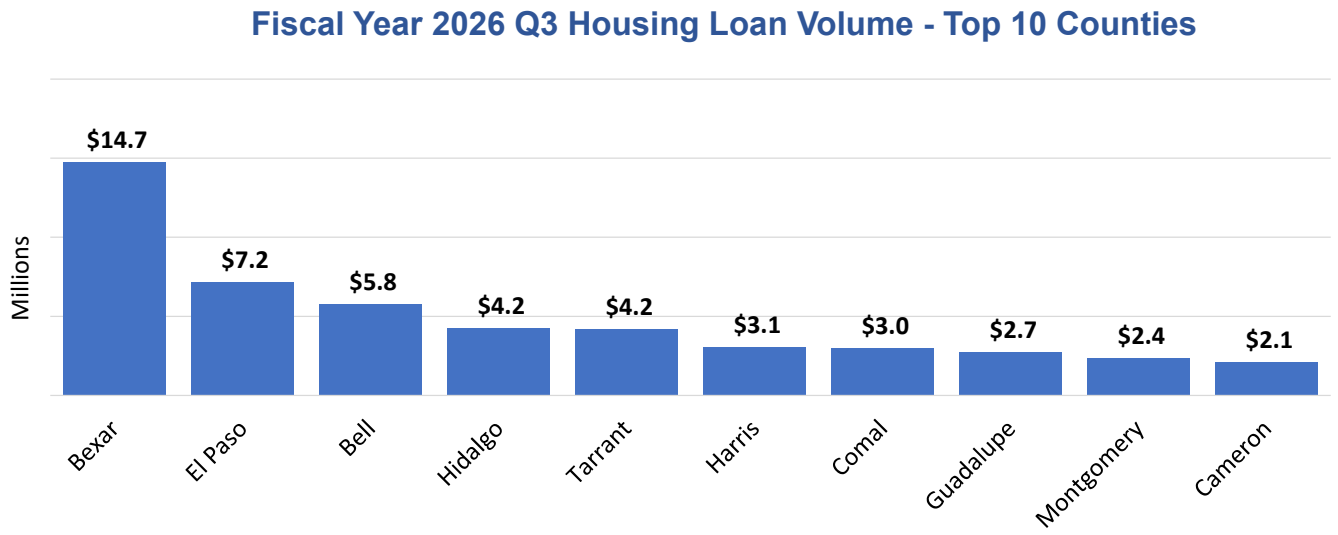
Number of Home Improvement Loans

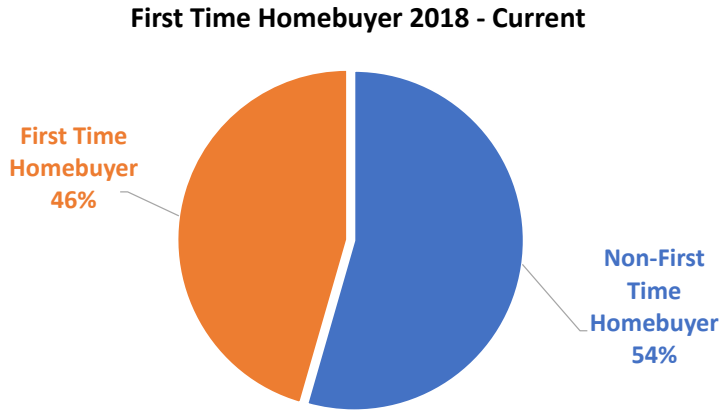


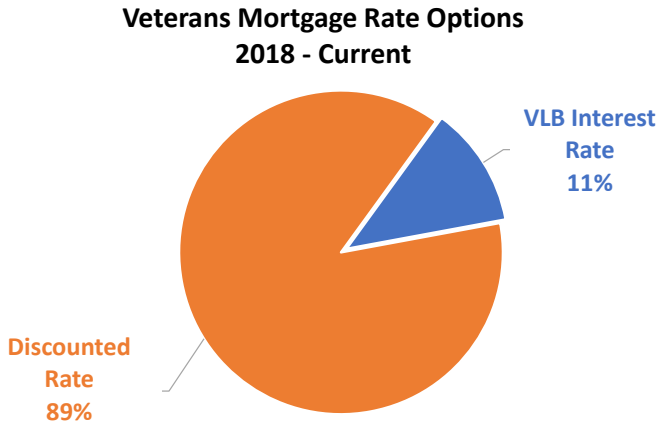
- *$239,726 in Home Improvement Loans*
- *$21,793 Average Home Improvement Loan Amount*

Fiscal Year 2026 Q3 Report









- *94% of loans have a home loan guaranty back by the U.S. Department of Veterans Affairs for FY 2026*

MEMORANDUM

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

Date: July 28, 2026

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

From: John Barton, Director of VLB Bond Funds Management

Subject: Agenda Item 15 b - Consideration and possible action to delegate authority to the Executive Secretary to establish resident room rates in the Texas State Veterans Homes.

Recommendation: Staff recommends the Board approve the delegation of authority to the Executive Secretary to adjust resident room rates.

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.

Daily Room Rates

There are two categories of VA per diem payments received by VLB on behalf of veterans, SCD and Basic Per Diem. The payment for each category is related to the veteran's Service-Connected Disability (SCD) rating as determined by the VA. Any changes related to this item are related to room rates for veterans for which the VLB receives the Basic Per Diem reimbursement or non-veteran residents. It does not impact reimbursement rates or room rates related to veterans with a SCD rating of 70% or above.

The VA reviews the maximum Basic Per Diem paid to state veteran homes on an annual basis with the new Basic Per Diem being effective on October 1 of each year. Staff expects a 2.4% increase in Basic Per Diem to be approved by the VA in August to be effective on October 1, 2026. Based on future VLB meeting schedules, and past practice to adjust rates at a single meeting, there was generally a nine-month lag between implementing rate changes at VLB homes that qualify for the maximum Basic Per Diem. This delegated authority will allow VLB to implement the changes to room rates to coincide with any Basic Per Diem changes. VLB anticipates a similar change in the non-veterans rates which have not changed since 2018. Any changes to the overall average daily room rates are expected to be no more than 5.0%.

As of May 2026, VLB had an overall population of 1,393 residents consisting of 728 (52.3%) SCD 70 residents, 577 (41.4%) of non-SCD veterans, and 88 (6.3%) non-SCD residents.

The Board has been able to hold resident rate changes to a minimum due to occupancy levels, a consistent SCD population, and cost containment. Over the past several years, the Board has only adjusted rates in proportion to adjustments related to the Basic Per Diem amount resulting in decreases in the out-of-pocket costs for Veterans. Over the last six years, the fees charged by operators and deferred maintenance costs on aging homes have significantly increased and have outpaced the modest increases in room rates.

VLB has applied for several renovation grants for its four original homes which will deplete a large portion of its current balance if awarded. To the extent that the VLB does not receive any grants, staff will need to reevaluate the size and scope of renovations that can be achieved. VLB has had interest from several areas in Texas seeking to build a home in their area which requires VLB to finance a portion of the initial construction costs.

Medicaid Room Rates

The Board also sets initial room rates for Medicaid residents for the year. At the end of each Fiscal Year, the VLB does a true-up with Texas Health and Human Services (HHSC) to determine the final actual costs. Over the past several years, the VLB has received payment at the reconciliation due to the actual costs being significantly higher than the initial rates. With the approval of this agenda item, VLB expects to change the initial rate from $246-$260 per day at the Tyler, Fort Worth, and Houston homes to $300 daily. The remaining homes (Amarillo, Big Spring, Bonham, El Paso, Floresville, McAllen, and Temple) initial rates are $160 per day and VLB expects to increase the rate to $200 per day.

Daily Room Rate Credit

The Basic Per Diem is based on a formula and can vary monthly. To minimize the out-of-pocket costs for veterans receiving the Basic Per Diem, VLB offers a Daily Room Rate Credit that is currently $120. This amount was last increased in October 2024. Staff periodically updates the Daily Room Rate Credit and anticipates an increase to $125 to $130 per day in conjunction with any proposed increase in Daily Room Rates.

MEMORANDUM

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

Date: July 28, 2026

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

From: John Barton, Director of Bond Funds Management

Subject: Agenda Item 15 c - 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 Fiscal Year 2027.

Recommendation: Staff recommends approval of the resolution authorizing the transfer of Veterans Land Board (VLB) funds to General Land Office (GLO).

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 FY27 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 VLB 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.[1]

[1] 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..

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 GLO. State law authorizes the Commissioner of the GLO to hire employees to discharge the duties of the Veterans Land Board. By law VLB employees are considered employees of the GLO.

> 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.[2]

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 VLB. The Veterans Land Fund, Veterans Housing Assistance Fund I, 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 VLB 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, including operation, maintenance, enlargement, or improvement of Texas State Veterans Homes and Cemeteries.[3]

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

[2] 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.
[3] State of Texas, Texas Constitution, Article III, § 49-b, (r) and (s), Texas Constitution Article 3. Legislative Department.

> 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.[4]

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 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

[4] State of Texas, Texas Constitution, Article III, § 49-b, THE TEXAS CONSTITUTION ARTICLE 3. LEGISLATIVE DEPARTMENT, accessed March 11, 2024.

> 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.[5]

The Board adopts resolutions to authorize bond sales. The resolutions further specify the authorized uses of proceeds. Below is an excerpt from February 3, 2026, $250,000,000 Series 2026A 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 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

[5] State of Texas, Texas Constitution, Article III, § 49-b, Texas Constitution Article 3. Legislative Department.

purposes, or for any other purpose from time to time authorized by the Constitutional Provision.[6]

The proposed resolution authorizes a transfer from the Veterans Land Board to the General Land Office of an amount not to exceed $36,500,000 for fiscal year 2027. 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 September 1, 2026. The Texas fiscal year 2027 begins on September 1, 2026 and ends on August 31, 2027.

[6] State of Texas, Veterans Bonds, Series 2026A, adopted February 3, 2026.

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 $36,500,000 for Fiscal Year 2027 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 a cost allocation formula created by the Financial Management Division based on the overall indirect administration budget of the GLO 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 September 1, 2026.

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 July 28, 2026.

_____

Anthony W. Dale
Executive Secretary
Texas Veterans Land Board

MEMORANDUM

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

Date: July 28, 2026

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

From: Ray Minjarez, Deputy Director for Construction Services

Subject: Agenda Item 16 a - Report on Construction Services activities in state veteran homes and state veteran cemeteries

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

West Texas (Lubbock) State veterans Cemetery:
Construction Substantial Completion granted on 4/30/2026. Final inspection of punch list review held 6/8/26 – 6/9/26. Type II Irrigation permit approved by Lubbock City Council on 4/28/26. Pending City of Lubbock execution of Type II irrigation meter water tap. VLB held soft opening of cemetery on 6/2/2026 with scheduled interments.

Mission Roof Replacement:
Construction complete. Contractor assessed liquidated damages due to not meeting contractual obligations with project schedule. Closeout process is in process.

Kileen Crypt and Columbaria Expansion:
Construction is approximately 35% complete. To date 2,335 crypts out of 4,700 have been placed in sections 11 and 12 and will continue with sections 13 through 15. Partial early turnover for 6/6/2026 and 8/5/2026 experienced delays due to inclement weather but have no affected Cemetery operations. Committal Shelter and Columbaria concrete scope of work is underway. Substantial completion scheduled for 7/11/27.

Tuskegee Airmen Texas State Veterans Home, Fort Worth:
Tuskegee Art Package is under contract with Art Plus Artisans Inc. with anticipated delivery and installation prior to end of calendar year 2026. Construction Services completed 1st quarterly inspection of facility with no significant findings. Next CS inspection scheduled for October 2026.

HVAC upgrades at Veteran Homes:
Replacement and upgrades of HVAC filtration system at nine existing homes is 100% complete. Substantial Completion for Ussery-Roan (Amarillo) TSVH equipment installation issued July 2, 2026. Letter of Liquidated Damages issued to Contractor for Ussery-Roan (Amarillo) TSVH lack of performance and delay in project completion. Contractor is proceeding with the scope of work. Construction implementation per Grant requirement closes July 31, 2026.

Prospective New TSVH, Bexar County:
Part A grant application under VA legal review. Pending notification from VA on FY27 priority list of funding. Anticipate VA priority list issuance January 2027. Land donation agreement is pending execution pursuant successful Title Commitment between GLO and Bexar County.

MEMORANDUM

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

Date: July 28, 2026

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

From: Ray Minjarez, Deputy Director for Construction Services

Subject: Agenda Item 16 b - Consideration and possible action to delegate authority to the Executive Secretary to execute a contract with PRDG Architecture for architectural basic services for a proposed state veterans home in Bexar County Texas, not to exceed $4,000,000.

RECOMMENDATION: Staff recommends that the Board delegate authority to the Executive Secretary to execute a contract with PRDG Architecture to prepare the required design documents for the proposed state veterans' home in Bexar County Texas.

Background: As per requirements from USDVA State Home Construction Grant Program, the State must provide final design documents, Part B of construction application for review and approval prior to award notice. Same documents are to be used for bidding and construction of new TSVH Bexar County.

PRDG is the sole provider identified under IDIQ Master Professional Services Contract No. 22-004-024 for design of a new Veterans Home (Skilled Nursing Facility) and as such is qualified to provide professional A/E services for Architectural Basic Services. PRDG is currently under contract to provide professional A/E services, Contract No. 22-004-024, Work Order F564.

MEMORANDUM

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

Date: July 28, 2026

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

From: Raul Gonzales, Director of Land & Housing Division

Subject: Agenda Item 17 a - Consideration and possible action to accept and award all qualified high bids received from the Online Bidding Forfeited Land Sale held June 2, 2026, to July 16, 2026.

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. A total of 37 bids were received for the tracts listed resulting in seven high bids totaling $742,003.00. Tract 14983, in Walker County did not receive any bids and will roll over to a Type II tract.

July 16, 2026
Veterans Land Sale
Summary of All Bids

TRACT NUMBER	AMOUNT OF BID	MINIMUM BID	BID PREFERENCE	NAME	COUNTY
14978	$48,000.00	$40,000.00	1	FABRICE TCHOUBAKOUANGA	Palo Pinto
	$45,000.00	$40,000.00	2	SHIRMILA MATARAGE	Palo Pinto
	$45,000.00	$40,000.00	1	DAVID WINNER	Palo Pinto
	$42,000.00	$40,000.00	1	RICHARD THOMAS	Palo Pinto
	$40,100.00	$40,000.00	1	MICHAEL ORTIZ	Palo Pinto
	$40,000.00	$40,000.00	1	ISMAEL FLORES	Palo Pinto
14979	$90,000.00	$78,000.00	2	FABRICE TCHOUBAKOUANGA	Hardin
	$87,500.00	$78,000.00	1	GILBERT HODGES	Hardin
	$85,980.00	$78,000.00	1	SHIRMILA MATARAGE	Hardin
	$82,000.00	$78,000.00	1	GERALD HAMPTON	Hardin
	$80,000.00	$78,000.00	1	LUIS SANCHEZ	Hardin
	$80,000.00	$78,000.00	1	TIEN NGUYEN	Hardin
	$78,750.00	$78,000.00	1	MICHAEL FAHRENTHOLD	Hardin
	$78,500.00	$78,000.00	2	CHARLIE SQUARE	Hardin
	$78,255.00	$78,000.00	1	JEFF SINGLETON	Hardin
	$78,005.00	$78,000.00	1	VINCENZO CORAZZA	Hardin
	$78,000.00	$78,000.00	1	MARCUS BEVIL	Hardin
	$78,000.00	$78,000.00	1	MICHAEL ELLISOR	Hardin
14980	$127,500.00	$127,000.00	1	JESUS GARZA	Walker
14981	$146,003.00	$130,000.00	1	REGINALD GILCHRIST	Mills
	$140,000.00	$130,000.00	2	VASUDHA KOYA	Mills
	$136,500.00	$130,000.00	1	MIKE WAGGONER	Mills
	$130,500.00	$130,000.00	1	CHARLIE SQUARE	Mills
	$130,000.00	$130,000.00	1	OXSEAN ADAMS	Mills

July 16, 2026
Veterans Land Sale
Summary of All Bids

14982	$145,000.00	$135,000.00	1	ASHOK YELETI	McLennan
	$138,111.03	$135,000.00	1	JOHNATHAN HODGES	McLennan
	$136,000.00	$135,000.00	1	SHARON BALLI	McLennan
	$135,000.00	$135,000.00	1	CARL STEWART	McLennan
14984	$100,000.00	$95,000.00	1	MICHAEL EDWARDS	Hamilton
	$98,000.00	$95,000.00	1	DAVID DECARION	Hamilton
	$96,000.00	$95,000.00	1	VASUDHA KOYA	Hamilton
	$95,525.00	$95,000.00	2	JEFF SINGLETON	Hamilton
	$95,000.00	$95,000.00	2	OXSEAN ADAMS	Hamilton
	$95,000.00	$95,000.00	1	CARLO UNGOMARTINEZ	Hamilton
14985	$88,000.00	$85,000.00	1	ADRIENNE SIMON	Scurry
	$86,000.00	$85,000.00	1	JULIO LOPEZJIMENEZ	Scurry
	$85,000.00	$85,000.00	3	JEFF SINGLETON	Scurry
Total	**$3,438,229.03**			**37**	

July 16, 2026
Veterans Land Sale
Awarded Tracts Pending Review Of Bidder Qualifications

COUNTY	TRACT NUMBER	AMOUNT OF BID	NAME
Palo Pinto	14978	$48,000.00	Fabrice Tchoubakouanga
Hardin	14979	$87,500.00	Gilbert Hodges
Walker	14980	$127,500.00	Jesus Garza
Mills	14981	$146,003.00	Reginald Gilchrist
McLennan	14982	$145,000.00	Ashok Yeleti
Hamilton	14984	$100,000.00	Michael Edwards
Scurry	14985	$88,000.00	Adrienne Simon
Total Count	**7**	**$742,003.00**	

MEMORANDUM

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

Date: July 28, 2026

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

From: Raul Gonzales, Director of Land & Housing

Subject: Agenda Item 17 b - Consideration and possible action on request to forfeit VLB delinquent land accounts and accounts involved in tax suits.

Recommendation: Staff recommends 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: Five accounts are being presented today. On two of the accounts the veterans are deceased, and we are attempting to work with the heirs on a resolution. On the remaining three accounts, we continue our efforts attempting to contact the account holders to work out a payment plan.

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
J. ESPARZA	153454	HIDALGO	6/16/1999	$844.00	4	$34,200.00	$5,229.37
J. POPHAM	160356	ATASCOSA	1/19/2005	$775.00	5	$24,700.00	$11,794.71
M. DOWELL	160763	CROCKETT	8/19/2005	$1,400.00	5	$43,605.00	$11,996.60
C. ADOLPH JR	163239	TERRELL	9/12/2007	$935.00	5	$30,606.00	$17,873.04
M. HEWITT	163540	MONTAGUE	2/22/2008	$2,352.00	6	$60,999.00	$19,885.22

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 July 28, 2026.

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 July 28, 2026.

_____

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: July 28, 2026

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

From: Morris Karam, Staff Attorney, GLO

Subject: Agenda item 17 c - Consideration and possible action on repealing 40 Texas Administrative Code §177.8 (e) concerning the Veterans Home Improvement Program (VHIP)

Recommendation: Staff recommends the Board discontinue the Veterans Home Improvement Program and approve proposed amendments removing provisions in Title 40, Chapter 177 of the Texas Administrative Code.

Summary

Pursuant to Section 162.003 of the Texas Natural Resources Code, Staff recommends the Board i) discontinue the Veterans Home Improvement Program ("Program"), and, ii) approve proposed amendments to remove provisions on the Program in Title 40, Chapter 177 of the Texas Administrative Code.

The Program suffers a long-term decline, follows an outdated federal lending model tied to the Great Depression, and no longer aligns with modern home improvement financing needs. Moreover, inflation rates have eroded real values of loan limits, leaving the Program economically unviable for most common home improvement projects. In addition, numerous public and private financing alternatives now exist.

Title I Loan History and Decline

The Federal Housing Administration ("FHA") Title I Property Improvement Loan program was established under the National Housing Act of 1934 during the Great Depression. [1] It aimed to stimulate the construction industry, improve the value and condition of aging homes, and expand access to consumer credit. [2] For several decades, Title I loans were a dominant FHA product, with more loans issued annually than FHA-insured mortgages during FHA's first 35 years. [3]

[1] *National Housing Act of 1934, Pub. L. No. 73-479, 48 Stat. 1246.*
[2] *Kevin A. Park, "Better Housing: FHA Title I Property Improvement Loans," Cityscape, U.S. Department of Housing and Urban Development, vol. 24, no. 3, 2022.*
[3] *Id.*

Title I loan numbers trend to the miniscule: 70,000 were issued per year on average in the 1990s; that tumbled to 5,000 post 2000 and to less than 3,000 since 2020[4]. Likewise, the number of lenders has declined from more than 1,000 in the 1990s to approximately 30.[5]

Key Drivers of Decline

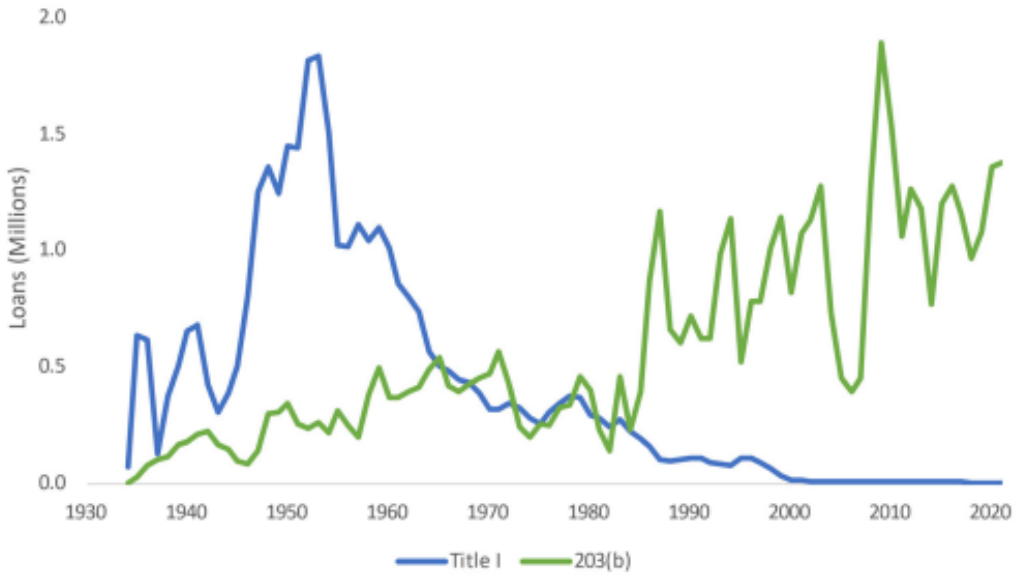
Numerous factors impact consumers use of this type of loan. They include competition from private credit markets such as home improvement lines of credit, personal loans, and credit cards; Federal program design stagnation and outdated loan limits; administrative complexity and low lender participation and a shift toward mortgage-based renovation financing such as the FHA 203(k) loan program.[6]

Long-Term Decline in Title I Loans

The following chart illustrates the sharp decline in Title I loan originations over time, particularly after the 1990s against the rise of FHA 203(b) mortgage loans:[7]

Exhibit 1

Title I and 203(b) Insured Loan Originations, 1934–2021



Notes: Title I insurance authorization was exhausted in September 1952, creating lending delays. The backlog in disbursements was resolved the following year, resulting in an anomalous spike in Title I loans. The numbers in this chart for those years reflect the loans estimated by FHA based on the daily record of loan report receipts as reported in the 1954 annual report. Loan counts in 1980 and 1981 are imputed on the basis of aggregate dollar volume in those years and the trend in average loan size.

Sources: U.S. Department of Housing and Urban Development. 1980. "1979 Statistical Yearbook"; U.S. Census Bureau. 1987. "Statistical Abstract of the United States: 1988"; U.S. Federal Housing Administration. 1954. "Twentieth Annual Report of the Federal Housing Administration"; U.S. Federal Housing Administration administrative data

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[4] *Kevin A. Park, "Better Housing: FHA Title I Property Improvement Loans," Cityscape, U.S. Department of Housing and Urban Development, vol. 24, no. 3, 2022. Park states that Title I averaged more than 70,000 property improvement loans per year in the 1990s, about 5,000 per year after 2000, and fewer in the 2020s*

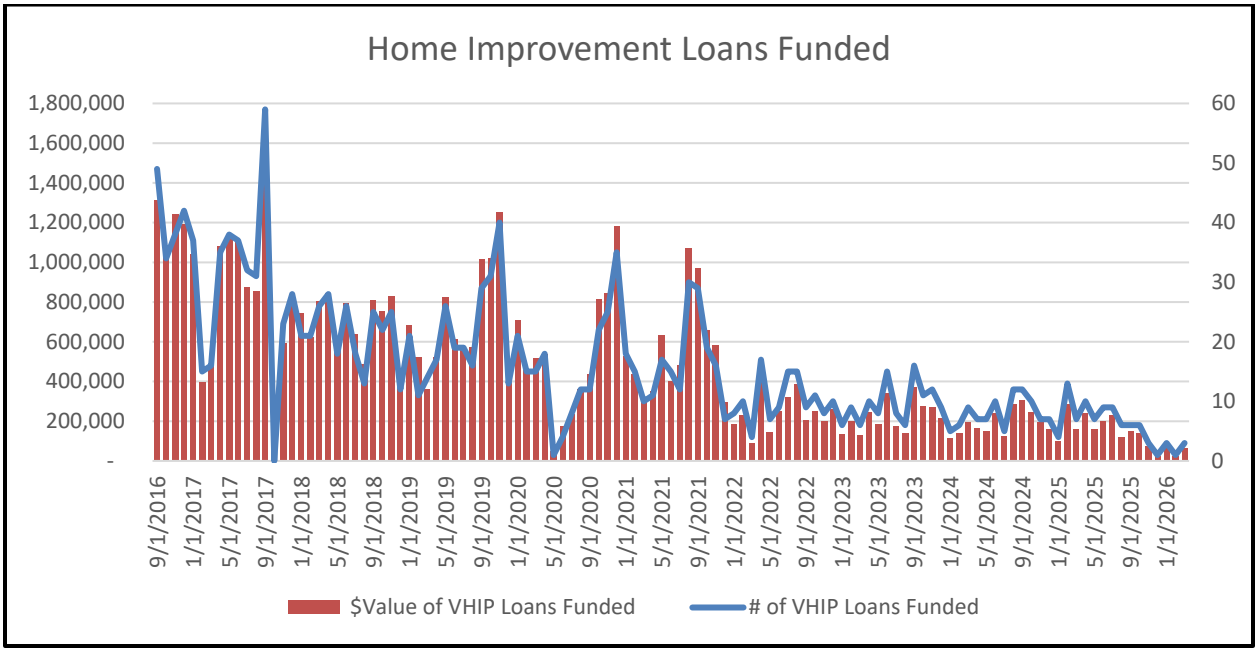
[5] *Id.*

[6] *Kevin A. Park, Better Housing: FHA Title I Property Improvement Loans, Cityscape: A Journal of Policy Development and Research, U.S. Department of Housing and Urban Development, Vol. 24, No. 3 (2022) at 365, available at www.huduser.gov/portal/periodicals/cityscape/vol24num3/ch15.pdf.*

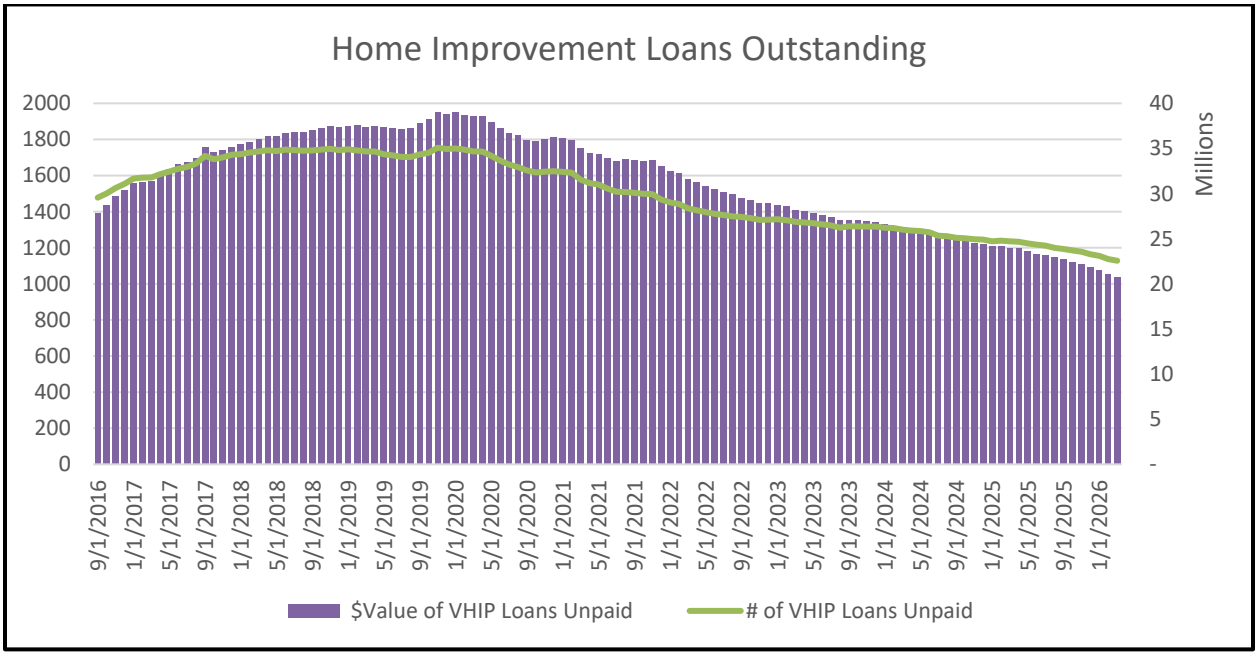
[7] *Id. at ppg. 363 -4, 368.*

VLB Home Improvement Loans

In 1986, the Veterans Land Board began offering loans to Texas veterans through the VHIP Program. Modeled on Title I loans, they functioned to expand access to affordable home improvement financing. Mimicking Title I, Program loan limits have been limited to approximately $25,000. Program numbers have plunged with Title I loans. Program closings since Fiscal Year 2017 are illustrative:



Outstanding Program loans now represent less than 1% of the total value of VLB bond funds, or $20 million out of $2.7 billion. Outstanding Program loans since Fiscal Year 2017 are further illustrative:



Inflation and its Impact

The impact of inflation cannot be understated. Congress established the $25,000 cap on Title I loans in 1992.[8] That limit has largely remained unchanged. Inflation has changed since 1992 – by approximately 143%.[9] $25,000 in 1992 is approximately $60,667 today. $25,000 in 2026 is approximately $10,303 in 1992 dollars.[10] $25,000 in 2026 cannot finance many common home improvement projects.

Implication

The program has lost over half of its real purchasing power. As a result, it can no longer adequately finance many common home improvement projects. Many common projects now exceed or approach the traditional $25,000 loan threshold, limiting the usefulness of the program.

Modern Cost of Typical Home Improvement Projects: [11]

Project Type	Typical Scope	Average Cost Today
Kitchen Remodel (Mid-range)	Cabinets, countertops, appliances	$25,000 – $50,000
Bathroom Remodel	Full remodel	$15,000 – $30,000
Roof Replacement	Asphalt shingles	$8,000 – $18,000
HVAC Replacement	Furnace + AC	$7,000 – $15,000
Electrical Upgrade	Panel and partial rewiring	$5,000 – $15,000
Plumbing Replacement	Repiping	$4,000 – $15,000
Window Replacement	8–12 windows	$8,000 – $20,000
Siding Replacement	Vinyl siding	$10,000 – $20,000
Foundation Repair	Moderate structural work	$10,000 – $30,000
Accessibility Modifications	Ramps, accessible bathroom	$5,000 – $20,000

Structural Obsolescence

The Title I loans on which Program loans are modeled are structurally outdated: as indicated, loan limits are not indexed to inflation, the underwriting process is compliance-heavy, lender participation is limited, and private financing offers faster, more flexible alternatives. U.S. Housing and Urban Development research explicitly notes the program has not kept pace with modern credit markets and consumer needs.[12]

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[8] U.S. Bureau of Labor Statistics, Consumer Price Index (CPI) Inflation Calculator, accessed June 30, 2026, at https://www.bls.gov/data/inflation_calculator.htm.

[9] Id.

[10] Id.

[11] HomeAdvisor, "2026 Home Remodeling & Addition Costs," accessed June 30, 2026, https://www.homeadvisor.com/cost/additions-and-remodels/

[12] Park at 366 citing Major Changes in the Title I Property Improvement and Manufactured Home Loan Programs." Title I Letter 428. July 22, 1994. https://www.hud.gov/sites/documents/TI-428.TXT.

Availability of Superior Alternatives
Following on the above, Texas veterans have access to a wide range of flexible, scalable, more accessible public and private financing options. These include FHA 203(k) rehabilitation loans, VA-backed home loan products (including refinancing), home equity lines of credit, home equity loans, credit cards, and contractor financing programs. These alternatives typically offer higher loan limits, faster processing and greater flexibility in use.

Staff Recommendation: Program Discontinuance
The Program no longer effectively serves its intended purpose. On April 30, 2026, the VLB placed a moratorium on new VHIP loans. Given the above, Staff recommends the Board formally discontinue the Program. Doing so would allow the Board to direct VLB resources to more beneficial uses for Texas veterans.

Proposed Amendments to the Texas Administrative Code
Assuming the Board approves the Program's discontinuance, Staff recommends the Board approve proposed amendments to the Texas Natural Resources Code, Title 40, Chapter 177, Rules §177.3, §177.5, and §177.8 to remove provisions addressing the Program. A summary follows.

<u>Title – Chapter 177</u>
Proposed amendments to Chapter 177's title remove mention of the Program.

<u>Rule §177.3 (Administration of Fund)</u>
The proposed amendments remove a provision requiring the Board to support the Program through Veterans Housing Assistance Program funds.

<u>Rule §177.5 Loan Eligibility Requirements)</u>
The proposed amendments remove a provision allowing Texas veterans to obtain both a Program loan and loan through the Veterans Housing Assistance Program.

<u>Rule §177.8 (Qualifying Homes)</u>
The proposed amendments remove broad provisions establishing the Program and requiring the Board to set Program eligibility guidelines and loan amounts.

If approved, Staff will start the rulemaking process and submit the proposed amendments to the Texas Register for notice and the minimum 30-day public comment period. Following that, Staff intends to seek final Board approval to adopt the proposed amendments, either as provided herein, or considering any appropriate, applicable public comment.

Proposed Amendments – Texas Administrative Code, Title 40, Chapter 177

Title - Chapter 177
Veterans Housing Assistance Program [~~and Veterans Home Improvement Program~~]

Rule §177.3 Administration of Fund

(a) The proceeds from each bond sale shall be part of the fund and shall first be used for the following purposes:
(1) to satisfy the reserve requirements of the particular covenants associated with each sale; and
(2) to set up the initial debt repayment associated with each sale.
(b) After the requirements of subsection (a) of this section have been satisfied, the board, with the assistance of the administrator, shall monitor the cash flow requirements of the program and shall administer the fund to:
(1) meet all bond repayment requirements; and
(2) make money available as needed by the program to make or acquire home loans as provided by the Texas Natural Resources Code, (Code) Chapter 162, and this chapter.[~~; and~~]
[~~(3) make money available as needed by the program to make home improvement loans as provided by § 177.8 of this chapter (relating to Qualifying Homes).~~]
(c) Any money in the fund not immediately needed for the purposes described in subsections (a) and (b) of this section, nor immediately committed to paying principal of and interest on the bonds, nor the payment of expenses as provided in the Code, Chapter 162, or this chapter, may be invested in bonds or obligations of the United States or in any other way not in conflict with the covenants or the Texas Constitution and laws of the state until needed for these purposes.
(d) The board may use money in the fund attributable to bonds issued and sold to pay:
(1) expenses incidental and necessary to the sale and delivery of the bonds, including but not limited to the following:
(A) fees for legal and financial advice;
(B) the expense of publishing notice of sale of an installment of bonds;
(C) the expense of printing the bonds;
(D) the expense of delivering the bonds, including the costs of travel, lodging, and meals of officers or employees of the board, the state comptroller, the state treasurer, and the attorney general, that are necessary in the opinion of the board to effectuate the delivery of bonds;
(E) remuneration to any agent employed by the board to pay the principal and interest on the bonds; and
(F) any other expenses deemed by the board to be reasonable and necessary.
(2) expenses and fees of the administrator for any additional services requested by the board which are not described in the board's contract with the administrator as part of the administrator's standard services. These additional services must not be in conflict with any existing covenants or any board resolutions affecting the sale of bonds or administration of the fund. All such additional services must be authorized and requested by a resolution of the board.
(e) Money in the fund that is not spent for the purposes provided in the Code, Chapter 162, or this chapter, shall remain in the fund until there is sufficient money to retire fully bonds issued and sold by the board.

(f) The board may by resolution make provisions for the administration of the fund. In the event of any conflict between these rules and the provisions of a resolution of the board pertaining to the administration of the fund, the provisions of the board's resolution shall control.

Rule §177.5 Loan Eligibility Requirements

(a) The board shall be the final authority in defining and interpreting all eligibility requirements, and whether an applicant has satisfied those requirements. The board may by resolution prescribe the procedures and forms to be used by applicants.
(b) For purposes of this program a veteran is a person who satisfies the requirements of §175.2(c)(1) of this title (relating to Loan Eligibility Requirements). The unmarried surviving spouse of a veteran shall be eligible to participate in this program if he or she satisfies the requirements of §175.2(c)(2) of this title.
(c) A veteran may be able to obtain more than one housing assistance loan under this chapter, provided that all previous program loans have been repaid in full and that only one home may be financed by a veteran at any time through the program. [~~However, for purposes of this chapter, an eligible veteran may obtain both a purchase money loan and a home improvement loan under the program.~~] An eligible veteran may also receive a loan under the Veterans Land Program.
(d) If both spouses are individually eligible to participate in the program, nothing herein shall be construed to prohibit them from applying for a loan to jointly purchase the same home. The board may make a loan for the purchase of the same home by two veterans who are spouses, but only in the event that both spouses together satisfy the loan qualification requirements of the participating lending institution. The total amount of this loan shall not exceed the maximum amount allowable for a home mortgage loan through the VA.

Rule §177.8 Qualifying Homes

(a) The home the veteran wishes to purchase must meet all requirements established by the participating lending institution to whom the veteran has made application.
(b) In addition to other qualification requirements, the home must be occupied by the veteran within 60 days of closing and must be maintained as the veteran's principal residence for three consecutive years from date of purchase. The administrator and the participating lending institution servicing the veteran's loan will verify that the three-years residency requirement is satisfied and report any violation to the board. In the event of a violation, the board may increase the interest rate on its loan to a higher rate or may accelerate all principal and interest on its loan. The board may, in its discretion, adopt any other remedy it deems appropriate.
(c) The board's loan must be a new mortgage; no refinancing shall be permissible under the program. The home does not have to be of new construction.
(d) In addition to any requirements or specifications placed on the type and quality of home by the participating lending institution, the home must be on a permanent foundation that is part of the real estate. "HUD-code manufactured homes," as defined by the Texas Occupations Code (Code), §1201.003, are eligible under the program if they meet FNMA or FHLMC guidelines; however, "mobile homes," as defined by that same section of the Code, are not eligible. Any other type of home will be considered on a case-by-case basis by the administrator under guidelines approved by the board.

~~(e) The home in which a veteran actually resides may be eligible for a home improvement loan if the home and the veteran meet the qualification requirements established by the board for a home improvement loan. The board will adopt guidelines setting forth the requirements for obtaining a home improvement loan through the program, whether FHA Title I or other. The guidelines will be provided to all participating lending institutions. The board shall establish the maximum loan amounts for home improvement loans by resolution.~~

MEMORANDUM

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

Date: July 28, 2026

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

From: Bobby Breeden, Director Texas State Veterans Homes

Subject: Agenda Item 18 a - Report on Texas State Veterans Home Operations.

Big Spring, Floresville, McAllen Homes: All three homes are operated by Touchstone Communities. Big Spring has increased their census to more than 95%, the highest it has been since 2012.

Amarillo, Bonham, El Paso, Fort Worth, Houston, Tyler: All six homes are operated by HMR VSI. All homes are at a 95% census or higher.

Frank M. Tejeda Texas State Veterans Home – Floresville: The Texas State Veterans Home in Floresville, operated by Touchstone Communities, earned the 2026 Silver Achievement in Quality Award from the American Health Care Association/National Center for Assisted Living (AHCA/NCAL). The Silver Award is the second level of AHCA/NCAL's National Quality Award Program and recognizes long-term care providers that demonstrate systematic quality improvement, effective operating processes, and measurable positive outcomes for residents. Applications are evaluated using the nationally recognized Baldrige Performance Excellence Framework. Floresville's recognition places it among a record 255 long-term and post-acute care providers in 43 states honored in 2026 and reflects strong operational leadership, a culture of continuous improvement, and a meaningful commitment to high-quality care for Texas veterans and their families. It is the only Texas State Veterans Home to earn this award in 2026.

Texas Veterans Commission (TVC) Claim Partnership: The Texas Veterans Commission and the Veterans Land Board continue to work together to review and file claims for the veteran residents of the state veterans homes. This initiative has a demonstrated positive impact for our veterans and for the financial performance of the homes.

Benefits to all Veterans:

- Veterans that participate get a no cost review of their VA disability rating.
- Any Veteran that receives an initial claim approval or gets their existing disability rating increase receives direct financial compensation from the VA.

Benefits for Veterans at or above 70% service-connected disability rating of above:

- Veterans with a rating of 70% or above generally live in the home with no out-of-pocket costs.
- All prescription medications and therapy are covered.
- Veterans are potentially eligible for refunds for expenses paid to the VLB back to the date the VA says their 70% rating is in effect.
- Veterans at this rating can now use their monthly VA disability compensation for something other than paying for the daily cost to live in the home.

Benefits for the Veterans Land Board:

- The VA pays a higher per diem rate to the VLB for Veterans with a 70% service-connected disability rating.
- Payments from the VA to the VLB are used to maintain affordable daily room rates for Veterans.
- The per diem reimbursements from the VA help the VLB Homes Division to remain financially self-supporting.

In the past 12 months Claims Specialists at the Texas Veterans Commission have:

- Assisted 68 Texas State Veterans Home residents to increase their service-connected disability rating to 70% or greater.
- Helped 74 Veteran residents receive an initial rating or increase their existing rating to something below 70%.
- Filed more than 538 disability claims packets which are either under review by the VA or are in some stage of submission to the VA.

The table below shows the results by home:

	Bonham	Tyler	Amarillo	Houston	Floresville	Temple	McAllen	Big Spring	El Paso	Fort Worth	TOTAL
# Beds	160	97	120	120	160	160	160	160	160	120	1417
# Claims sent to VA	33	41	51	8	111	134	43	65	26	26	538
# Rating increase 70%+	11	0	13	1	10	12	4	8	6	3	68
# New rating / Other increase	21	3	18	3	2	3	12	9	0	3	74
Monthly visits by TVC	14	12	12	8	12	2	2	2	5	12	79
# Non-Veterans	9	7	7	11	3	9	4	6	19	0	75
# Veterans not filed	13	6	15	5	0	3	15	25	7	2	91

MEMORANDUM

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

Date: July 28, 2026

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

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

Subject: Agenda item 19 a - Report on Texas State Veteran Cemetery operations.

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

U.S. Veterans Affairs (VA) Developments

- A window of opportunity opened to review the grant application for a new cemetery in east Texas. Using lessons learned from the construction of the West Texas State Veterans Cemetery project as well as projecting inflationary increases, an amendment to the grant application was developed and submitted prior to the deadline of 1 July. This raises the amount we are requesting from $16.3 million to $20.8 million.

VLB Initiatives

- The online donations capability for the Veterans Homes and Cemeteries is now active from the VLB webpage.
- The donation of land by a private citizen for the purpose of constructing a Texas State Veterans Cemetery in east Texas is nearing the completion of a lengthy legal process. Once completed, the landowner will attend a VLB Board meeting to be recognized by this body.
- A project to bring the Space Force to the Texas State Veterans Cemetery in Abilene has been initiated using VLB funds. The project will cost approximately $220,000 and will complete the integration of Space Force across all Texas State Veterans Cemeteries, well ahead of our National counterparts.

Other Items of Interest

- We continue to receive no plot allowance for family member interments at the cemeteries. Engagement on this issue continues through all means available and is an issue now nationwide.
- We have launched a new Standing Operating Procedure for lighting our front gates and it includes lighting them with appropriate colors for national Firefighters Week, National Law Enforcement Week, Emergency Medical Services Week, Memorial Day, Independence Day, Purple Heart Day, Patriot Day, and for Operation Green Lights for Veterans from just before Veterans Day until New Years Day.

MEMORANDUM

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

Date: July 28, 2026

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

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

Subject: Agenda item 19 b - Consideration and possible action on the delegation of authority to the Executive Secretary to amend the Operations & Management contract with the City of Killeen related to the Central Texas State Veterans Cemetery in Killeen.

Recommendation: Staff recommends that the Board delegate authority to the Executive Secretary to execute two amendments to the Contract with the City of Killeen to operate the Central Texas State Veterans Cemetery until September 30, 2028.

Total Estimated Value: The amendments will renew the Contract for two one-year terms and include the City's operating budget for each term. The total value of the budgets will not exceed $4,300,000.

Background: Veterans Land Board has a contract with the City of Killeen whereby the former manages and operates the Central Texas State Veterans Cemetery in Killeen. The 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, wholly satisfactory, and desires to keep the same relationship in place. Executed on February 5, 2024, the Contract allows for four, one-year renewal terms, each ending on September 30 of the following year. The current term ends on September 30, 2026. Two terms remain with the final one ending on September 30, 2028.

Current Situation: Amendments are required to i) extend the Contract for the remaining two terms and ii) add their related budgets. For the upcoming term, the City has provided a budget of approximately $2,038,077, which represents a 3% increase from the current term's budget.

MEMORANDUM

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

Date: July 28, 2026

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

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

Subject: Agenda item 19 c - Consideration and possible action on delegation of authority to the Executive Secretary to approve the Operations & Management contract with Nueces County related to the Coastal Bend State Veterans Cemetery in Corpus Christi.

Recommendation: Staff recommends that the Board delegate authority to the Executive Secretary to execute a contract with Nueces County to operate the Coastal Bend State Veterans Cemetery in Corpus Christi.

Total Estimated Value: Not to exceed $5,482,808 over five years (FY 27 to FY 31)

Background: The Texas State Veterans Cemetery Division is in a contractual support relationship with Nueces County 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, wholly satisfactory, and desires to keep the same relationship in place.

Current Situation: The contract with Nueces County is in effect until 30 September and a new contract is required. The not-to-exceed amount is calculated based on expected 5% growth year over year to allow for increases in the cost of goods and services as well as anticipated employee pay raises and benefit cost increases.

MEMORANDUM

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

Date: July 28, 2026

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

From: Rece Bordas, Assistant to the Executive Secretary

Subject: Agenda item 20 a - Presentation on Annual Board Member Training Manual

Summary

Texas Natural Resources Code §161.023 requires all members of the Texas Veterans Land Board to complete annual training covering the statutes governing the Board, its programs, and its core responsibilities. This training includes instruction on applicable rules, the Board's authority and limitations, and key requirements related to ethics, the Open Meetings Act, and the Public Information Act. Board members must also receive a training manual containing this information.

Completion of the required training, along with review and acknowledgment of the training manual, is mandatory for all new members before they perform any official duties. Annual completion is also required of all current members to ensure continued compliance.

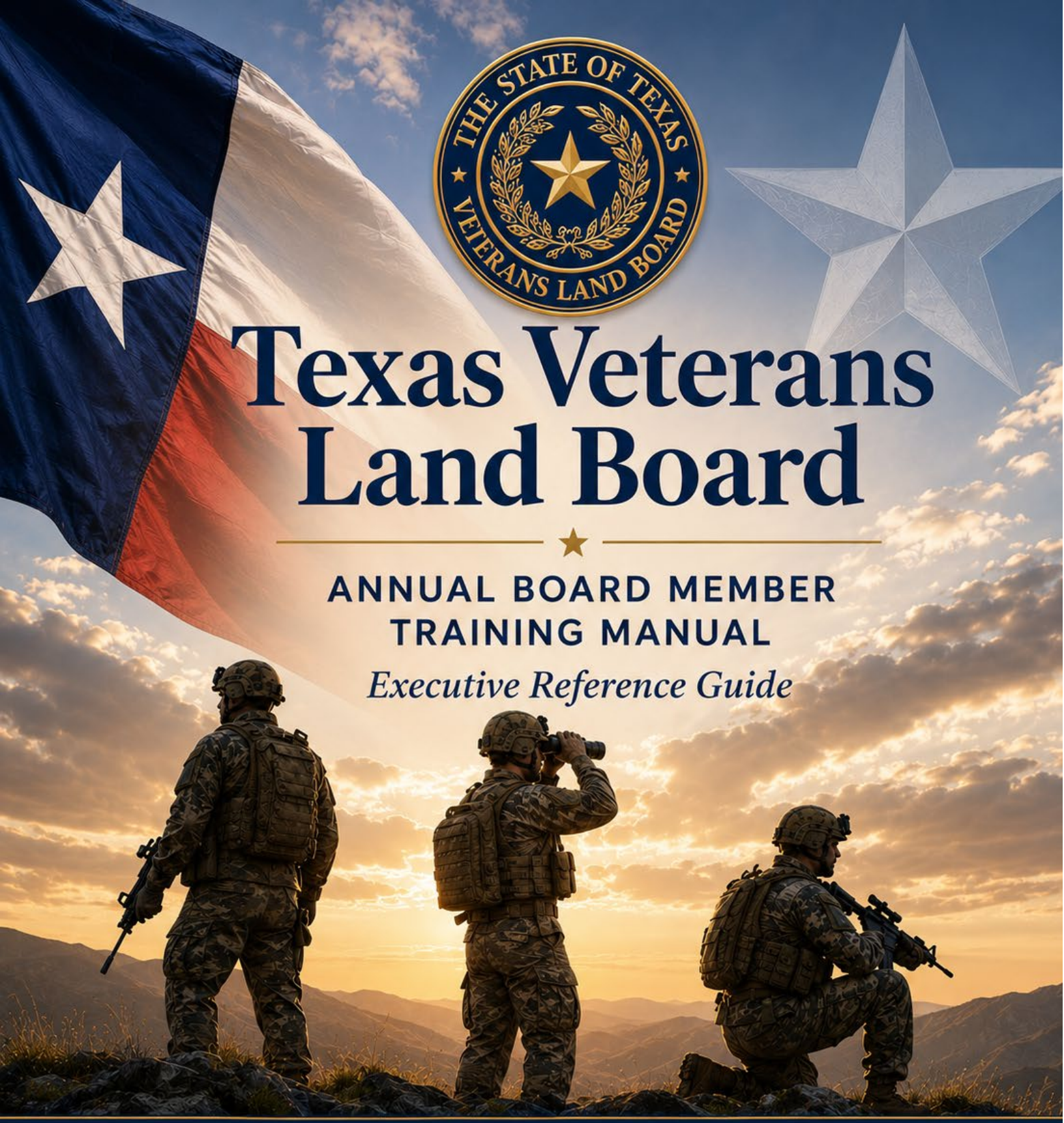
To support Board readiness and effective governance, staff is providing the attached training manual. The manual includes an overview of the governing statutes, relevant policies, Board responsibilities, the VLB's duties and budget, and a summary of the most recent audit results.

This agenda item presents the updated Annual Board Member Training Manual for the Board's review and acknowledgment.

Texas Veterans Land Board

ANNUAL BOARD MEMBER TRAINING MANUAL

Executive Reference Guide



PREPARED FOR THE MEMBERS OF THE

TEXAS VETERANS LAND BOARD

JUNE 22, 2026

Purpose: This manual is designed to satisfy the annual board-member training reference requirement in Texas Natural Resources Code Section 161.023.

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

June 22, 2026

Dear Members of the Texas Veterans Land Board:

I am pleased to provide the annual Training Manual for the Texas Veterans Land Board. This manual is prepared in accordance with the statutory requirements governing Board member education, orientation, and annual acknowledgment.

The manual is intended to serve as a concise, practical reference guide. It summarizes the Board's mission, authorities, responsibilities, governing framework, programs, ethics obligations, and procedural requirements at a level appropriate for Board governance and oversight. Detailed legal and operational materials remain available from staff upon request.

Your acknowledgment of receipt is required by law. Please sign and return the Training Manual Acknowledgment Form at the end of this manual at your earliest convenience.

My staff and I are available at any time to provide individual briefings, additional context, or deeper review of any topic addressed in this guide. Thank you for your service to the Veterans Land Board and for your commitment to serving Texas Veterans and their families.

Respectfully,

Tony Dale
U.S. Army Veteran
Executive Secretary
Texas Veterans Land Board

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800.252.8387 ◆ vlb.texas.gov
Serving Texas Veterans for life.

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Note: The legal citations in this manual are provided as a governance reference. Questions about interpretation, application, or required action should be directed to the Executive Secretary and legal counsel as appropriate.

1. Board Membership and Mission

Texas Veterans Land Board

The Veterans Land Board is composed of the Commissioner of the General Land Office, who serves as Chair, and two appointed citizen members. The citizen members bring expertise in veterans' affairs and finance, respectively.

Role	Member	Reference
Chairwoman	The Honorable Dawn Buckingham, M.D.	Commissioner of the General Land Office and Chairwoman of the Veterans Land Board.
Member	Rear Admiral Jud Scott, USN (Ret.)	Retired attorney, judge, and rear admiral; appointed citizen member with substantial experience in veterans' affairs.
Member	Mr. James Rothfelder	Texas business owner and appointed citizen member with financial and management expertise.

Mission

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

Guiding Philosophy

Care for Texas Veterans: The Veteran is our purpose. VLB work should protect the dignity, privacy, and earned benefits of Texas Veterans and their families.

Superior Customer Service: Programs should communicate clearly, resolve issues professionally, and expect strong service from contractors and operators.

Fiscal Responsibility: Long-term financial planning, risk management, and prevention of fraud, waste, and abuse are essential to sustaining VLB benefits.

Transparency: The Board and staff should follow open government requirements, keep leadership informed, and maintain accountability to the public.

2. Overview of the Veterans Land Board

In honor of military service and sacrifice, the Texas Veterans Land Board offers one of the nation's most comprehensive state veterans benefit programs for Texas Veterans, active-duty military members, and eligible family members.

The modern Veterans Land Board was created in 1946 and restructured in 1956 to support veterans through land and home loan financing, long-term skilled nursing care, and burial benefits.

Today, the VLB administers a coordinated portfolio of self-funded programs through several divisions: Bond Funds Management, Land and Housing, Texas State Veterans Homes, Texas State Veterans Cemeteries, and Veterans Affairs. These programs are supported by staff, contractors, operators, lenders, the U.S. Department of Veterans Affairs, and other state and local partners.

Board Focus Areas

- Maintain the mission and long-term financial strength of VLB programs.
- Provide strategic direction and oversight through public Board meetings.
- Approve matters reserved to the Board by law, rule, or Board policy.
- Monitor risk, audit findings, contracts, program performance, and public accountability.
- Ensure Texas Veterans and eligible family members receive the benefits they have earned.

Texas State Veterans Cemetery Committee

Members of the VLB are ex officio members of the Texas State Veterans Cemetery Committee. Established in 2001 by the 72nd Texas Legislature, the Texas State Veterans Cemetery Committee is responsible for the creation of guidelines to determine the location and size of Veterans cemeteries, and the eligibility for burial in a Veterans cemetery.

The Committee is composed of six members. The three-member board of the VLB are joined by the Chair of the Texas Veterans Commission (TVC) and two representatives of the Veterans community to form the Committee. Both representatives are appointed to the Committee by the Chair of the TVC and serve at the TVC Chair's pleasure. The Chair of the Texas Veterans Land Board serves as the chair of the Texas State Veterans Cemetery Committee.

As of 2026 the members from the Texas Veterans Land Board are Chairwoman Dawn Buckingham M.D., Admiral (Ret.) Jud Scott, and Member James Rothfelder. The members from the Texas Veterans Commission are, Chairwoman Laura Koerner, U.S. Navy Veteran, Citizen Member Kitty Meyers, U.S. Air Force Veteran, and one vacancy. The Committee meets as necessary.

3. VLB Benefit Programs and Division Reference

This section provides a high-level reference for VLB programs and divisions. It is intended to orient Board members to what each area does and the issues most likely to come before the Board.

Bond Funds Management Division

Bond Funds Management oversees the VLB's overall financial strategy, bond funds, liquidity arrangements, swap and debt portfolios, refunding opportunities, and rating-agency and financial partner relationships. The team plans and executes bond issuances and related transactions, including cash-flow analysis, document review, external counsel coordination, and presentations to the Board and other oversight entities.

- Board relevance: bond issuance, refunding, liquidity, interest-rate strategy, fund use, and long-term program sustainability.

Land and Housing Division

The Land and Housing Division receives, processes, originates, and closes land and housing loans for eligible Veterans and military members, with home loans also available to eligible spouses. The division supports the VLB Land Loan Program and Veterans Housing Assistance Program.

- Land Loan Program: exclusive land financing for eligible Texas Veterans and military members, subject to program limits, underwriting, property requirements, and Board rules.
- Veterans Housing Assistance Program: supports home purchase financing for eligible Veterans, military members, and spouses through approved processes and participating lenders.
- Board relevance: loan terms, interest rates, eligibility framework, policy direction, and escalated land or loan matters reserved for Board action.

Texas State Veterans Homes Division

The VLB owns ten skilled nursing homes in Amarillo, Big Spring, Bonham, El Paso, Floresville, Fort Worth, Houston, McAllen, Temple, and Tyler. These facilities provide long-term nursing care for eligible Texas Veterans, spouses, and Gold Star Parents.

The VLB contracts with private operators for day-to-day management. The homes are operated in conjunction with the U.S. Department of Veterans Affairs, which provides partial construction funding and certain health-care reimbursements. Residents may use eligible funding sources such as private insurance, VA payments, Medicare, or Medicaid.

- Board relevance: operator performance, admissions and fee policy, capacity, major contracts, compliance, quality of care, and financial sustainability.

Texas State Veterans Cemeteries Division

The VLB operates five Texas State Veterans Cemeteries in Abilene, Corpus Christi, Killeen, Lubbock, and Mission in partnership with the U.S. Department of Veterans Affairs. These cemeteries provide dignified committal services and perpetual care for eligible Veterans and family members.

Each cemetery has an on-site VLB representative, while operations and maintenance are carried out through contracts with local governmental partners. Burial benefits generally mirror federal veterans cemetery benefits and are provided without charge for eligible interments.

- Board relevance: eligibility, fees, cemetery location and capacity, contract oversight, maintenance standards, and long-term care of cemetery grounds.

Veterans Affairs Division

The Veterans Affairs Division coordinates across VLB divisions to evaluate how programs and actions affect Veterans. The division includes the Pharmacy Audit Program, Therapy Services Compliance Program, and VLB Accounting Team and is led by the Assistant Executive Secretary.

- Pharmacy Audit Program: reviews pharmaceutical services ordered for Texas State Veterans Homes residents for billing and contractual compliance.
- Therapy Services Compliance Program: reviews therapy services for eligible residents, including documentation, billing, and compliance with contractual, Medicare, and Medicaid requirements.
- VLB Accounting Team: reviews billing and invoicing for State Veterans Homes and Cemeteries and supports documentation for payments from the Texas Health and Human Services Commission and the U.S. Department of Veterans Affairs.

Division Reference Summary

Area	Core Function	Common Board Interest
Bond Funds	Debt, funds, liquidity, swaps, refunding, and financial strategy.	Bond approvals, rates, fund use, ratings, and risk.
Land and Housing	Land and home loan programs for eligible participants.	Interest rates, eligibility, loan terms, forfeiture or resale matters.
Homes	Skilled nursing care in VLB-owned State Veterans Homes.	Quality, contracts, fees, capacity, compliance, and resident care.
Cemeteries	Committal services and perpetual care in State Veterans Cemeteries.	Eligibility, fees, expansion, local contracts, and maintenance.
Veterans Affairs	Cross-program compliance, accounting, audit support, and veterans impact review.	Payment compliance, operator oversight, and program performance.

Other Agency Teams in Support of VLB

VLB Marketing and Outreach Team

The Texas Veterans Land Board's Marketing and Outreach Team supports the agency's mission by increasing awareness of VLB programs and helping Texas veterans, military members, and their families understand and access available benefits. The team develops and delivers communications, campaigns, events, presentations, printed materials, digital content, and partner outreach that promote VLB land, home, and home improvement loans, veterans homes, veterans cemeteries, and related services. By coordinating messaging across channels and with partner organizations, the team helps connect eligible veterans to VLB benefits, strengthens public understanding of the agency's programs, and supports greater participation in services earned through military service.

Texas Veterans Call Center

Texas law requires the Texas Veterans Land Board and the Texas Veterans Commission to work together to help veterans learn about and access available benefits. The agencies must do this through a written agreement that explains each agency's role, including how they will share costs, coordinate outreach, maintain veterans contact information, provide benefits materials, host seminars, and update their coordination efforts over time. As part of this work, the Veterans Land Board operates a consolidated communications center that answers a toll-free veterans hotline, provides information about programs and services offered by both agencies, and helps connect Texas veterans to benefits such as land, housing, cemetery, claims, and other veterans services.

Survey Services and Appraisal Services

The Texas General Land Office/Veterans Land Board's survey and appraisal teams support the veterans land loan program by ensuring that each property is legally acceptable, accurately described, properly valued, and sufficient to secure the State's investment. The survey function verifies the property boundaries, acreage, legal description, access, and title-related land issues, while the appraisal function determines whether the property value supports the requested loan amount. Together, these reviews help protect the veteran borrower, the Veterans Land Board, and state funds by confirming that the land is suitable collateral before a loan is approved and closed.

Construction Services Division

The General Land Office Construction Services team supports the Texas Veterans Land Board by providing technical oversight, project management, and construction expertise for VLB facilities and capital projects, including Texas State Veterans Homes and Texas State Veterans Cemeteries. The team helps plan, coordinate, and monitor construction, renovation, repair, and maintenance projects to ensure work is completed safely, efficiently, on budget, and in compliance with applicable standards and requirements. Through this support, Construction Services helps protect state assets, maintain high-quality facilities for veterans and their families, and ensure VLB programs are delivered in safe, functional, and well-maintained environments.

4. Governance, Training, and Board Responsibilities

Annual Training Requirement

Texas Natural Resources Code Section 161.023 requires Board members to receive training regarding the law governing Board operations and to receive and review training materials annually. This manual is designed as the annual high-level reference guide for that purpose.

Board members should sign and return the acknowledgment form at the end of this manual after receipt and review. Staff will retain the acknowledgment in the appropriate Board records.

Governance Role

The Board provides strategic direction, oversight, and approvals required by the Texas Constitution, statutes, administrative rules, and Board policies. Day-to-day administration is carried out by the Executive Secretary, Assistant Executive Secretary, and staff, subject to Board direction and applicable delegations of authority.

Selected Board Responsibilities

- Authorize and oversee bond-related matters within constitutional and statutory limits.
- Set or approve interest rates, fees, and program terms when required.
- Approve major contracts and material contract amendments when required by Board policy.
- Review audit plans, audit reports, risk issues, and corrective action status.
- Adopt rules and policies needed for lawful and effective program administration.
- Ensure public accountability through open meetings, public information compliance, complaint systems, and transparent governance.

Board Policies

The written board policies are available via the internet. Web Search: VLB Board Policies PDF

Executive Secretary and Assistant Executive Secretary

The Board selects an Executive Secretary and Assistant Executive Secretary nominated by the Commissioner and approved by a majority of the Board. These officers perform duties required by the Board and support the Board's governance, oversight, and operational responsibilities.

5. Legal Framework Reference

The VLB is governed by the Texas Constitution and various statutes, rules, and Board policies. They are listed here for quick reference. This section is not intended to restate the details of each law; rather, it identifies the primary legal authorities Board members are most likely to encounter in carrying out their oversight duties.

Primary Governing Authorities

Authority	Subject Matter
Texas Constitution, Article III, Section 49-b	Constitutional authority for the Veterans Land Board, Board composition, funds, bonds, and related program powers.
Texas Natural Resources Code, Chapter 161	General VLB administrative provisions, Board duties, ethics, training, bonds, land program, insurance, penalties, and related matters.
Texas Natural Resources Code, Chapter 162	Veterans Housing Assistance Program.
Texas Natural Resources Code, Chapter 164	Financial assistance and VLB authority related to veterans homes, cemeteries, and related programs.
Texas Administrative Code, Title 40, Part 5, Chapters 175-178	Administrative rules for VLB land, homes, housing assistance, and cemeteries.
VLB Board Policies	Board governance, delegation, ethics, contracts, complaints, technology, negotiated rulemaking, and alternative dispute resolution.

Quick Citation Reference

The citations below are provided as a reference index for Board members. Staff and counsel should be consulted before relying on any citation for a specific legal action, vote, contract, rulemaking, or enforcement matter.

Topic	Citation	Topic	Citation
General duties	Texas Natural Resources Code (TNRC) 161.061	Board members	Tex. Const. art. III, sec. 49-b(a)-(b)
Executive Secretary / Assistant Executive Secretary	TNRC 161.013	Employees	TAC 175.22
Audit	TNRC 161.030-161.0301	Equal protection / employment	TNRC 161.025; 161.031
Ethics / conflicts	TNRC 161.024	Communications / outreach	TNRC 161.071; 161.076-161.079
Complaints	TNRC 161.034	Investigations	TNRC 161.064-161.066
Removal / attendance	TNRC 161.026	Standards of conduct	TNRC 161.032
Training	TNRC 161.023	Commissioner duties	TNRC 161.062
Bonds	Tex. Const. art. III, sec. 49-b; TNRC 161.111-161.132	Contracts	TNRC 161.073; TAC 175.11
Definitions	TNRC 161.001	Fees	TNRC 161.069-161.070; TAC 175.17
Forfeiture	TNRC 161.067; 161.311-161.324; TAC 175.20	Veterans Land Fund	Tex. Const. art. III, sec. 49-b; TNRC 161.171-161.180
Home loans	TNRC Chapter 162; Texas Administrative Code (TAC) Chapter 177	Insurance	TNRC 161.361-161.371; TAC 175.10
Land lease, sale, and purchase	TNRC 161.072; 161.2111-161.237; 161.281-161.288; TAC Chapter 175	Land loan eligibility	TAC 175.2
Land loans	TNRC 161.501-161.515; TAC Chapter 175	Mortgage financing	TAC 175.51-175.62
Penalties	TNRC 161.401-161.403	Financial assistance programs	TNRC Chapter 164
Veterans homes	TAC Chapter 176	Veterans cemeteries	TAC Chapter 178
Sunset review	TNRC 161.0111	Texas Veterans Commission coordination	TNRC 161.076

6. Ethics, Conflicts, and Board Policies

Board members are state officers and should conduct VLB business in a manner that preserves public confidence, avoids conflicts of interest, and ensures that official decisions are made in the public interest.

Ethics and Conflicts of Interest

- Avoid gifts, favors, services, employment, financial interests, or other benefits that could influence or appear to influence official duties.
- Disclose personal or private interests in matters before the Board as required by law and do not participate or vote when recusal is required.
- Notify the Executive Secretary promptly if a disqualifying conflict exists or arises during service.
- Complete required Texas Ethics Commission filings and training, including the annual Personal Financial Statement when applicable.
- Observe post-service restrictions, including the two-year revolving-door restrictions and prohibitions related to particular matters handled while serving.

Board Policy Reference

Policy Area	High-Level Reference
Policy 100: Mission	Affirms access to VLB benefits in recognition of veterans' service.
Policy 110: Authority and Responsibilities	Sets strategic direction, oversight, delegation, executive evaluation, financial stewardship, and reserved Board duties.
Policy 120: Ethics and Conflicts	Requires avoidance and disclosure of conflicts and personal interests.
Policy 130: Communication and Complaints	Requires online Board materials, public communication, public comment, and complaint tracking.
Policy 140: Technology	Supports productive, secure, confidential, and cost-effective technology use.
Policy 150: Contracts	Requires Board approval for major contracts and material changes; assigns execution authority.
Policy 160: Negotiated Rulemaking and Alternative Dispute Resolution (ADR)	Encourages negotiated rulemaking and alternative dispute resolution consistent with state law.

7. Open Government Responsibilities

Open government requirements are a core part of Board service. This section is a high-level reminder of the Texas Open Meetings Act and Texas Public Information Act. Board members should seek guidance from staff or counsel whenever a question arises.

Texas Open Meetings Act

- Board meetings generally must be open to the public unless a closed (executive) session is expressly authorized by law.
- A meeting generally involves a quorum deliberating Board business or receiving information regarding Board business.
- A quorum of the board consists of two members.
- Final action and voting must occur in open session after proper notice.
- Avoid discussing Board business with other Board members outside a properly posted meeting.
- A “walking quorum” can occur when two or more members communicate with each other outside of a posted board meeting regarding any matter that may come before the board. This includes communication by email, text, instant message, phone call, in-person or any other method. Walking quorums are prohibited.
- Closed (executive) sessions require specific statutory authority and must be properly announced from an open meeting.
- Minutes or recordings must be maintained as required; closed-session records are confidential except as ordered by a court.

Texas Public Information Act

- Government records are presumed public unless a specific exception applies.
- A request must be in writing and must seek records already in existence; the agency is not required to create new information or answer questions as a Public Information Act response.
- The agency may not ask why the requestor wants the records.
- If information may be withheld under an exception, the agency generally must seek a decision from the Office of the Attorney General within applicable deadlines.
- Board members should promptly route potential public information requests to staff the Executive Secretary.

8. Audit, Budget, and Financial Oversight

Internal Audit

Internal audit is an independent, objective assurance and consulting activity designed to add value and improve operations. It evaluates risk management, control, and governance processes and supports accountability to the Board and the public.

The GLO Office of Audit and Compliance generally audits functions and activities governed by the Board rather than the Board as an entity. Audit topics are selected through a risk-based assessment.

Most Recent VLB Audit References

- Audit of VLB Loan Processing (November 2025). *Web Search: Audit of VLB Loan Processing (Nov. 2025)*
- Texas General Land Office & Veterans Land Board 2025 Internal Audit Annual Report. *Web Search: Texas GLO 2025 Internal Audit Annual Report*

Budget and Financial Oversight

The VLB is designed to be self-supporting and generates its own revenues through three main strategies which are: Veterans Loan Programs, State Veterans Homes, and Veterans Cemetery Program. As the VLB does not rely on general revenue it must carefully manage its resources and budget based on its actual revenues received.

The Veterans Loan Programs provide home and land loans to Veterans through the issuance of bonds. The VLB uses the loan revenue to pay bond debt service, support the operations of the VLB and GLO, and any additional revenue to make additional loans. Revenue can also be used for the construction of additional Veterans Homes and supports the operations of the Veterans Cemetery Program. The VLB Loan programs average $400-500 million in additional loans annually. Revenues can vary annually based on macro-economic factors but have been around $100-130 million over the past two years.

The State Veterans Homes charges a daily fee for residents in its State Veterans Homes. The US Department of Veterans Affairs provides a per diem based on a veterans Service-Connected Disability (SCD) rating which helps VLB fund the operation of the homes and support staff. The revenues generated from State Veterans Homes are used to pay vendors to operate the homes, maintain the equipment and facilities, and pay VLB support staff. Revenues for the State Veterans Homes are approximately $160-170 million annually and expenses are approximately $150-165 million annually.

The Veterans Cemetery Program receives a burial benefit from the VA to help defer the costs of operating the cemetery which covers approximately 30% of the costs with the remainder of Cemetery operations covered by Loan Programs. The revenues generated from the Veterans Cemetery Program along with loan revenues are used to pay vendors to operate the cemetery, maintain the equipment and facilities, and pay VLB support staff. Revenues for the Veterans Cemetery Program are approximately $1.5 million annually and expenses are approximately $5-7 million.

For detailed budget information please review the FY26 Operating Budget. *Web Search: Texas GLO FY2026 Operating Budget*

9. New Member Onboarding Checklist

Required External Training

New members should complete required open government and ethics training within the applicable onboarding period and provide completion certificates to the Executive Secretary for retention in Board records.

- Texas Public Information Act training. *Web Search: Public Information Act Training - Office of the Attorney General*
- Texas Open Meetings Act training. *Web Search: Open Meetings Act Training - Office of the Attorney General*
- Texas Ethics Commission Ethics Training. *Web Search: TEC Ethics Training*

Briefing Sessions

Board members should receive focused briefings from the Executive Secretary and division leadership. Briefings may be tailored to a member's experience and areas of interest.

- Executive Secretary / governance overview.
- Bond Funds Management.
- Land and Housing.
- Texas State Veterans Homes.
- Texas State Veterans Cemeteries.
- Veterans Affairs.

Initial Administrative Items

Completed	Item
[ ]	Badge
[ ]	Parking pass
[ ]	Direct deposit setup
[ ]	Laptop or approved device
[ ]	GLO/VLB email setup
[ ]	Email setup on mobile device, if desired
[ ]	Texas Ethics Commission account
[ ]	Board policies reviewed
[ ]	Acknowledgment form signed and returned

10. Training Manual Acknowledgment Form

I certify that I have received and reviewed the Texas Veterans Land Board Annual Board Member Training Manual.

Board Member Name: _____

Signature: _____

Date: _____

Please return the signed acknowledgment to the Executive Secretary for retention in Board records.

This acknowledgment form is provided in accordance with Texas Natural Resources Code Section 161.023.

11. Acronyms and Abbreviations

The following table lists acronyms and common abbreviations used in this manual for quick reference.

Acronym / Abbreviation	**Meaning**
ADR	Alternative Dispute Resolution
Art. / art.	Article
GLO	Texas General Land Office
GLO/VLB	Texas General Land Office / Texas Veterans Land Board
M.D.	Doctor of Medicine
PIA	Texas Public Information Act
Ret.	Retired
Sec. / sec.	Section
TAC	Texas Administrative Code
Tex. Const.	Texas Constitution
TNRC	Texas Natural Resources Code
U.S.	United States
USN	United States Navy
VA	U.S. Department of Veterans Affairs
VLB	Texas Veterans Land Board

MEMORANDUM

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

Date: July 28, 2026

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

From: Darren Fitz Gerald, Assistant Executive Secretary

Subject: Agenda Item 20 b - Report on Veterans Land Board Operations.

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

Texas State Veterans Homes Strategic Growth Plan

In November 2025, VLB staff conducted a workshop to gain the board's feedback and guidance regarding expansion of the Texas State Veterans Homes program. Your board packets contain the written strategic plan that was developed from the outcomes of that workshop. It describes a model by which to prioritize specific metropolitan statistical areas for potential construction of new State Veterans Homes over the next 30 years. VLB staff are prepared to work with the communities identified in the plan, several of whom have recently approached the VLB expressing interest in construction of new State Veterans Homes.

Internal Audit

As part of the FY2026 Annual Audit Plan, the GLO's Internal Audit department will be conducting an audit of Texas State Veterans Homes Vendor Management Processes. Internal Audit will be assessing whether our Veterans Homes are being effectively operated in accordance with contract requirements. At this time, the audit will involve the Texas State Veterans Homes and Veterans Affairs divisions of the VLB. The initial entrance conference to discuss the plan for the audit occurred on 14 JULY 2026.

Physical Therapy Review Program

VLB Staff have identified a financial risk regarding therapy payments for State Veterans Home residents with a service-connected disability rating of 70% or greater. VLB is the payer source for therapy services for these residents but does not currently have a dedicated therapy claim review process to ensure proper documentation, proper billing procedures, and compliance with Medicare guidelines. National data from the Center for Medicaid and Medicare Services shows a 17.9% improper payment rate for such therapy claims, largely stemming from insufficient documentation. Applying that 17.9% benchmark to VLB's annual therapy spend suggests there could be an estimated $1.7 million in potentially improper payments.

VLB is mitigating this potential risk in several ways. First, in collaboration with Internal Audit and Procurement we are arranging for a third-party contractor to conduct targeted reviews of the documentation, billing procedures, and Medicare compliance of these therapy services in our State Veterans Homes. Second, staff received approval for a new Full Time Employee position—a Therapy Services Contract Compliance Specialist. And third, this new employee will establish the Therapy Claim Review and Contract Compliance Program to identify and reduce improper payments while preserving access to medically necessary therapy for our State Veterans Home residents.

Upcoming Dates of Importance

August 31, 2026 **–** Last day of Texas Fiscal Year (FY 26)

September 4, 2026 – Dedication Ceremony at the West Texas State Veterans Cemetery in Lubbock

October 27, 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

December 29, 2026 – Member Jud Scott's current term expires.

January 12, 2027 – First day of 90th Legislative Session

January 26, 2027- Special Called meeting of the Texas Veterans Land Board, Stephen F. Austin Building, 10:00 A.M.

May 4, 2027 - Special Called meeting of the Texas Veterans Land Board, Stephen F. Austin Building, 10:00 A.M.

August 3, 2027 - Special Called meeting of the Texas Veterans Land Board, Stephen F. Austin Building, 10:00 A.M.

MEMORANDUM

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

Date: July 28, 2026

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

From: Tony Dale, Executive Secretary

Subject: Agenda Item 20 c - Consideration and possible action to delegate authority to the Executive Secretary to enter into an agreement for the operations and management of the William R. Courteny Texas State Veterans Home in Temple for a term not to exceed one year and for an amount over $1,000,0000.

Recommendation: The Executive Secretary recommends approval of this item

Over the past seven months, Texas Veterans Land Board leadership has been in regular communication with the operator of the William R. Courtney Texas State Veterans Home in Temple, STGI. These communications have focused on staff concerns related to contract compliance. Based on written correspondence between the VLB and STGI, as well as follow-up inspections conducted by GLO and VLB staff, additional review may be required to determine whether operational adjustments or contractual changes are warranted.

If the Board adopts this recommendation, it will provide the Executive Secretary with the authority to enter into an emergency contract for the continued operation of the William R. Courtney Texas State Veterans Home in Temple. This authority would allow execution of a contract not to exceed one year and an amount over $1,000,000.

It is possible that this authority may not need to be exercised if ongoing reviews confirm full contract compliance. The request is intended to ensure the Board can act promptly should a change become necessary, thereby avoiding the need for an emergency meeting prior to the next scheduled VLB meeting in October.

The Executive Secretary will continue to keep Board members informed regarding the status of contract compliance at the Temple home and will notify the Board if this delegated authority is utilized.