



**TEXAS VETERANS LAND BOARD**  
**SPECIAL CALLED MEETING**  
**February 4, 2025**

**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, TEXAS VETERANS LAND BOARD**

The Texas Veterans Land Board will conduct a special called meeting to be held in person on February 4, 2025, at 10:00 A.M. at Stephen F. Austin Building, 1700 N. Congress Ave., Room 170, in accordance with the Texas Government Code §551 (Open Meetings Act).

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

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

#### **I. AGENDA**

1. Call to order
  - a. Roll call and quorum established
  - b. Invocation
  - c. Pledge of Allegiance to the US and Texas flags
  - d. Presentation of Alamo flag by Board to Chaplain
2. Approval of minutes from the meeting of November 12, 2024.
3. Citizen communication (Two Minutes each. No deliberations with the Board. The Board may respond only with factual statements, recitation of existing policy, and requests for an item to be placed on a future agenda.)
4. Chair and Board Member Opening Comments.
5. Veterans Land Board Bond Funds Management
  - a. Quarterly Veterans Land, Housing and Home Improvement Program Update for Fiscal Year 2025 1<sup>st</sup> Quarter.
6. Veterans Land Board Land and Housing
  - a. Consideration and possible action to set aside bids received from the Online Bidding Forfeited Land Sale held December 2, 2024, to January 16, 2025, on any tract where the account holder is making an appeal.

- b. Consideration and possible action to accept and award all qualified high bids received from the Online Bidding Forfeited Land Sale held December 2, 2024, to January 16, 2025.
  - c. Consideration and possible action on request to forfeit VLB delinquent land accounts and accounts involved in tax suits.
  - d. Consideration and possible action on request to Order for Sale land tracts that may be included in the next Online Bidding Forfeited Land Sale and to set the next Quarterly Electronic Forfeited Land Sale bidding period to begin March 3, 2025, through April 17, 2025.
7. Texas State Veterans Cemeteries
- a. Report on Texas State Veterans Cemetery operations.
8. Texas State Veterans Homes
- a. Report on Texas State Veterans Home Operations.
  - b. Consideration and possible action on renewals for the management and operations agreements for the Big Spring, Bonham, El Paso, Floresville, Houston, McAllen and Tyler Texas State Veterans Homes.
  - c. Consideration and possible action to delegate authority to the Executive Secretary to execute a management and operations agreement for the Texas State Veterans Home in Temple.
9. Construction Services
- a. Report on construction projects.
10. Executive Secretary Report
- a. Report on Veterans Land Board operations.

## **II. EXECUTIVE SESSION**

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

Section 551.071 - Consultation with attorney regarding issues concerning construction at the Richard A. Anderson Texas State Veterans Home in Houston, Texas.

## **III. RECONVENE REGULAR AGENDA**

- 11. Consideration and possible action, if any, on items discussed in Executive Session.
- 12. Chair and Board Member Closing Comments.
- 13. Adjournment.

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

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

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

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

**ANTHONY W. DALE**

Executive Secretary

U.S. Army Veteran



## Colonel David Green Army Futures Command (AFC) VLB Chaplain of the Day



Chaplain (COL) Green serves as personal staff advisor to the Army Futures Commanding General, and other senior leadership on matters of free exercise of religion, spiritual readiness, morals, morale, and ethics. He serves the greater AFC community as the Command Chaplain for seven Chaplain Directorates. He advances spiritual readiness strategy, leadership, training, resourcing, counseling, and events.

Chaplain Green holds a Bachelor of Arts degree with a major in religion and a minor in psychology from Mount Vernon Nazarene College. He also holds master's degrees in Divinity from Nazarene Theological Seminary, Theology in Ethics from Union Theological Seminary, and in National Security and Strategic Studies from the United States Army War College.

His military education includes Chaplain Officer Basic, Chaplain Officer Basic III, Air Assault Course, Chaplain Officer Advanced Course, Combined Armed Services College, Intermediate Level Education, Chaplain Lieutenant Colonel Course, Chaplain Colonel Course, and resident U.S. Army War College.

Chaplain Green entered active-duty May of 1997. He served as Battalion Chaplain for the 1-101<sup>st</sup> Aviation (Attack) Battalion, Fort Campbell, Kentucky; 709<sup>th</sup> Military Police Battalion, Hanau, Germany deploying twice in support of the Kosovo Defense Campaign; and the 10<sup>th</sup> Transportation Battalion, Fort Eustis, Virginia deploying to Kuwait in support of the Global War on Terror.

Chaplain Green served as the Quartermaster Corps Command Chaplain and Ethics Instructor Writer at Fort Lee, Virginia. He ensured religious coverage for over 27,000 Soldiers trained annually for war. Additionally, he provided ethics training for Quartermaster Commissioned and Warrant Officer students.

Chaplain Green served as the Brigade Chaplain for the 513<sup>th</sup> Military Theater Intelligence Brigade, Fort Gordon, Georgia. He was the special staff officer to the Brigade Commander advising in matters of religious, spiritual, and moral wellbeing. He also supervised three Battalion level Unit Ministry Teams who provided direct religious support for over 1500 Soldiers, DA Civilians and Contractors.

As the Deputy Installation Chaplain to Fort Gordon, Georgia Chaplain Green supervised Religious Support Operations to include worship, religious education, pastoral care, professional training, family ministries, buildings maintenance, and future development of religious facilities.

Chaplain Green served as the Deputy Command Chaplain for the United States Army Intelligence and Security Command, Fort Belvoir, Virginia. He was deputy primary planner for Religious Support Operations for 15,000 Soldiers and Civilians in 180 locations worldwide. He was Chaplain Career Manager for 37 Chaplains, technical supervisor for eight Brigade Chaplains and 76 Unit Ministry Team personnel. He also managed Unit Ministry team force structure and transformation.

Chaplain Green served as the Agency and Command Chaplain for the Defense Information Services Agency (DISA) and Joint Force Headquarters Department of Defense Information Networks. He was special staff officer to DISA's Director and other senior leadership on matters of religion, spiritual fitness, morals, morale, and ethics. He advanced spiritual fitness for Military Members, Department of Defense Civilians and other team members through leadership, training, resourcing, counseling, and events.

Chaplain Green served as the Army Cyber (ARCYBER) Command Chaplain. As Command Chaplain, he led 34 Unit Ministry Teams. He also advanced spiritual readiness strategy, leadership, training, resourcing, counseling, and events for the ARCYBER Commanding General.

Chaplain Green's awards and decorations include the Legion of Merit, Defense Meritorious Service Medal (1 Oak Leaf Cluster (OLC)), Meritorious Service Medal (3 OLC), Army Commendation Medal (4 OLCs), the Army Achievement Medal (OLC), the National Defense Service Medal with Bronze Star, the Kosovo Campaign Medal with Bronze Star, the Global War on Terrorism Expeditionary Medal, the Global War on Terrorism Service Medal, the Armed Forces Service Ribbon, the NATO Service Medal, the Overseas Service Ribbon with "2" device, and the Air Assault Badge.

Chaplain Green is married to wife Deb for 40 years and they have two daughters, Baileigh and Natalee.





TEXAS VETERANS LAND BOARD  
SPECIAL CALLED MEETING  
Tuesday, November 12, 2024, 10:00 A.M.  
1700 Congress Avenue, Room 170, Austin, TX 78701

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1. Opening

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

Members present were:

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

Also present:

Executive Secretary Tony Dale

Assistant Executive Secretary Darren Fitz Gerald

- c. Invocation was led by Chaplain of the Day Lieutenant Colonel David Little.
  - d. The Chair led the Pledge of Allegiance to the U.S. and Texas flags.
    - i. Presentation to Chaplain by the Board of a flag flown over the Alamo in honor of his contributions to veterans.
2. Approval of the minutes from the regular Board meeting of July 30, 2024. Approved with no objections.
3. Citizen Communications. No members of the public testified during citizen communications.
4. Chair and Board Member Opening Comments. No comments were made.
5. Presentation by Texas Workforce Commission of “We Hire Veterans” designation for General Land Office and Texas Veterans Land Board. Presented by Commissioner Joe Esparza for the Texas Workforce Commission and Executive Director Tom Palladino of the Texas Veterans Commission.
6. General Land Office Contract Management
  - a. Presentation and discussion on the Annual Report of VLB Contracts & Major Contracts. This is a non-action item, therefore no action taken.
7. Veterans Land Board Bond Funds Management
  - a. Quarterly update. This is a non-action item, therefore no action taken.

- b. Consideration and possible action on the adoption of a resolution authorizing the issuance and sale of State of Texas Veterans Land Bonds, Taxable Series 2025, in one or more series and installments, in an aggregate principal amount not to exceed \$100,000,000, and other matters relating to the subject. Motion was made by Mr. Scott and seconded by Mr. Rothfelder, to approve, according to staff recommendations. The motion carried unanimously.
8. Veterans Land Board Land and Housing
  - a. Consideration and possible action to set aside bids received from the Online Bidding Forfeited Land Sale held October 17, 2024, on any tract where the account holder is making an appeal. This is a non-action item, therefore no action taken.
  - b. Consideration and possible action to accept and award all qualified high bids received from the Online Bidding Forfeited Land Sale held October 17, 2024. Motion was made by Mr. Rothfelder and seconded by Mr. Scott, to approve, according to staff recommendations. The motion carried unanimously.
  - c. Consideration and possible action on request to forfeit VLB delinquent land accounts and accounts involved in tax suits. Motion was made by Mr. Scott and seconded by Mr. Rothfelder, to approve, according to staff recommendations. The motion carried unanimously.
  - d. Consideration and possible action on request to Order for Sale land tracts that may be included in the next Online Bidding Forfeited Land Sale. Motion was made by Mr. Scott and seconded by Mr. Rothfelder, to approve, according to staff recommendations. The motion carried unanimously.
  - e. Consideration and possible action on delegation of authority to the Executive Secretary to raise home loan maximum amount to match the Veterans Administration (VA) and Federal Housing Finance Agency (FHFA) limits. Motion was made by Mr. Scott and seconded by Mr. Rothfelder, to approve, according to staff recommendations. The motion carried unanimously.
  - f. Consideration and possible action on approving continued payments to CoreLogic Credco and CoreLogic Solutions under GLO Contract No. 21-048-000-C605 to ensure loan processing services for the VLB's Land and Housing Program. Motion was made by Mr. Rothfelder and seconded by Mr. Scott, to approve, according to staff recommendations. The motion carried unanimously.



- g. Recognition of top lenders and loan officers for the 2024 Veterans Housing Assistance Loan Program. This is a non-action item, therefore no action taken.
- 9. Texas State Veterans Cemeteries
  - a. Report on Texas State Veteran Cemetery Operations. This is a non-action item, therefore no action taken.
- 10. Texas State Veterans Homes
  - a. Report on Texas Veterans Home Operations. This is a non-action item, therefore no action taken.
- 11. Legal Services
  - a. Consideration and possible action on the final adoption of proposed amendments to 40 Texas Administrative Code §178.5, concerning burial eligibility criteria in Texas State Veterans Cemeteries. Motion was made by Mr. Scott and seconded by Mr. Rothfelder, to approve, according to staff recommendations. The motion carried unanimously.
- 12. Internal Audit
  - a. Presentation of the Fiscal Year 2025 Audit Plan, and postponement of action for issuance of a solicitation and subsequent award of a contract for audit services to audit the VLB Bond Program. This is a non-action item, therefore no action taken.
- 13. General Land Office Construction Services.
  - a. Update on construction projects. This is a non-action item, therefore no action taken.
- 14. VLB Marketing
  - a. Annual Report on Texas Veterans Call Center Operations. This is a non-action item, therefore no action taken.
- 15. Executive Secretary Report.
  - a. Report on Veterans Land Board Operations. This is a non-action item, therefore no action taken.
  - b. FY 24 Annual Report and FY 25 Operational Plan. This is a non-action item, therefore no action taken.
- 16. Chair and Board Member Closing Comments. General comments by the Chair and Board Members.
- 17. Adjournment. 11:27 A.M.

**ATTEST:**

**APPROVED:**

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Anthony Dale  
Executive Secretary

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James Rothfelder  
Board Member



# MEMORANDUM

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

**Date:** February 4, 2025

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

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

**Subject:** Agenda Item 5 a - Quarterly Veterans Land, Housing and Home Improvement Program Update for Fiscal Year 2025 1<sup>st</sup> Quarter.

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

### Prior Board Meeting Item Updates

Bond Funds Management (BFM) has extended five liquidity agreements for an additional 5-year period each.

Staff kicked off the expected \$100 million Series 2025 Land bond issuance in early January and expects to close in March 2025 to help meet land program demand.

### Loan Demand – Housing

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

Consumer demand for home loans was lower in the first quarter of the fiscal year even as interest rates dipped. With inflation stabilizing the Federal Reserve cut the benchmark interest rates in September, November, and December lowering the benchmark by 100 basis points (1.0%). Demand for FY2025 Q1 averaged \$27 million per month and decreased 13.8% from FY2024 Q1 versus FY2024 Q1.

	FY2025 Q1	FY2024 Q1	Variance
Housing Loan Value	\$81,100,000	\$94,100,000	(\$13,000,000)
Housing Loans Closed	198	237	(39)

### Loan Demand – Home Improvement

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

	FY2025 Q1	FY2024 Q1	Variance
Home Improvement Loan Value	\$744,774	\$915,745	(\$170,701)
Home Improvement Loans Closed	29	39	(10)

For FY2025 Q1, VLB issued 29 loans under the VHIP totaling \$744,774, which was 18% less in loan value from Fiscal Year 2024's first quarter.

Housing Loan Interest Rate Setting Process

VLB's current weekly rate setting process revolves around setting a "base" rate that is 15-150 basis points (0.15% to 1.50%) below the benchmark. Eligible borrowers with a service-connected disability rating of 30% or higher are then allowed a 50-basis point (0.50%) reduction to the "base" rate. FY2025 Q1 base rates averaged 6.05% while FY2024 Q1 base rates averaged 7.10%.

Loan Demand – Land

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

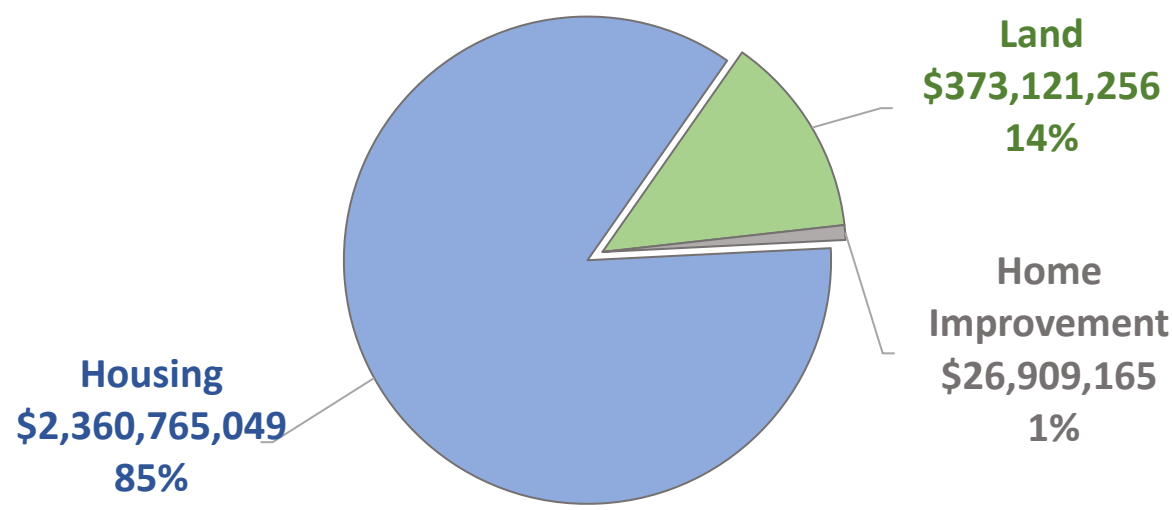
Demand for land loans is lower than a year ago but remains consistent and at a level that additional funding is advisable.

	FY2025 Q1	FY2024 Q1	Variance
Land Loan Value	\$20,000,000	\$27,400,000	(\$7,400,000)
Land Loans Closed	191	258	(67)

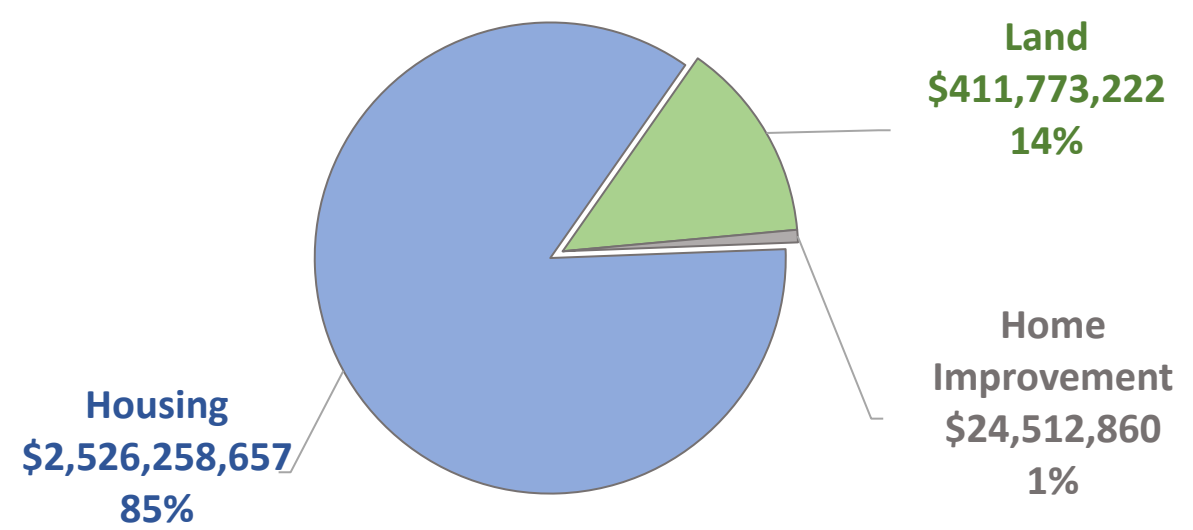
The current loan rate for the land program is 7.25%.

# Fiscal Year 2025 Q1 - Loan Summary Report

LOAN PORTFOLIO- FY 2024 Q1

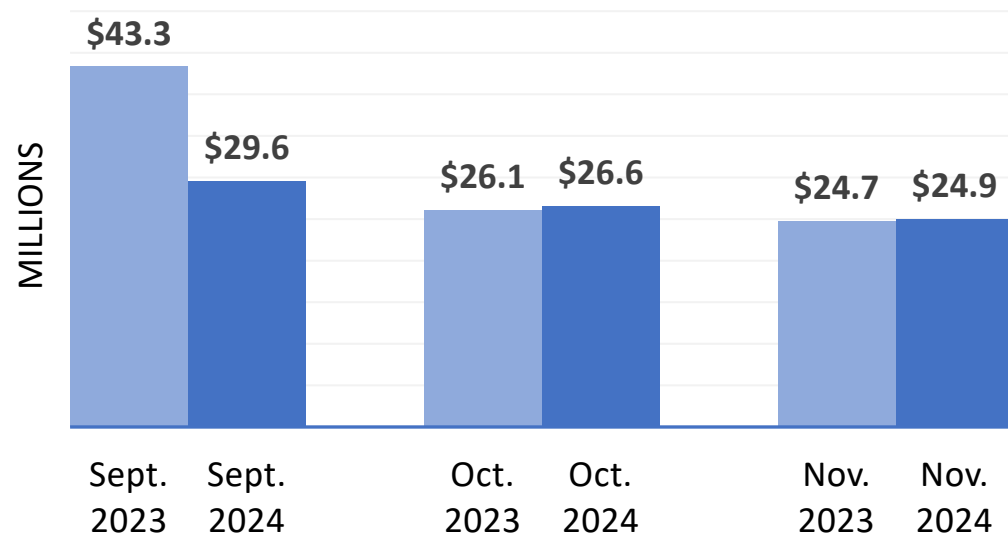


LOAN PORTFOLIO- FY 2025 Q1

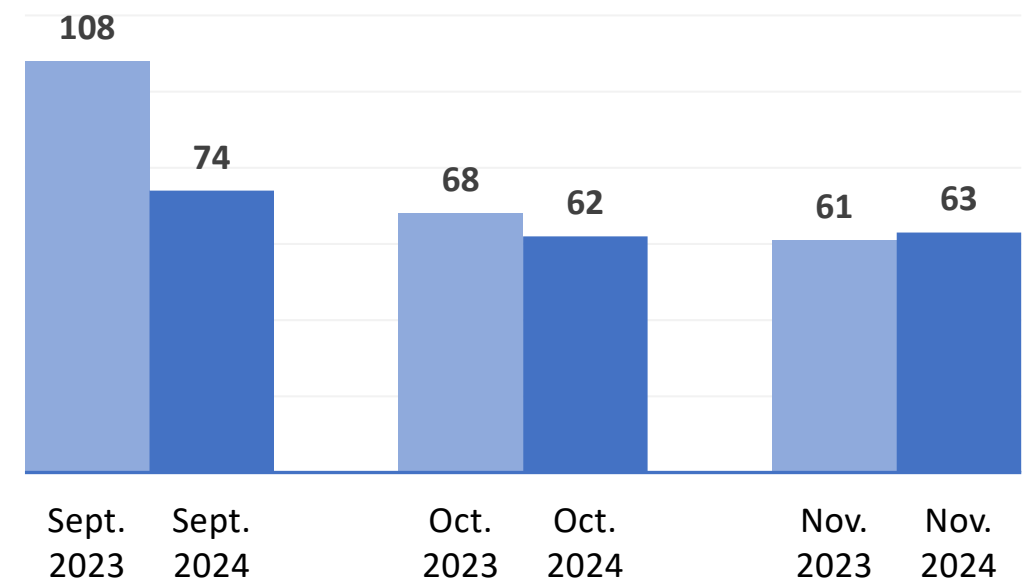


## Housing Loans

Housing Loans (\$)



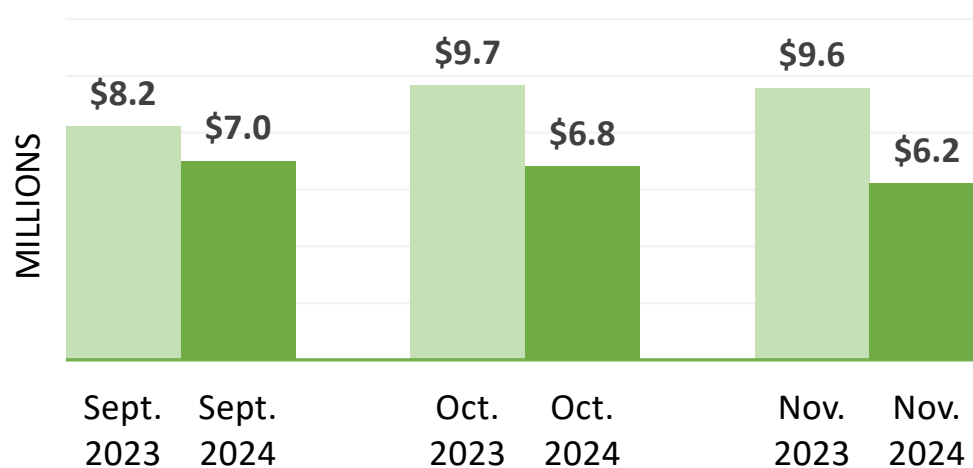
Number of Housing Loans



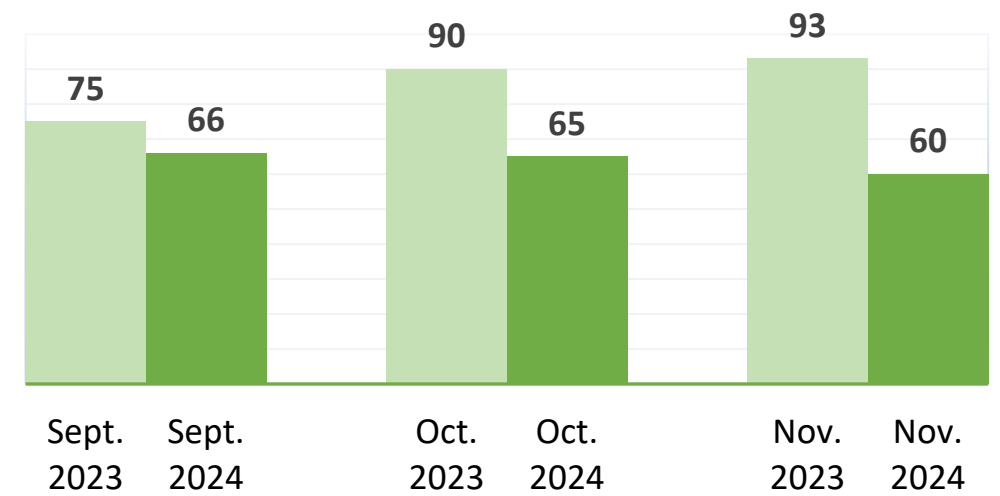
- \$81.1 million in Housing Loans
- \$407,451 Average Housing Loan
- 6.05% Average Interest Rate

## Land Loans

Land Loans (\$)



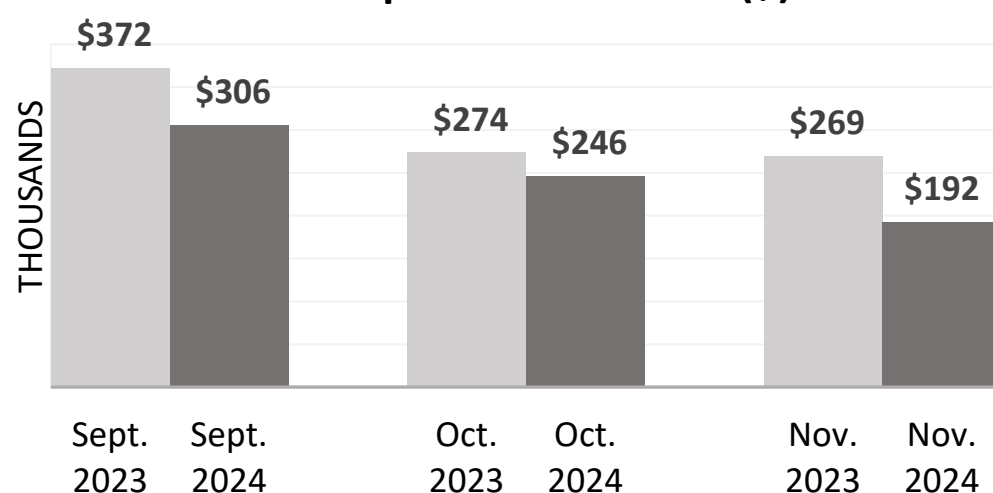
Number of Land Loans



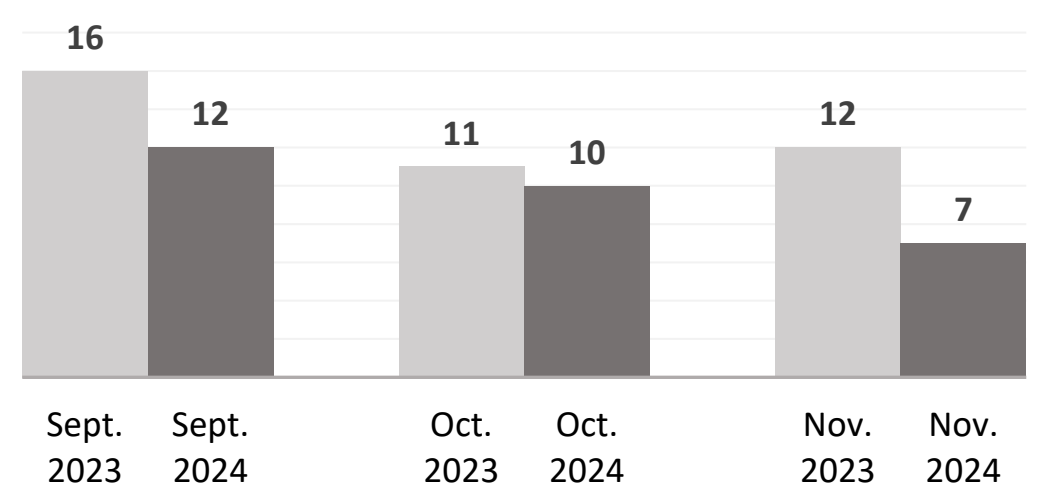
- \$20.0 million in Land Loans
- \$104,744 Average Land Loan
- 191 Total Land Loans

## Home Improvement Loans

Home Improvement Loans (\$)



Number of Home Improvement Loans



- \$744,774 in Home Improvement Loans
- \$25,681 Average Home Improvement Loan Amount



# MEMORANDUM

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

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**Date:** February 4, 2025

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

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

**Subject:** Agenda Item 6 a - Consideration and possible action to set aside bids received from the Online Bidding Forfeited Land Sale held December 2, 2024, to January 16, 2025, on any tract where the account holder is making an appeal.

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



# MEMORANDUM

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

---

**Date:** February 4, 2025

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

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

**Subject:** Agenda Item 6 b - Consideration and possible action to accept and award all qualified high bids received from the Online Bidding Forfeited Land Sale held December 2, 2024, to January 16, 2025.

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

**BACKGROUND:** There were five tracts offered during the Veteran's Land Sale online bidding period from December 2, 2024, through January 16, 2025. A total of 46 bids were received for the tracts listed resulting in 5 high bids totaling \$715,555.

**January 16, 2025**  
**Veterans Land Sale**  
**Awarded Tracts Pending Review Of Bidder Qualifications**

<b>COUNTY</b>	<b>TRACT NUMBER</b>	<b>AMOUNT OF BID</b>	<b>NAME</b>
Eastland	14932	\$100,500.00	Joaquin Chavez
Frio	14933	\$135,500.00	Macario Leal
Hopkins	14934	\$130,000.00	Sonya Jefferson
Palo Pinto	14935	\$155,555.00	Robert Saunders
Grimes	14937	\$194,000.00	Ashok Yeleti
<b>Total Count</b>	<b>5</b>	<b>\$715,555.00</b>	



**January 16, 2025  
Veterans Land Sale  
Summary Of All Bids**

<b>TRACT NUMBER</b>	<b>AMOUNT OF BID</b>	<b>MINIMUM BID</b>	<b>BID PREFERENCE</b>	<b>NAME</b>	<b>COUNTY</b>
14932	\$130,000.00	\$93,500.00	3	SONYA JEFFERSON	Eastland
	\$101,100.00	\$93,500.00	4	ASHOK YELETI	Eastland
	\$100,500.00	\$93,500.00	1	JOAQUIN CHAVEZ	Eastland
	\$100,000.00	\$93,500.00	1	CARLO UNGOMARTINEZ	Eastland
	\$95,505.00	\$93,500.00	3	JAY LEKIREDDY	Eastland
	\$94,000.00	\$93,500.00	1	AKEEM ADELAGUN	Eastland
	\$93,500.00	\$93,500.00	1	ARTHUR GALLOWAY	Eastland
14933	\$147,100.00	\$129,000.00	2	ASHOK YELETI	Frio
	\$135,500.00	\$129,000.00	1	MACARIO LEAL	Frio
	\$135,000.00	\$129,000.00	1	SERGIO RIVASGALVAN	Frio
	\$135,000.00	\$129,000.00	1	JEFFERY BASS	Frio
	\$132,100.00	\$129,000.00	1	JUAN ROSALES	Frio
	\$131,415.14	\$129,000.00	1	JAMES MARLER	Frio
	\$130,000.00	\$129,000.00	2	JAY LEKIREDDY	Frio
	\$130,000.00	\$129,000.00	1	LAREESHA MAEDER	Frio
	\$129,000.00	\$129,000.00	1	CARLOS MARTINEZ	Frio
	\$129,000.00	\$129,000.00	1	JAMES ALLEN	Frio
	\$129,000.00	\$129,000.00	1	JAMES ALLEN	Frio
14934	\$130,000.00	\$102,000.00	1	SONYA JEFFERSON	Hopkins
	\$116,100.00	\$102,000.00	3	ASHOK YELETI	Hopkins
	\$110,100.00	\$102,000.00	1	SCOTT HEAL	Hopkins
	\$110,000.00	\$102,000.00	1	JEFFREY WILEY	Hopkins
	\$105,599.00	\$102,000.00	1	SUNIL SUDIGALA	Hopkins
	\$105,000.00	\$102,000.00	1	TONY MCLEMORE	Hopkins
	\$105,000.00	\$102,000.00	1	ERIC GREMP	Hopkins

**January 16, 2025  
Veterans Land Sale  
Summary Of All Bids**

	\$103,500.00	\$102,000.00	1	KAMRYN BROOKS	Hopkins
	\$103,000.00	\$102,000.00	1	RICHARD TORRES	Hopkins
	\$102,500.00	\$102,000.00	1	MICHAEL DAVIS	Hopkins
	\$102,111.00	\$102,000.00	1	DANNY YOUNG	Hopkins
	\$102,000.00	\$102,000.00	1	ELIZABETH BIRKS	Hopkins
	\$102,000.00	\$102,000.00	1	JUAN CAMPOS	Hopkins
	\$102,000.00	\$102,000.00	1	ISSA PARK	Hopkins
	\$102,000.00	\$102,000.00	1	LAWRENCE COURTIEN	Hopkins
14935	\$155,555.00	\$115,000.00	1	ROBERT SAUNDERS	Palo Pinto
	\$130,000.00	\$115,000.00	2	SONYA JEFFERSON	Palo Pinto
	\$121,000.00	\$115,000.00	5	ASHOK YELETI	Palo Pinto
	\$120,000.00	\$115,000.00	1	ARTHUR LEAL	Palo Pinto
	\$118,001.00	\$115,000.00	1	ANDREW AVILA	Palo Pinto
14937	\$194,000.00	\$174,000.00	1	ASHOK YELETI	Grimes
	\$180,100.00	\$174,000.00	1	JOHN FREED	Grimes
	\$176,500.00	\$174,000.00	1	JAY LEKIREDDY	Grimes
	\$175,000.00	\$174,000.00	2	TONY MCLEMORE	Grimes
	\$174,250.00	\$174,000.00	1	ADETOYE OLURIN	Grimes
	\$174,050.00	\$174,000.00	1	DEMARKUS WILLIAMS	Grimes
	\$174,001.00	\$174,000.00	1	JOSHUA KARIM	Grimes
	\$174,000.00	\$174,000.00	1	ORLANDO COLEMAN	Grimes
	\$174,000.00	\$174,000.00	1	JACOB PILLION	Grimes
<b>Total</b>	<b>\$5,890,087.14</b>		<b>46</b>		



# MEMORANDUM

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

---

**Date:** February 4, 2025

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

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

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

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

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

**BACKGROUND:** Three accounts are being presented for forfeiture today. On one of the accounts the Veteran is deceased, and we contacted the heirs, and we are working on a resolution. We have been unable to contact the account holders on one of the accounts. On the remaining account we are in contact with the Veteran and family members and trying to make payment arrangements.

**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
R. DE LOS SANTOS	150610	DUVAL	11/18/1997	\$1,638.00	4	\$38,000.00	\$4,997.23
D. BULLOCK	160879	TITUS	11/2/2005	\$336.00	4	\$10,378.00	\$5,758.20
O. ROBINSON	161557	VAN ZANDT	1/30/2006	\$1,184.00	4	\$46,075.00	\$27,917.66

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 February 4, 2025.

I, Anthony W. Dale, Executive Secretary, of the Texas Veterans Land Board, do hereby certify that the foregoing is a true and correct copy of a resolution appearing in the minutes of the Veterans Land Board meeting held February 4, 2025.

\_\_\_\_\_  
Anthony W. Dale, Executive Secretary  
Texas Veterans Land Board

\_\_\_\_\_ Legal

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

\_\_\_\_\_  
Notary Public in and for Travis County, Texas



# MEMORANDUM

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

---

**Date:** February 4, 2025

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

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

**Subject:** Agenda Item 6 d - Consideration and possible action on request to Order for Sale land tracts that may be included in the next Online Bidding Forfeited Land Sale and to set the next Quarterly Electronic Forfeited Land Sale bidding period to begin March 3, 2025, through April 17, 2025.

**RECOMMENDATION:** Staff recommends that the Board approve the Order for Sale of the land tracts listed and set the next quarterly land sale period to begin March 3, 2025, through April 17, 2025.

**PURPOSE:** For consideration and approval of listing the accounts to be considered for the Order for Sale action today. Staff requests the Board's authority to pull any account that reinstates prior to the sale date. In addition, staff requests that the Board set the next Quarterly Land Sale bidding period to begin March 3, 2025, at 8:00 A.M. with a bidding deadline of April 17, 2025, at 5:00 P.M.

**BACKGROUND:** Three accounts are being presented for Order for Sale today. On two of the accounts presented, we have been unsuccessful in contacting the account holders. The remaining account, the Veteran is deceased, and we have not been able to locate any heirs.

**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:

<b>CONTRACT HOLDER</b>	<b>ACCOUNT NUMBER</b>	<b>COUNTY OF LAND</b>	<b>CONTRACT DATE</b>	<b>LOAN AMOUNT</b>	<b>PRINCIPAL BALANCE</b>
J. SANCHEZ	158178	MEDINA	10/18/2002	\$35,150.00	\$10,986.38
M. MARCHES	161414	MATAGORDA	11/04/2005	\$22,159.00	\$13,370.00
S. MOORE	161943	MILLS	07/14/2006	\$18,050.00	\$707.97

AND WHEREAS, the Veterans Land Board has set a Forfeited Land Sale on February 4, 2025.

BE IT RESOLVED by the Veterans Land Board of the State of Texas that the listed tracts will be advertised for sale in the quarterly electronic Forfeited Land Sale, which bidding period will begin March 3, 2025, and end April 17, 2025, 5:00 p.m.

\_\_\_\_\_  
Anthony W. Dale, Executive Secretary  
Texas Veterans Land Board

\_\_\_\_\_ Legal

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

\_\_\_\_\_  
Notary Public in and for Travis County, Texas



# MEMORANDUM

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

---

**Date:** February 4, 2025

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

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

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

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

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

- The Coastal Bend State Veterans Cemetery, expansion project (TX-23-33), in Corpus Christi is on schedule and on budget with work ongoing at the columbaria, crypt installation, and with early turnover of Section 7. Construction is scheduled for completion on May 26, 2025, with a short period of inspection and acceptance thereafter. Photos are provided below.
- The West Texas State Veterans Cemetery in Lubbock, construction project (TX-23-34), is on schedule and on budget. Work is focused on buildings and the committal shelter with early turnover of the Administration building and Maintenance facility scheduled in June. There are a significant number of pre-registrations which are indicative of public interest. Photos are provided below.
- The VA expansion grant opportunity for the Central Texas State Veterans Cemetery in Killeen (TX-23-35) entered the engineering and design phase and is currently at 35% completion. The output product will be used for statewide bidding later this year.
- Certificates of appreciation were presented to the City of Abilene, the City of Killeen, Nueces County, and the City of Mission in December along with plaques for the staff at each of the four cemeteries in recognition of their achievement of the superb 99.11% customer satisfaction as they continue to serve our Veterans and their families.

## VLB Initiatives:

- VLB funds are secured, and we are moving forward with replacing the roof, integrating Space Force symbols, and installing automatic gates at the Rio Grande Valley State Veterans Cemetery in Mission. This project should be completed in FY 25.
- The donation of 64 acres for the purpose of constructing a Texas State Veterans Cemetery in east Texas is moving forward. The potential donor is working through remaining land partitioning and title issues. There is potential for an additional 24 contiguous acres to be

donated separately. A Phase I environmental survey is complete with no significant environmental concerns found. Staff will propose the location for approval in a future Texas State Veterans Cemetery Committee meeting.

- The Management and Operations contract with the City of Lubbock was signed on December 24, 2024, and implemented on January 1, 2025. The first order of business is to recruit, conduct interviews, and hire the key staff so that they can begin training in April.
- Over the past two years, the National Cemetery Administration’s Veteran Legacy Memorial program has risen to prominence and VLB is doing its part to help families honor their Veterans. Upon a Veteran’s passing, a webpage is generated in the individual’s name wherein posts, memorials, and pictures can be uploaded to record the Veteran’s legacy. At the kiosk at each cemetery, a QR code is provided to help families with the grave location function as well as to find the Veterans Legacy Memorial webpage. Photos are provided below.

**Other Items of Interest:**

- On April 1, 2025, the closing hours of the cemetery will revert to 8:00 P.M. to allow families a long period in which to commune with their loved ones as the days grow longer.
- For Fiscal Year 2024, the program interred 2,550 Veterans and their family members and conducted 20 Unaccompanied Veteran Burials.

**TX-22-33 Corpus Christi Expansion**



Capstone installation in columbaria



Drone view of columbaria





Section 10 overhead view



Section 10 crypt installation



Drone view of entire project

**TX-22-34 Lubbock Establishment**



Admin building steel frame



Committal Shelter demolition



Curbing installed around Texas flag plaza



Footings for Maintenance building

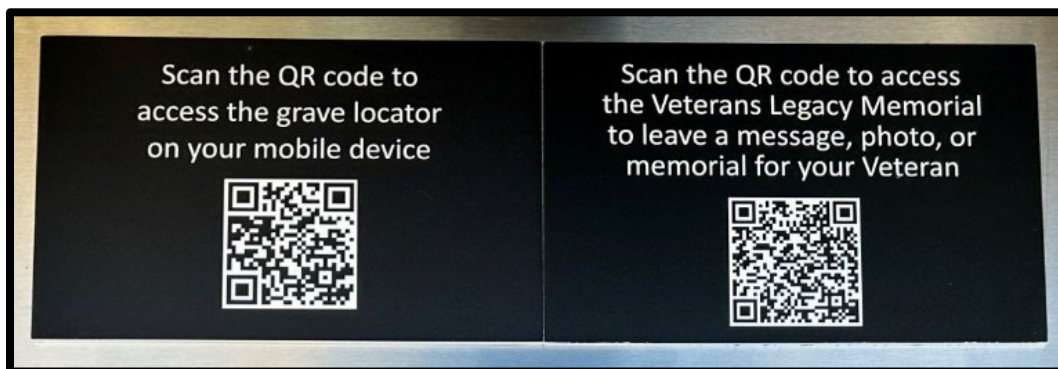


Drone View

## QR Codes for Grave Location and Veterans Legacy Memorial



Kiosk with QR code signs



View of text on QR code signs



# MEMORANDUM

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

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**Date:** February 4, 2025

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

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

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

**Bonham, El Paso, & Tyler:** VLB is extending the operations and management agreements for the operators in these homes. Contract expiration dates are May 31, 2025. Negotiations between the operator, HMR-VSI, and the VLB are ongoing.

**Temple:** On January 13, 2025, a letter was sent to Touchstone Communities informing them that the operations and management agreement for the home in Temple will be placed in the RFP process. The current contract ends August 31, 2025.

**Fort Worth Texas State Veterans Home:** The contracted operator has taken responsibility for the community. All furniture and fixtures are installed, and supplies are being stocked. VLB is awaiting the Life Safety inspection from Texas Health and Human Services. Once the inspection is passed, the VLB will admit the first three Veterans in the community.

**Floresville & Amarillo Homes:** These homes are both operating to contract standards.

**Texas Veterans Commission (TVC):** The VLB and the TVC teamed up in 2024 to help our Veterans that live in our Homes to review disability claims with the U.S. Department of Veterans Affairs (VA). Since July 2024 TVC has helped many of our Veterans with receiving an initial disability rating or raising their current disability rating. Due to this collaboration, the Veterans in the homes have realized a substantial benefit. Veterans with a service-connected disability rating of 70% or great are eligible for the following:

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 increased receives compensation from the VA.

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

- Veterans with this rating 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.
- The Veteran gets to keep their monthly VA disability compensation money.

Benefits for the Veterans Land Board:

- The VA pays the VLB a higher per diem 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 and non-Veteran residents.
- The per diem reimbursements from the VA helps the VLB Homes Division to remain financially self-supporting.

In the trailing six months the Claims Specialists at the TVC have assisted Texas State Veterans Home residents so that 16 veterans increased to 70% or above. 9 Veterans received an initial rating, or their existing rating was increased to a percentage under 70%. Over 200 Veterans have packets that are under review by the VA or are in the process of being submitted to the VA. The table below shows the results by home.

	Bonham	Tyler	Amarillo	Houston	Floresville	Temple	McAllen	Big Spring	El Paso
Total Claims Sent to VA	26	30	24	14 6 packets pending	13	31 19 packets pending	19	28	16
Rating Increase to 70% or higher	2	1	4	0	2	2	1	3	1
Obtain new rating or increase	4	1	1	0	2	0	0	1	0
Monthly Visit by TVC Rep	2	1	2	1	1	1	1	2	1

For reference, Veterans with a service-connected disability rating receive monthly financial compensation from the VA. The table below shows 2025 monthly payment amounts to a Veteran with no dependents. This is a payment to the Veteran from the VA, not a payment to the VLB.

<b>Disability Rating</b>	<b>Monthly payment (in U.S. \$)</b>
10%	171.51
20%	346.95
30%	537.42
40%	774.16
50%	1,102.04
60%	1,395.93
70%	1,759.19
80%	2,044.89
90%	2,297.96
100%	3,831.30



# MEMORANDUM

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

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**Date:** February 4, 2025

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

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

**Subject:** Agenda Item 8 b - Consideration and possible action on renewals for the management and operations agreements for the Big Spring, Bonham, El Paso, Floresville, Houston, McAllen and Tyler Texas State Veterans Homes.

**RECOMMENDATION:** Staff recommends the Board approve renewing the current management and operations agreements for the Big Spring, Bonham, El Paso, Floresville, Houston, McAllen and Tyler Texas State Veterans Homes for a three-year period.

## Summary

Pursuant to Board authority under the Texas Natural Resources Code, §164.005, Staff seeks approval to renew the management and operations agreements at the Lamun-Lusk-Sanchez (Big Spring), Clyde W. Coper (Bonham), Ambrosio Guillen (El Paso), Frank M. Tejada (Floresville), Richard A. Anderson (Houston), Alfredo Gonzalez (McAllen), and the and Watkins-Logan (Tyler) Texas State Veterans Homes (“TSVHs”).

The VLB entered into management and operations agreements with Texas, VSI, LLC for the El Paso and Tyler TSVHs in June 2022; the Bonham TSVH in August 2022; and the Houston TSVH in January 2023. The renewal periods for the Bonham, El Paso, and Tyler TSVHs are scheduled to begin on June 1, 2025, and run until May 31, 2028. The renewal period for the Houston TSVH is scheduled to begin on September 1, 2025, and run until August 31, 2028. Staff estimates that these renewals, in total, will not exceed the following values:

Bonham - \$48,500,000  
El Paso - \$42,500,000  
Houston - \$43,000,000  
Tyler - \$39,700,000

The VLB entered into management and operations agreements with Touchstone Veterans Management, Ltd. for the Big Spring, Floresville, and McAllen TSVHs in August 2022. Their





# MEMORANDUM

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

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renewal periods are scheduled to begin on September 1, 2025, and run until August 31, 2028. Staff estimates that these renewals, in total, will not exceed the following values.

Big Spring - \$45,700,000

Floresville - \$44,500,000

McAllen - \$39,800,000

The above estimates are derived from fees for the services Texas VSI and Touchstone Veterans Management will perform for residents based on:

- a fixed monthly fee component covering private resident payors, those on Medicaid, and veterans with service-connected disabilities at 70% or higher;
- variable and reimbursable daily fee rates based on the number of residents and their particular types of insurance coverage, to include Medicare; and
- certain services that may be reimbursable to the operators.

Renewing these agreements will ensure residents at these TSVHs will receive high quality of care.



# MEMORANDUM

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

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**Date:** February 4, 2025

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

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

**Subject:** Agenda Item 8 c - Consideration and possible action to delegate authority to the Executive Secretary to execute a management and operations agreement for the Texas State Veterans Home in Temple.

**RECOMMENDATION:** Staff recommends the Board delegate authority to the Executive Secretary to execute a management and operations agreement for the Texas State Veterans Home in Temple.

## Summary

Pursuant to its authority under the Texas Natural Resources Code, §164.005, Staff requests that the Board delegate authority to the Executive Secretary to negotiate and execute a management and operations agreement for the William R. Courtney Texas State Veterans Home in Temple ("Veterans Home"). The Veterans Home is currently managed by Care Inns of Texas – Temple, Ltd. ("Care Inns"), through an agreement ending on August 31, 2025. Staff informed Care Inns that it would not exercise a renewal provision in this agreement.

To ensure that residents of the Veterans Home receive the highest level of care, Staff is conducting a statewide procurement process for the management and operation of the Veterans Home. Accordingly, Staff intends to request proposals for a new management and operations agreement that would run from September 1, 2025 to August 31, 2028, with a three-year renewal option. For its initial term, Staff estimates the value of this agreement at \$43,100,000.

Staff posted its public notice of intent to procure this new agreement on January 15, 2025, and intends to formally solicit for proposals after February 1, 2025. Following its solicitation and evaluation process, Staff intends to select an applicant on or about May 12, 2025, and to execute the new agreement on or about September 1, 2025.

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



# MEMORANDUM

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

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**Date:** February 4, 2024

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

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

**Subject:** Agenda Item 9 a – Report on Construction Projects.

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

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

Construction is complete. Application for licensing and credentialing of new facility was submitted in December 2024; Health and Human Services Commission (HHSC) expedited Life Safety Inspection was requested at same time. Pending notification when HHSC will perform Life Safety Inspection. Furniture delivery and installation completed December 2024. Anticipate opening facility 2nd quarter 2025.

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

Contractor began roof replacement on Building D with initial removal of shingles and membrane barrier on Monday, December 30, 2024. Due to observed deficiencies a Change Order Request was initiated to ensure proper application of roofing materials. A contract time extension will need to be implemented

HVAC upgrades at Veteran Homes:

Replacement and upgrades of HVAC system components funded by Coronavirus State Fiscal Recovery Fund are under contract and progressing with varying stages of completion. Four older homes, (Big Spring, Bonham, Floresville, Temple) scheduled to be complete end of 3<sup>rd</sup> quarter 2025.

Construction of West Texas Veterans Cemetery - Lubbock:

Site development continues along with construction of vertical building elements. Contractor continues to work with staff and design consultant to address quality control issues. Negotiations continue over re-use water agreement through City of Lubbock and deceleration lane with TxDOT. Project approximately 41% complete with scheduled substantial completion November 2025.

Expansion of Corpus Christi Columbarium & Crypts:

Installation of columbaria niches and crypt placement continues along with irrigation system repairs. Project approximately Approx 65% complete with scheduled substantial completion May 2025.



# MEMORANDUM

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

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**Date:** February 4, 2025

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

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

**Subject:** Agenda Item 10 a - Report on Veterans Land Board Operations.

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

## **Promotions and New Hires**

**Margarita Bean**, U.S. Air Force Veteran, On-Site Representative, Tyler State Veterans Home.

**Dorcas “D.D.” Crawford**, U.S. Army Veteran, On-Site Representative, El Paso State Veterans Home.

## **Veteran Home Milestone Anniversary celebrations**

In November the staff began planning milestone anniversary celebrations at each veteran’s home. These will mark the 5, 10, 15, 20-year anniversary of the opening of each home. The first celebration will be in Houston, marking the five-year anniversary. Board members are invited to attend. See Upcoming Dates of Importance below.

## **Grand Opening Event, Fort Worth**

The grand opening ceremony for the Tuskegee Airmen Texas State Veterans Home in Fort Worth will be on March 22, 2025, from 11:00 A.M. to 1:00 P.M. Board Members invited.

## **Update on authority delegated to the Executive Secretary at prior meetings**

### **Rule Making**

At the November 12, 2024 VLB meeting the Board delegated authority to the Executive Secretary to publish amendments to 40 Texas Administrative Code §178.5, concerning burial eligibility for Texas Military Forces members killed in the line of duty. This action is complete.

### Maximum home loan amount

At the November 12, 2024 VLB meeting the Board delegated authority to the Executive Secretary to raise home loan maximum amount to match the Veterans Administration (VA) and Federal Housing Finance Agency (FHFA) limits once the FHFA announced the new limit. This is complete. Effective January 1, 2025, the maximum home loan amount was raised from \$766,550 to \$806,500.

### Legislative Session

On December 29, 2024, Governor Greg Abbott reappointed James Rothfelder to the Veterans Land Board for a term set to expire on December 29, 2028. The reappointment is subject to Senate confirmation. Congratulations to Mr. Rothfelder on his nomination from the Governor.

The 89<sup>th</sup> Legislative Session opened on January 14, 2025. The staff is working with GLO government affairs on responding to legislative inquiries.

### **Upcoming Dates of Importance:**

February 7, 2025 – Houston – Richard A. Anderson Texas State Veteran Home 5th anniversary event, 11:30 A.M.

March 22, 2025 – Grand Opening Event – Tuskegee Airman Texas State Veterans Home, Fort Worth 11:00 A.M.

May 13, 2025 – Special Called meeting of the Texas Veterans Land Board, Stephen F. Austin Building, 10:00 A.M.

May 26, 2025 – Memorial Day. Chair Buckingham will attend the event at Rio Grande Texas State Veterans Cemetery in Mission. Mr. Rothfelder will attend the event at the Coastal Bend Texas State Veterans Cemetery in Corpus Christi.

May 26, 2025 – Alfredo Gonzalez Texas State Veterans Home (McAllen) – 20th anniversary event.

May 29, 2025 – William R. Courtney Texas State Veterans Home (Temple) – 25th anniversary event.

June 2, 2025 – Last day of 89th Texas Legislative Session

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

August 5, 2025 – Special Called meeting of the Texas Veterans Land Board, Stephen F. Austin Building, 10:00 A.M.

November 7, 2025 – 79th anniversary of the VLB

November 11, 2025 – Veterans Day

December 2, 2025 – Frank Tejada Texas State Veterans Home (Floresville) – 25th anniversary event.

May 25, 2026 – Memorial Day

November 7, 2026 – 80th anniversary of the VLB