



STATE OF WEST VIRGINIA
DEPARTMENT OF ADMINISTRATION
REAL ESTATE DIVISION

Allan L. McVey
Cabinet Secretary

John K. McHugh
Director

August 7, 2020

The Honorable Mitch Carmichael
President, Chair
Joint Committee on Government and Finance
Building 1, Room 227M
State Capitol Complex
1900 Kanawha Blvd., E.
Charleston, WV 25305

The Honorable Roger Hanshaw
Speaker, Chair
Joint Committee on Government and Finance
Building 1, Room 228M
State Capitol Complex
1900 Kanawha Blvd., E.
Charleston, WV 25305

Dear Chairmen and Members:

On behalf of Cabinet Secretary Allan McVey and myself, enclosed is the "2020 Real Property and Lease Report" prepared by the Real Estate Division, West Virginia Department of Administration, pursuant to W. Va. Code §5A-10-9(c) and 148 CSR 19, Section 10.

This report summarizes the real property and leases reported by each state pending unit in the "Fixed Asset" module of State's centralized accounting system maintained by the Enterprise Resource Planning Board [wvOASIS]. A total of 167 state spending units are reporting the following land, buildings, and leases:

1. 5,617 parcels of land with an initial purchase price of \$402,361,268.75;
2. 4,525 buildings with a total purchase price of \$3,609,553,853.13; and
3. 919 operating leases, with a yearly rent cost of \$59,245,157.53.

If you have any questions or need additional information, please do not hesitate to let us know.

Sincerely,


John K. McHugh
Executive Director



West Virginia Real Estate Division

2020 REAL PROPERTY AND LEASE REPORT FOR ALL STATE SPENDING UNITS¹

Pursuant to W. Va. Code §5A-10-9(c) and 148 CSR 19, Section 10.

Prepared by

REAL ESTATE DIVISION

As of June 30, 2020



John K. McHugh
Executive Director

¹ As reported by each state spending unit in the "Fixed Asset" module of State's centralized accounting system maintained by the Enterprise Resource Planning Board [wvOASIS].

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A digital copy of this report can be found at
<https://realestatedivision.wv.gov>

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WV-FIN-AM-044 Real Estate Reporting by Spending Unit
Business Intelligence Report

I. BACKGROUND

A. Real Property Reporting Required by Statute

Pursuant to W. Va. Code §5A-10-9(a) and (b), “All real property owned or leased by the state shall be accounted for by the state spending unit² that owns, leases or is in the possession of the real property” and “each state spending unit” must maintain a record of each item of real property it owns and/or leases and “annually furnish its records to the Real Estate Division,” as specifically enumerated in W. Va. Code §5A-10-9(e).

Based upon information provided by each state spending unit, the Real Estate Division shall report to the Governor and Joint Committee on Government and Finance those agencies that have not provided a complete annual record [of each item of real property it owns and/or leases]” W. Va. Code §5A-10-9(c).

B. Administrative Rule Regarding Real Property Accounting and Records

Pursuant to 148 CSR 19, Section 10.2, “[E]ach spending unit shall establish and maintain a record of each item of real property it owns, leases, or possesses, shall annually report its real property inventory in the centralized accounting system maintained by the Enterprise Resource Planning Board [wvOASIS³] and provide, on or before December 30th, its records to the Real Estate Division in a format that is approved by the Real Estate Division: *Provided*, That any change in ownership status or occupancy of real estate must be reported within thirty days of the change by the spending unit to the centralized accounting system maintained by the Enterprise Resource Planning Board, and to any cabinet secretary or equivalent agency head to which the spending unit reports.”

C. Submission of Reports through wvOASIS

Based upon the specific reports provided by each individual state spending unit in wvOASIS, the WV Real Estate Division provides this report to the Governor and Joint Committee on Government and Finance. The Real Estate Division cannot fully audit every spending unit’s report against county records, so we are providing a summary of each spending unit’s report on real property and leases and identifying potential gaps in reporting based upon statutory requirements. The information in this summary report is only as good as the data provided by state spending units, which are individually responsible by law for tracking their real property and leases.

² W.Va. Code §4-11-2 defines “spending unit” broadly as “the State of West Virginia, and all agencies, officers, departments, divisions, boards, commissions, councils, committees or other entities of state government for which appropriation is requested or to which appropriation is made by the Legislature.”

³ This report was generated using the “Fixed Asset” module of wvOASIS, which was designed primarily for financial reporting. The “Fixed Asset” module is used to prepare the Comprehensive Annual Financial Report (CAFR), which is audited by an independent audit firm, and required by W. Va. Code §5A-2-33(8) and §5A-2-33(9). In some instances (e.g., bonded buildings and capital leases), property is reported (for accounting purposes) by the state spending unit that controls the property, rather than the spending unit vested with legal title.

II. SUMMARY

We are now into the second year of tracking real property and leases through wvOASIS, as required by W. Va. Code §5A-10-9(e) and 148 CSR 19, Section 10. While many agencies have made considerable progress in reporting real property and leases in wvOASIS, some are still missing significant data in required fields within the “Fixed Assets” module and are still not reporting all real property and leases, as described below. Some agencies have also grouped multiple parcels into single block entries, rather than reporting what is actually “of record” at the courthouse. In so doing, the affected agencies have necessarily omitted certain data required by the statute and rule and have also underreported the actual number of state-owned parcels.

The information reported by each spending unit is depicted in the wvOASIS Business Intelligence Report, WV-FIN-AM-044, “Real Estate Reporting by Spending Unit.” Some agencies are clearly more responsive than others in reporting their real property and leases. A total of 167 spending units⁴ reported the following land, buildings⁵ and leases:

**5,617 parcels of land with an initial purchase price of \$402,361,268.75;
4,525 buildings with a total purchase price of \$3,609,553,853.13; and
919 operating leases, with a yearly rent cost of \$59,245,157.53.**

If all agencies were to report all real property in the wvOASIS Real Property Module, the total number would likely be much higher, even in the **hundreds of thousands**. This disparity is largely related to properties owned by WVDOH for current or future roadway purposes, which are NOT currently reported in the wvOASIS Real Property Module. The difference between what is reported in wvOASIS, and what is actually “of record” in the counties, is readily apparent from a review of Kanawha County records. In 2019, after submission of the Annual Report, the Real Estate Division compared each agencies report with records maintained in Kanawha County, and discovered that WVDOH alone owns 5,539 Parcels in Kanawha County. Although the properties acquired by WVDOH for roadway purposes after 1963 are generally Right of Way only by statute, the properties acquired before 1963 were acquired in fee.⁶ Accordingly, there is a large disparity between the number of properties reported by WVDOH in wvOASIS, and the actual number owned by WVDOH.⁷ Similar issues were detected for other spending units, but on a smaller scale. And there are likely to be similar issues in all other counties affecting multiple agencies. Therefore, it is imperative that each agency take the time to compare their internal

⁴ This summary report does not include inactive or dissolved spending units or those which have merged with other spending units (e.g., 0207-Public Safety Ret. Bd., 0230 – CHIP, 0231 – OT, 0605 – Parole Board, 0615 – Regional Jail, 0620 – Justice and Community Services, or 0621 – Juvenile Services).

⁵ Reporting of real property in wvOASIS is based upon financial accounting principles designating real property as “Fixed Assets.” Within the “Fixed Assets” module, wvOASIS anticipates separation of land from buildings for accounting purposes.

⁶ Absolute title to the land.

⁷ In fairness to WVDOH, property included in the state road system is depicted on state road maps and tracked separately in the WVDOH Geographic Information System. In addition, records are available in the central office of WVDOH on microfilm.

records to the records maintained by each county, to ensure accurate reporting of properties in wvOASIS.

Below is a list of each state spending unit, together with a summary of their respective reports in wvOASIS. The Real Estate Division’s summary report addresses whether a spending unit’s report provides information consistent with the applicable statute and rule through comments following a summary of the spending unit’s report. If there are no comments associated with a spending unit, that spending unit’s report appeared generally consistent with the applicable statute and rule.

III. REPORTING BY STATE SPENDING UNITS

A. Executive, Legislative and Judicial

1. 0100 – Governor⁸

No real property or leases to report.

2. 1200 – Auditor

Real Property Owned	Number Reported	Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	5	\$685,689.96

The agency should update its lease report in wvOASIS to reflect current leases and a reduced yearly rent. The correct yearly rent is \$605,886.00.

3. 1300 – Treasurer

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	5	\$472,341.60

4. 1400 – Department of Agriculture

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	58	\$1,470,848.00
Buildings	84	\$8,634,348.00
Real Property Leased	12	\$150,513.32

⁸ This format lists the department code and name as used in wvOASIS.

After reviewing records received from the Kanawha County Assessor, the Real Estate Division identified an additional 31 parcels of land belonging to WV Conservation agency, which falls under 1400 – Department of Agriculture. The Department has since added this property to its report in wvOASIS but has grouped the parcels into a single entry, thereby underreporting the actual number of state-owned parcels. The agency should also update its lease report in wvOASIS to reflect current leases. The correct yearly rent is \$153,463.80.

5. 1500 – Attorney General

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	5	\$306,390.60

The agency should update its lease report in wvOASIS to reflect current leases. The correct yearly rent is \$388,401.12.

6. 1600 – Secretary of State

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	3	\$62,617.20

7. 1601 – State Election Commission

No real property or leases to report.

8. 2100 – Senate

No real property or leases to report.

9. 2200 – House of Delegates

No real property or leases to report.

10. 2300 – Joint Expenses (includes CSI)

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$43,358.04

11. 2400 – Supreme Court

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	56	\$2,336,371.80

B. Administration

1. 0201 – Secretary’s Office

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	3	\$2,361,715.00
Buildings	42	\$317,152.962.13
Real Property Leased	1	\$42,226.08

2. 0203 - Cons. Public Retirement Board

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	2	\$279,969.60

3. 0204 – Teachers Retirement System

No real property or leases to report.

4. 0205 – PERS

No real property or leases to report.

5. 0206 – Judges Retirement System

No real property or leases to report.

6. 0208 - Teachers Defined Contribution Plan

No real property or leases to report.

7. 0209 – Finance Division

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	2	\$111,993.36

8. 0210 – Information Services and Communications (Includes Office of Technology)

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	9	\$1,004,574.12

The agency should update its lease report in wvOASIS to reflect current leases. The correct yearly rent is \$1,006,461.65.

9. 0211 - General Services Division

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	252	\$14,090,512.76
Buildings	36	\$147,395,753.76
Real Property Leased	14	\$542,666.28

10. 0213 – Purchasing Division

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$108,357.60

11. 0214 - Surplus Property

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$54,303.96

The agency's real property report includes a duplicate entry.

12. 0215 - Travel Management Division (Includes Aviation Division)

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$33,292.80

13. 0216 - Fleet Management Division

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$21,384.00

14. 0217 – Commission on Uniform State Laws

No real property or leases to report.

15. 0218 - BRIM

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$221,708.76

16. 0219 – Public Employees Grievance Board

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	4	\$117,014.52

17. 0220 - Ethics Commission

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$47,100.00

18. 0221 - Public Defender Services

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$145,582.20

19. 0222 – Division of Personnel

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$441,047.04

20. 0224 – Commodities and Services Form the Handicapped

No real property or leases to report.

21. 0225 - PEIA

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$277,521.84

22. 0228 – Prosecuting Attorneys Institute

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$28,938.00

The agency should update its lease report in wvOASIS to reflect the actual leased area and reduced rent of \$26,400.00.

23. 0229 - Deputy Sheriffs Retirement System

No real property or leases to report.

24. 0232 - Retiree Health Ben Trust Fund

No real property or leases to report.

25. 0233 - Real Estate Division (Includes Public Land Corp)

a. Real Estate Division⁹

Real Property-RED	Number Reported	Initial Cost/Yearly Rent
Land	17	\$305,692.00
Buildings	0	0
Real Property Leased	1	\$69,872.52

b. Public Land Corporation¹⁰

Real Property-PLC	Number Reported	Initial Cost/Yearly Rent
Land	27	\$135,012.00
Buildings	0	0
Real Property Leased	2	0

26. 0234 - Emergency Medical Serv Retire Sys

No real property or leases to report.

27. 0235 - Muni Police Off & Firefight Ret Sys

No real property or leases to report.

28. 0236 - WV Pub Safety Dis & Ret (Plan A)

No real property or leases to report.

29. 0237 - WV State Police Ret Sys (Plan B)

No real property or leases to report.

⁹ The cost of certain real property owned by the Real Estate Division is tracked separately in wvOASIS by other spending units responsible for the payment of bonds and/or construction/maintenance of buildings on the property. To avoid duplication of costs in wvOASIS, the Real Estate Division excluded costs tracked by other agencies.

¹⁰ When Public Land Corporation ("PLC") was formed pursuant to W. Va. Code §5A-11-1, certain real property in the name of PLC remained with Division of Natural Resources ("DNR") and continues to be tracked by DNR, as reflected in DNR's real property report in wvOASIS. The property reported by PLC is limited to the real property identified in a list provided and verified by DNR, and excludes property tracked separately by DNR.

30. 0238 - WV Division of Natural Resources Police Officer Retirement System

No real property or leases to report.

C. Education

1. 0402 - Dept. of Education (Includes School Building Authority)

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	4	\$12,621.00
Real Property Leased	4	\$917,343.00

2. 0403 – WV Schools for the Deaf & Blind

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	9	\$182,736.00
Buildings	12	\$5,482,260.00
Real Property Leased	0	0

The agency's report in wvOASIS is still missing data required by the applicable statute and rule.

3. 0404 – School Building Authority

No real property or leases to report.

D. Arts, Culture & History

1. 0432 – Division of Arts, Culture & History

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1	\$100,000.00
Buildings	13	\$52,572.50
Real Property Leased	1	\$5,160.00

The agency should update its lease report in wvOASIS to reflect current leases. The correct yearly rent is \$5,280.00.

2. 0433 - Library Commission

No real property or leases to report.

3. 0439 - Educational Broadcasting Authority

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	4	\$1,808,011.00
Buildings	13	\$6,112,096.26
Real Property Leased	16	\$38,653.49

The agency should update its lease report. The current report includes incorrect lease numbers and amounts.

E. Higher Education Policy Commission

1. 0441 – HEPC – Administration (Includes Lease for 0943-WV Ctr Nursing)

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	2	\$15,130,000.00
Buildings	25	\$15,484,860.00
Real Property Leased	1	\$479,516.88

2. 0442 – HEPC - System

No real property or leases to report.

3. 0477 – HEPC - Health Sciences

No real property or leases to report.

4. 0463 - WVU¹¹

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	605	\$90,437,111.68
Buildings	376	\$1,141,908,635.21
Real Property Leased	60	\$6,106,592.64

¹¹ WVU's property reporting in wvOASIS is by far the most accurate and complete. Many other reports are also good, but this one is exceptional and stands out because of the complexity of property owned by WVU.

5. 0471 - Marshall University

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	434	\$32,787,584.00
Buildings	64	\$379,723,979.37
Real Property Leased	21	\$1,731,183.00

6. 0476 – WV School of Osteopathic Medicine

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	23	\$1,542,595.97
Buildings	20	\$56,253,448.79
Real Property Leased	0	0

7. 0482 – Bluefield State College

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	27	0
Buildings	16	\$5,779,333.0
Real Property Leased	2	\$206,194.92

8. 0483 - Concord University

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	40	\$383,025.02
Buildings	53	\$39,576,763.92
Real Property Leased	0	0

Although some updates were completed since the last report, the institution's report is still unclear regarding two (2) leases with Concord University Research Development Corporation. Leases require separate entries from buildings in wvOASIS. The institution should submit changes in wvOASIS.

9. 0484 - Fairmont State University

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	65	\$7,932,175.21
Buildings	32	\$193,213,141.36
Real Property Leased	1	\$192,096.00

10. 0485 – Glenville State College

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	45	\$462,993.00
Buildings	40	\$12,879,453.00
Real Property Leased	0	\$0

The institution's report in wvOASIS is still missing certain data required by the applicable statute and rule, particularly as it relates to the identification of land. The institution should submit modification requests in wvOASIS to supplement the report.

11. 0486 - Shepherd University

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	40	\$1,331,273.00
Buildings	44	\$122,912,728.70
Real Property Leased	4	\$113,004.00

12. 0488 - West Liberty University

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	34	\$6,746,149.72
Buildings	33	\$84,835,675.01
Real Property Leased	6	\$793,577.04

13. 0490 - WV State University

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	72	\$2,929,945.00
Buildings	48	\$40,372,105.00
Real Property Leased	0	0

14. 0495 – WV Network for Educational TeleComputing

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1	\$18,300.00
Buildings	1	\$50,000.00
Real Property Leased	0	0

F. Council for C & T College Education

1. 0420 - Council for C&T College Ed

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$65,793.84

2. 0444 - Mountwest C&T College

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	18	\$52,515.44
Buildings	4	\$7,791,855.59
Real Property Leased	2	\$70,404.00

3. 0445 - New River C&T College

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1	\$5,001.00
Buildings	11	\$16,542,649.00
Real Property Leased	0	0

The institution's report in wvOASIS suggests duplication of purchase cost for several buildings. The report is also missing certain data required by the applicable statute and rule, particularly as it relates to the identification of land.

4. 0446 - Pierpont C&T College

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1	\$376,000
Buildings	4	\$19,669,142.18
Real Property Leased	0	0

The institution's report in wvOASIS is still missing certain data required by the applicable statute and rule, particularly as it relates to the identification of land.

5. 0447 - Blue Ridge C&T College

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
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Land	1	\$1,605,549.85
Buildings	1	\$15,541,062.70
Real Property Leased	9	\$635,423.40

6. 0464 - WVU at Parkersburg

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	7	\$2,305,855.80
Buildings	10	\$41,328,820.67
Real Property Leased	1	0

The institution's report in wvOASIS is missing certain data regarding a lease effective January 1, 2020. The missing information should be added to the report.

7. 0487 - Southern WV C&T College

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	19	\$1,445,158.00
Buildings	8	\$25,572,676.00
Real Property Leased	1	0

8. 0489 - WV Northern C&T College

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	15	\$1,933,716.00
Buildings	9	\$12,118,214.59
Real Property Leased	1	\$40,350.00

The institution's report in wvOASIS is missing certain data required by the applicable statute and rule, particularly as it relates to the identification of land.

9. 0492 - Eastern WV C&T College

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	3	\$224,290.00
Buildings	3	\$9,562,693.51
Real Property Leased	0	0

10. 0493 - BridgeValley C&T College

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	30	\$857,473.00
Buildings	26	\$26,880,402.53
Real Property Leased	6	\$1,013,453.16

G. Health & Human Resources

1. 0501 – Secretary’s Office

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$17,436.96

2. 0506 – Health (Includes Nursing Home Licensing Bd. Fund)

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	66	\$2,501,374.98
Buildings	89	\$82,830,323.24
Real Property Leased	30	\$1,436,386.36

The agency should update its lease information in wvOASIS.

3. 0507 - Health Care Authority

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$112,700.04

4. 0510 - Human Rights Commission

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$106,529.04

5. 0511 - Human Services

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	5	\$18,101.67
Buildings	6	\$931,749.00
Real Property Leased	66	\$13,124,944.20

The agency should update its lease information in wvOASIS.

H. Homeland Security

1. 0601 – Secretary’s Office

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	2	\$142,779.72

2. 0606 – Division of Emergency Mgmt.

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$3,800.00

The agency’s real property report is missing data required by the applicable statute and rule, including multiple known tower site leases. The agency also needs to add the new lease for its Dunbar office. The total yearly rent is now \$164,676.00.

3. 0608 – Division of Corrections & Rehabilitation

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	110	\$12,329,149.84
Buildings	244	\$203,627,099.21
Real Property Leased	35	\$1,954,650.52

The agency should update its lease report in wvOASIS to reflect current leases and a reduced yearly rent. Some active leases are missing, terminated leases have not been removed, and renewed leases have not been updated. The correct yearly rent is \$1,908,744.48.

4. 0612 - WV State Police

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	62	\$2,198,310.23
Buildings	97	\$38,440,112.12
Real Property Leased	26	\$369,630.40

The agency's real property report is still missing data required by the applicable statute and rule. The agency should also review and update its lease report. Some active leases are missing, and renewed leases have not been updated. The total yearly rent is \$631,069.18.

5. 0619 – State Fire Marshall

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	2	\$163,426.80

The agency should update its lease report in wvOASIS. The annual lease amount is understated. The correct yearly rent is \$167,142.60.

6. 0622 – Division of Protective Services

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$32,165.28

7. 0623 – Administrative Services (includes 0620 - Justice & Community Services, following merger)

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$198,561.96

I. Veterans' Assistance

1. 0613 - Veterans Affairs

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1	\$540,000.00
Buildings	0	0
Real Property Leased	19	\$228,874.56

The agency's real property report is missing data required by the applicable statute and rule. The agency should also update its lease report in wvOASIS to address a duplicate entry and entries with no lease numbers, lease terms or rates. The correct yearly rent is \$230,676.96.

2. 0618 - Veterans Home

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1	\$125,000.00
Buildings	10	\$1,301,034.00
Real Property Leased	0	0

The agency's real property report is missing data required by the applicable statute and rule.

J. Revenue

1. 0303 - Div. of Financial Institutions

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	2	\$102,229.08

2. 0701 – Secretary's Office

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$53,707.20

3. 0702 – Tax Division

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0

Real Property Leased	13	\$1,528,939.68
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The agency should update its lease report in wvOASIS. The correct yearly rent is \$1,530,247.68.

4. 0703 - State Budget Office

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$33,295.08

The agency's lease report includes a duplicate entry.

5. 0704 - Insurance Commission

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	13	\$1,375,912.08

The agency should update its lease report in wvOASIS to reflect recently cancelled leases. The correct yearly rent is now \$1,147,235.63.

6. 0705 – Lottery Commission

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	2	\$1,680,859.01
Buildings	2	\$39,377,400.45
Real Property Leased	8	\$80,027.04

The agency should update its lease report in wvOASIS to reflect the correct yearly rent amount of \$80,031.04.

7. 0706 - Municipal Bond Commission

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$31,050.00

8. 0707 – Racing Commission

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$52,112.52

9. 0708 - ABCA

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1	\$611,381.25
Buildings	2	\$1,640,973.75
Real Property Leased	1	\$202,200.00

The agency's report still lists a leased property as an owned building and is missing some data required by the statute and rule requiring submission of modification requests in wvOASIS.

10. 0709 - Office of Tax Appeals

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$46,550.04

11. 0933 - Athletic Commission

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$4,562.52

K. Transportation

1. 0802 – Division of Motor Vehicles

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	26	\$3,229,574.11

2. 0803 – Division of Highways

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	715	\$30,205,101.86
Buildings	1,304	216,338,486.91
Real Property Leased	9	\$2,308,278.64

The WVDOH report includes maintenance facilities, leased property, uneconomic remnants, and excess real property. Roadway easements and right-of-way necessary for current or future roadway purposes are NOT included. Property included in the state road system is depicted on state road maps and tracked in the WVDOH Geographic Information System. WVDOH is continuing to update its report.

3. 0804 - State Rail Authority

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	16	\$5,691,754.00
Buildings	4	\$686,741.08
Real Property Leased	0	0

The agency's report in wvOASIS is missing leasing and other data required by the applicable statute and rule.

4. 0805 – Division of Public Transit

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$49,600.32

5. 0806 - Public Port Authority

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	3	\$2,943,024.33
Buildings	1	\$42,270.751.86
Real Property Leased	0	0

The agency's real property report in wvOASIS is missing data required by the applicable statute and rule. The stated real property is pending sale by public auction.

6. 0807 - Aeronautics Commission

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1	\$600.00
Buildings	0	0
Real Property Leased	1	\$10,449.12

The agency should review and update its lease report in wvOASIS to reflect a recent increase in the area leased. The correct yearly rent is \$14,121.48.

7. 0808 - Office of Admin. Hearings

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$83,963.00

The agency should update its lease report in wvOASIS. The correct yearly rent is \$91,596.00

8. 0809 - Parkways

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1,440	\$12,019,256.07
Buildings	1	\$302,071.00
Real Property Leased	0	0

The report for Parkways Authority in wvOASIS includes land information derived from maps developed in the mid-1950's. Also included are parcels acquired after creation of the Parkways Authority in 1989. Because original cost information was not included with the referenced maps, the Authority has allocated to each parcel a portion of costs from the Authority's financial statements. Right-of-way acquired by WVDOH for Turnpike upgrades is not included in the report. The Authority has separately reported an additional 160 buildings, with a purchase cost of \$105,745,568.79. Since the Authority has not yet uploaded these buildings into wvOASIS, they are not included in the reported numbers.

L. Commerce

1. 0304 - Tourism Office

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0

Buildings	1	\$1,995.00
Real Property Leased	1	\$373,641.96

2. 0305 – Division of Forestry

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	16	\$995,788.00
Real Property Leased	26	\$232,877.52

The agency should review and update its lease report in wvOASIS. There is at least one lease with an incorrect rental amount and another lease that is not reported. The correct yearly rent for 26 leases is \$235,038.50.

3. 0306 - Geological & Economic Survey

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	3	\$23,959.00
Real Property Leased	0	0

4. 0307 - WV Development Office

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	5	\$997,635.96

The agency should update its lease report in wvOASIS to reflect current leases. The correct yearly rent is \$998,848.08.

5. 0308 – Division of Labor

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	3	\$101,344.00
Real Property Leased	1	\$413,402.04

6. 0310 - DNR

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1,229	\$124,859,494.34
Buildings	1,519	\$172,020,012.69
Real Property Leased	183	\$580,869.96

The agency should review and update its entire lease report. The agency failed to report 5 of 12 leases for office space, and some rental amounts are outdated and inaccurate. The correct yearly rent for office space alone (12 of the reported leases) is \$566,208.96.

7. 0314 – Division of Miners Health Safety & Training

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	2	\$421,251.48
Buildings	4	\$1,208,349.00
Real Property Leased	7	\$393,601.92

The agency’s real property report is missing data required by the applicable statute and rule, including recently acquired property in Boone County (“Running Right Academy”). The agency should also update its lease report in wvOASIS. In some instances, the agency overstates rental amounts. In other instances, the agency understates rental amounts. Two of the reported leases have since been cancelled and the agency is failing to report at least one current lease. The correct yearly rent is \$261,778.48.

8. 0319 – Board of Coal Mine Health & Safety

No real property or leases to report. The agency is occupying space with 0314-Miner’s Health Safety & Training.

9. 0323 - Workforce West Virginia

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	24	\$2,579,800.44

10. 0327 – Secretary’s Office

No real property or leases to report. The agency is occupying space with 0307-WV Development Office.

11. 0328 - Division of Energy

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$27,645.00

12. 0932 - Rehabilitation Services

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	38	\$2,387,486.88

The agency should update its lease report in wvOASIS to reflect current leases. Some active leases are missing, and renewed leases are not updated. The correct yearly rent is \$2,449,670.40.

M. Environmental Protection

1. 0311 - Environmental Quality Board

No real property or leases to report.

2. 0312 - Solid Waste Management Board

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	2	\$53,286.12
Buildings	0	0
Real Property Leased	0	0

3. 0313 – Department of Environmental Protection

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	5	\$1,259,815.55
Buildings	6	\$178,081.04
Real Property Leased	35	\$3,859,126.05

The agency should review and update its lease report in wvOASIS. Two of the leases identified by the agency were not renewed, and two additional leases were not reported. There

are also two leases with incorrect yearly rental amounts. The correct yearly rent for 35 leases should be \$3,883,919.75.

4. 0315 - Oil & Gas Conservation Commission

No real property or leases to report.

5. 0325 - Air Quality Board

No real property or leases to report.

N. Bureau of Senior Services

1. 0508 - Bureau of Senior Services

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	2	\$169,081.68

The agency should update its lease report in wvOASIS to reflect current leases. The correct yearly rent is \$177,728.04.

O. Miscellaneous Agencies, Authorities, Boards & Commissions

1. 0316 - Water Development Authority

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1	\$526,194.00
Buildings	2	\$4,086,411.71
Real Property Leased	0	0

The agency's real property report is still missing data required by the applicable statute and rule. The agency should make appropriate changes in wvOASIS.

2. 0505 – Board of Barbers & Cosmetologists

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$23,132.52

3. 0509 - Hospital Finance Authority

No real property or leases to report. The agency is occupying space leased by 1300-Treasurer, pursuant to an MOU.

4. 0603 - Adjutant General

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	18	\$5,938,785.00
Buildings	28	\$346,406,697.34
Real Property Leased	21	\$876,816.44

The agency's real property report includes duplicate entries.

5. 0604 - Armory Board

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	74	\$983,193.00
Buildings	139	\$57,178,346.06
Real Property Leased	5	\$63,233.52

6. 0901 - Appraiser Licensing Board

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$24,750.00

7. 0902 – Board of Funeral Service Examiners

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$19,116.00

8. 0903 – Board of Professional Surveyors

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0

Real Property Leased	1	\$10,332.00
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9. 0904 – Board of Counseling

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$8,537.04

10. 0905 – Board of Social Work

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$14,244.00

11. 0906 – LPN Board

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$42,165.96

12. 0907 – RN Board

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$99,456.00

13. 0908 – Board of Chiropractic Examiners

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$7,200.00

The agency's real property report includes duplicate entries.

14. 0909 – Board of Dentistry

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$15,759.96

15. 0910 – Board of Landscape Architects

No real property or leases to report. The agency is occupying space with 0948-Hearing Aid Dealers.

16. 0911 – Board of Occupational Therapy

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$6,000.00

17. 0912 – Board of Optometry

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$8,184.00

The agency's real property report includes a duplicate entry.

18. 0913 – Board of Pharmacy

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	1	\$372,736.34
Real Property Leased	0	0

19. 0914 – Board of Psychologists

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0

Real Property Leased	1	\$5,592.00
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20. 0915 – Board of Medical Imaging & Radiation Therapy Technicians

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$11,520.00

The agency should update its lease report in wvOASIS to reflect the reduced yearly rent. The correct yearly rent is \$9,600.00.

21. 0916 – Board of Sanitarians

No real property or leases to report.

22. 0917 – Board of Professional Engineers

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$46,914.12

23. 0918 – Board of Accountancy

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$31,296.00

The agency's real property report includes a duplicate entry.

24. 0919 – Board of Architects

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$9,144.48

The agency should update its lease report in wvOASIS to reflect current leases and reduced rent. The correct monthly rent is \$702.04, and the correct yearly rent is \$8,424.48.

25. 0921 – Board of Osteopathic Medicine

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$16,874.40

26. 0922 – Board of Physical Therapy

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$26,319.96

27. 0923 – Board of Veterinary Medicine

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$7,215.96

The agency should update its lease report in wvOASIS. The correct yearly rent \$8,400.00.

28. 0924 - Consumer Advocate

The agency's lease is reported by 0926-Public Service Commission. No other real property or leases to report.

29. 0926 - Public Service Commission (includes lease for 0924-Cons Adv.)

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	2	\$1,217,135.00
Buildings	2	\$8,055,527.00
Real Property Leased	2	\$91,098.72

The agency's real property report in wvOASIS is still missing data required by the applicable statute and rule. The agency has also grouped multiple parcels into a single entry, thereby underreporting the actual number of state-owned parcels. The agency should also update its lease report to remove old leases and add current leases with a total yearly rent of \$75,422.28.

30. 0927 – Real Estate Commission

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$46,878.00

The agency should update its lease report. The correct yearly rent is \$57,255.00.

31. 0929 – Board of Foresters

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$900.00

32. 0930 – Board of Speech Language Pathologists and Audiologists

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$9,900.00

The agency should update its lease report to reflect a recent reduction in the leased area. The correct yearly rent now \$8,702.64.

33. 0935 - Board of Respiratory Care

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$15,900.00

34. 0936 – Board of Licensed Dietitians

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$3,300.00

35. 0937 - Board of Acupuncture

No real property or leases to report.

36. 0938 - Massage Therapy Licensure Board

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$7,812.96

37. 0939 - Courthouse Facilities Improvement Authority

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	1	\$140,000.00
Real Property Leased	0	0

38. 0941 – National Coal Heritage Area Authority

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	4	\$29,126.60

39. 0943 - Center for Nursing

The agency’s lease is reported under 0441-HEPC Administration. No other real property or leases to report.

40. 0944 - Economic Development Authority¹²

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	7	\$7,276,962.57
Buildings	8	\$24,501,726.07

¹² Economic Development Authority (“EDA”) is vested with legal title to certain real property reported (for accounting purposes) by other state spending units in wvOASIS. Although legal title may not transfer for years, the property is being tracked (and reported) by spending units responsible for paying bonds and/or tracking maintenance. To avoid duplicate reporting, EDA did not report real property tracked separately by other spending units for accounting purposes.

Real Property Leased	0	0
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41. 0945 - Board of Medicine

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$169,866.24

The agency should correct its lease report in wvOASIS to reflect the actual leased area of 12,399 square feet (vs. 13,479 sf).

42. 0946 - Municipal Pension Oversight Board

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$21,999.96

43. 0947 - ERP Board

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$284,670.00

44. 0948 – Board of Hearing Aid Dealers

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$3,156.00

45. 0950 - Board of Treasury Investments

No real property or leases to report. The agency is occupying space leased by 1300-Treasurer.

IV. ISSUES

This report was generated using the Fixed Asset module of wvOASIS, which was designed primarily for financial reporting. The Fixed Asset module is used to prepare the Comprehensive Annual Financial Report (CAFR), which is audited by an independent audit firm, as required by W. Va. Code §5A-2-33(8) and §5A-2-33(9). In some instances (e.g., bonded buildings and capital leases), property is reported (for accounting purposes) by the state spending unit that controls the property, rather than the spending unit vested with legal title.

The information in this summary report is only as good as the data provided by each state spending unit individually responsible by law for tracking their own real property and leases. If an obvious problem was detected during review, the Real Estate Division has attempted to notify spending units to help resolve it.

Reporting of real property in wvOASIS is based upon financial accounting principles designating real property as “Fixed Assets.” Within the “Fixed Assets” module, wvOASIS anticipates separation of land from buildings for accounting purposes. This artificial separation of land from buildings, which is inconsistent with standard notions of real property, complicates reporting because an agency must report land separately from all structures on the land.

Since the last report, the Real Estate Division reviewed records provided by the Kanawha County Assessor’s office and found multiple instances where a spending unit either failed to report property in wvOASIS, reported it inaccurately, or decided to combine multiple parcels into a single block entry, thereby understating the actual number of parcels. In each instance, the Real Estate Division notified the affected agency (at least as to Kanawha County). The Division also suggested that each agency compare their property report to information “of record” in every county to confirm the accuracy of their reporting. The Real Estate Division does not have sufficient resources to verify the accuracy of the reports of 167 spending units in relation to documents of record in each county. That task necessarily falls on the individual agencies, which own the property or enter leases (unless it is a lease, which this Division handles by statute).

V. UNUSED AND UNDERUTILIZED REAL PROPERTY

The Real Estate Division is also in the process of reviewing reports in wvOASIS regarding unused and underutilized property in preparation for the four-year report required by W. Va. Code §5A-10-9. After a review of the inventory of real property, the Real Estate Division shall: (1) Identify any real property owned or leased by the state that is not being used or that is being substantially underused; (2) Make recommendations to the Governor and the Secretary of the Department of Administration regarding the use of real property, which shall include an analysis of the highest and best use to which the real property may legally be placed, and an analysis of alternative uses of the real property addressing the potential for any other transaction or use that the Real Estate Division determines to be in the best interest of the state; and (3) Submit to the Governor and the Secretary of the Department of Administration any information pertinent to the evaluation of a potential transaction involving the real property. W.Va. Code 5A-10-10.

Although the wvOASIS template includes available fields for agencies to designate any real property owned or leased by the state that is not being used or that is being substantially underused, it is incumbent upon each agency which controls real property to provide valid reports regarding such property in wvOASIS. State spending units are currently reporting **643** unused/underutilized parcels of land in wvOASIS, with an initial purchase price of **\$30,358,059.52**.¹³ In addition, state spending units report **32** unused/underutilized buildings with a purchase price of **\$21,940,790.00**.¹⁴ But this information is only as good as the individual agency reports and does not include land or buildings with a planned or future use identified in wvOASIS.

The state should review this property and consider whether it makes sense to divest some of the property designated as unused or underutilized in wvOASIS.

VI. RECOMMENDATIONS

State spending units must continue to actively track their real property and leases and compare the information regarding their real property and leases to information of record in each county. The Legislature should also consider meeting with or sending letters to those agencies identified as having problems complying with the statute and rule, and should include a request that agencies compare the information regarding their real property and leases to information of record in each county. Agencies are individually responsible by law for tracking their real property and leases. Therefore, it is incumbent upon each agency to devote sufficient resources to this task to ensure the accuracy of all reports in wvOASIS.

VII. CONCLUSIONS

Many agencies have made considerable progress in reporting real property and leases in wvOASIS, as required by W. Va. Code §5A-10-9(e) and 148 CSR 19, Section 10. However, some agencies are still missing significant data in required fields and are not reporting all real property and leases.

¹³ This number includes parcels identified and “uneconomic remnants.”

¹⁴ This number includes 4 buildings that reportedly have been demolished.