



West Virginia **Real Estate Division**

2024 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, 2024



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¹As 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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<https://realestatedivision.wv.gov>

Reference wvOASIS Inventory Reports
WV-FIN-AM-044 Real Estate Reporting by Spending Unit
Business Intelligence Report

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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.

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

This report is based upon the specific reports provided by each individual state spending unit in the wvOASIS Business Intelligence Report, WV-FIN-AM-044, “Real Estate Reporting by Spending Unit.” The Real Estate Division cannot fully audit every spending unit’s report against

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. 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.

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.

II. SUMMARY

Some spending units with large real property holdings are still missing significant data in required fields within the "Fixed Assets" module and are not reporting all real property and leases. Some are also grouping multiple parcels into single block entries, thereby omitting data required by the statute and rule and effectively underreporting the actual number of state-owned parcels.

The greatest disparity between the number of properties reported in wvOASIS, and the actual number owned, naturally involves spending units with more significant real property holdings, including Division of Highways (DOH) and Division of Natural Resources (DNR), who struggle with the reporting requirement due to the extent of their real property holdings.

A. Significant Reporting Issues

1. 0803 – Division of Highways

WVDOH is not reporting properties held for current or future roadway purposes in wvOASIS, and has indicated that reporting such property in wvOASIS would be cost-prohibitive. According to DOH, the property is depicted separately on state road maps and tracked in the DOH Geographic Information System. Records regarding this property are also available in the central office of DOH on microfilm.

2. 0310 – Division of Natural Resources

There is also a significant disparity between the number of properties reported by WVDNR, and the actual number owned by DNR. This disparity primarily involves parcels that DNR has grouped together (for reporting purposes) into single block entries (e.g., Wildlife Management Areas). Unfortunately, this type of block entry presents problems for anyone searching the wvOASIS database for a particular parcel and is inconsistent with the applicable statute and rule, because it does not accurately reflect what is "of record" in each county.⁴ DNR has a plan to address this issue and is working toward eventual compliance with the Legislature's reporting requirements, although recent staffing changes may have delayed their progress.

B. More Manageable Reporting Issues

1. Minor Reporting Issues

The reports of some spending units simply require minor updates. As reflected in the comments throughout this report, several spending units must review and revise their reports in

⁴ DNR is not the only spending unit which has attempted to use block entries, but the others have done so on a much smaller scale.

accordance with W. Va. Code §5A-10-9(e) and 148 CSR 19, Section 10. RED has provided specific and detailed instructions on their website for reporting in wvOASIS.

C. Report Summary

Some spending units are more responsive than others in reporting their real property and leases in the wvOASIS Real Property Module. A total of **168** spending units reported the following land, buildings⁵, and leases:

**5,661 parcels of land with an initial purchase price of \$407,350,971.66;
6,096 buildings with a total purchase price of \$4,043,457,684.21; and
916 operating leases,⁶ with a yearly rent cost of \$55,532,923.63.**

If larger spending units, such as DOH and DNR, would accurately report all real property in the wvOASIS Real Property Module, the total number of state-owned parcels will likely number in the **hundreds of thousands**.

**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.**

Below is a list of each state spending unit, together with a summary of their respective reports in wvOASIS and comments addressing whether a spending unit's report provides information consistent with the applicable statute and rule. 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 – Governor⁷

No real property or leases to report.

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.

⁶This number does not include the numerous duplicate lease entries in wvOASIS, as described in the comments below.

⁷ This format lists the department code and name as used in wvOASIS.

2. 1200 – Auditor

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 5 | \$770,133.96 |

3. 1300 – Treasurer

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 4 | \$495,395.76 |

4. 1400 – Department of Agriculture

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 58 | \$1,496,233.00 |
| Buildings | 88 | \$8,664,294.01 |
| Real Property Leased | 13 | \$155,927.52 |

5. 1500 – Attorney General

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 3 | \$175,943.64 |

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 | \$40,272.00 |

11. 2400 – Supreme Court

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 1 | \$7,565,071.00 |
| Real Property Leased | 56 | \$2,119,238.88 |

B. Administration

1. 0201 – Secretary’s Office

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 4 | \$4,767,215.00 |
| Buildings | 42 | \$287,028,303.41 |
| 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. 0207 - Public Safety Retirement System

No real property or leases to report.

7. 0208 - Teachers Defined Contribution Plan

No real property or leases to report.

8. 0209 – Finance Division

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 2 | \$116,243.87 |

9. 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 | 13 | \$2,084,503.56 |

10. 0211 - General Services Division

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 255 | \$14,333,312.76 |
| Buildings | 32 | \$142,472,280.64 |
| Real Property Leased | 14 | \$724,530.00 |

11. 0212 - Statewide Master Agreements

No real property or leases to report.

12. 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 |

13. 0214 - Surplus Property

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 1 | \$6,748.00 |
| Real Property Leased | 2 | \$113,906.64 |

14. 0215 - Aviation Division

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$38,760.00 |

15. 0216 - Fleet Management Division

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$23,522.40 |

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

16. 0217 – Commission on Uniform State Laws

No real property or leases to report.

17. 0218 - BRIM

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

18. 0219 – Public Employees Grievance Board

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 2 | \$107,114.52 |

19. 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 |

20. 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 |

21. 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 |

22. 0224 – Commodities and Services From the Handicapped

No real property or leases to report.

23. 0225 - PEIA

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

The agency's report includes a duplicate entry and other minor issues (e.g., listing cost per square foot instead of monthly rate).

24. 0228 – Prosecuting Attorneys Institute

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$32,816.04 |

25. 0229 - Deputy Sheriffs Retirement System

No real property or leases to report.

26. 0230 - Children's Health Insurance Agency

No real property or leases to report.

27. 0231 - Office of Technology

No real property or leases to report.

28. 0232 - Retiree Health Benefit Trust Fund

No real property or leases to report.

29. 0233 - Real Estate Division (Includes Public Land Corp)

a. Real Estate Division⁸

| Real Property-RED | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 17 | \$305,692.00 |
| Buildings | 0 | 0 |
| Real Property Leased | 3 | \$70,632.48 |

b. Public Land Corporation⁹

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

30. 0234 - Emergency Medical Services Retire System

No real property or leases to report.

31. 0235 - Muni Police Off & Firefight Ret Sys

No real property or leases to report.

⁸ 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.

⁹ 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.

32. 0236 - WV Pub Safety Dis & Ret (Plan A)

No real property or leases to report.

33. 0237 - WV State Police Ret Sys (Plan B)

No real property or leases to report.

34. 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 | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 4 | \$917,343.00 |

The agency should update its lease report in wvOASIS to reflect the current lease dates and lease rates.

2. 0403 – WV Schools for the Deaf & Blind

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

3. 0404 – School Building Authority

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 1 | 0 |
| Real Property Leased | 0 | 0 |

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

4. 0405 – West Virginia Prof Charter School Board

No real property or leases to report.

D. Arts, Culture & History

1. 0431 - Secretary of Education and the Arts

No real property or leases to report.

2. 0432 – Division of Culture & History

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 1 | \$100,000.00 |
| Buildings | 15 | \$63,080.78 |
| 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.

3. 0439 - Educational Broadcasting Authority

| Real Property Owned | Number Reported | Initial 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, and the agency is missing approximately five leases.

E. Higher Education Policy Commission

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

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 1 | \$15,100,000.00 |
| Buildings | 23 | \$7,989,760.68 |
| Real Property Leased | 2 | \$398,254.76 |

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 - WVU¹⁰

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 573 | \$87,113,750.94 |
| Buildings | 363 | \$1,224,566,643.11 |
| Real Property Leased | 45 | \$6,254,227.64 |

5. 0471 - Marshall University

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 434 | \$32,787,584.00 |
| Buildings | 65 | \$381,373,979.37 |
| Real Property Leased | 21 | \$1,762,139.00 |

The institution's report in wvOASIS is missing data required by the applicable statute and rule. The institution should also update its lease report, which appears to include expired leases.

6. 0476 – WV School of Osteopathic Medicine

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 25 | \$1,623,855.77 |
| Buildings | 21 | \$56,633,237.28 |
| Real Property Leased | 0 | 0 |

7. 0482 – Bluefield State University

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 28 | \$4,700.00 |
| Buildings | 19 | \$25,944,811.00 |
| Real Property Leased | 2 | \$206,194.92 |

8. 0483 - Concord University

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 41 | \$383,025.02 |
| Buildings | 53 | \$39,576,763.92 |
| Real Property Leased | 0 | 0 |

¹⁰ WVU's property reporting in wvOASIS continues to be 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.

9. 0484 - Fairmont State University

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 65 | \$7,932,175.21 |
| Buildings | 30 | \$185,064,699.06 |
| Real Property Leased | 1 | \$192,096.00 |

10. 0485 – Glenville State University

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

The institution should update its lease report in wvOASIS. Some reported leases are expired, and lease rates may have changed.

13. 0490 - WV State University

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

The council should update its lease report in wvOASIS. Lease reported as expired in 2019.

2. 0444 - Mountwest C&T College

| Real Property Owned | Number Reported | Initial 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 | Initial 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 costs for several buildings. The report is also missing significant data required by the applicable statute and rule, particularly as it relates to the identification of land. Instructions for reporting are available on the RED website.

4. 0446 - Pierpont C&T College

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 1 | \$376,000.00 |
| Buildings | 6 | \$27,817,584.48 |
| 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. Instructions for reporting are available on the RED website.

5. 0447 - Blue Ridge C&T College

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 1 | \$1,605,549.85 |
| Buildings | 1 | \$15,541,062.70 |
| Real Property Leased | 3 | \$686,074.20 |

6. 0464 - WVU at Parkersburg

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

7. 0487 - Southern WV C&T College

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 19 | \$1,445,158.00 |
| Buildings | 8 | \$25,572,676.00 |
| Real Property Leased | 1 | \$9.97 |

8. 0489 - WV Northern C&T College

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 16 | \$2,108,007.51 |
| Buildings | 9 | \$12,118,214.59 |
| Real Property Leased | 0 | 0 |

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 (e.g., parcel numbers).

9. 0492 - Eastern WV C&T College

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 3 | \$224,290.00 |
| Buildings | 3 | \$9,562,693.51 |
| Real Property Leased | 1 | 0 |

The council should update its lease report in wvOASIS. The reported lease expired in February, 2022.

10. 0493 - BridgeValley C&T College

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 37 | \$908,353.00 |
| Buildings | 29 | \$28,014,854.41 |
| Real Property Leased | 6 | \$1,013,453.16 |

The institution's lease report includes expired leases. The lease report in wvOASIS should be updated.

G. Health & Human Resources

1. 0506 – Department of Health (Includes Nursing Home Licensing Bd. Fund)

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 40 | \$2,178,292.84 |
| Buildings | 43 | \$40,853,578.84 |
| Real Property Leased | 36 | \$1,827,347.40 |

2. 0507 - Health Care Authority

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

3. 0510 - Human Rights Commission

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

4. 0511 - Department of Human Services

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 3 | \$16,591.67 |
| Buildings | 4 | \$670,349.00 |
| Real Property Leased | 67 | \$5,546,706.72 |

5. 512 - Department of Health Facilities

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 28 | \$315,135.94 |
| Buildings | 43 | \$40,444,263.40 |
| Real Property Leased | 0 | 0 |

H. Homeland Security

1. 0601 – Secretary’s Office

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

The agency’s lease report in wvOASIS includes an expired lease and leases that need to be updated.

2. 0605 – Parole Board

No real property or leases to report.

3. 0606 – Division of Emergency Mgmt.

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 20 | \$560,181.56 |
| Real Property Leased | 17 | \$278,810.46 |

4. 0608 – Division of Corrections & Rehabilitation

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 108 | \$12,260,689.84 |
| Buildings | 267 | \$203,647,096.53 |
| Real Property Leased | 38 | \$2,096,114.16 |

The agency reports the cost of one of its leases as a dollar amount per inmate per day. This has not been factored into the total annual lease amount.

5. 0612 - WV State Police

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 62 | \$2,198,310.23 |
| Buildings | 102 | \$42,833,395.99 |
| Real Property Leased | 26 | \$370,231.40 |

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

6. 0615 – Regional Jail and Correctional Facility Authority

No real property or leases to report.

7. 0619 – Fire Commission

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 2 | \$41,300.04 |

8. 0621 – Division of Juvenile Services

No real property or leases to report.

9. 0622 – Division of Protective Services

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$36,968.40 |

10. 0623 – Division of Administrative Services (includes 0620 - Justice & Community Services, following merger)

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$201,081.96 |

I. Veterans' Assistance

1. 0613 - Veterans Affairs

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 1 | \$540,000.00 |
| Buildings | 2 | \$13,255.00 |
| Real Property Leased | 17 | \$214,270.56 |

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.

2. 0618 - Veterans Home

| Real Property Owned | Number Reported | Initial 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 | Initial 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 | Initial 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 | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 10 | \$1,021,076.28 |

4. 0703 - State Budget Office

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

The agency's lease report in wvOASIS includes a duplicate entry and the lease expiration date needs to be updated.

5. 0704 - Insurance Commission

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 10 | \$1,140,717.72 |

The agency should update its lease report in wvOASIS to reflect all current rents and expiration dates.

6. 0705 – Lottery Commission

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 2 | \$1,680,859.01 |
| Buildings | 2 | \$39,377,400.45 |
| Real Property Leased | 7 | \$79,602 |

7. 0706 - Municipal Bond Commission

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$30,537.48 |

8. 0707 – Racing Commission

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

9. 0708 - ABCA

| Real Property Owned | Number Reported | Initial 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 | Initial 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 | Initial 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 | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 32 | \$3,707,023.48 |

The agency should update expired leases.

2. 0803 – Division of Highways

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 739 | \$32,556,606.86 |
| 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 rights-of-way necessary for current or future roadway purposes are NOT included. Accordingly, there is a large disparity between

the number of properties reported by DOH in wvOASIS, and the actual number owned by DOH. Unfortunately, this unreported property is probably the single-largest category of state-owned property, which is not currently reflected in this annual report. According to DOH, property included in the state road system is depicted on state road maps and tracked separately in the DOH Geographic Information System. In addition, records regarding this property are available in the central office of DOH on microfilm.

3. 0809 - Parkways

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 1,439 | \$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. Rights-of-way acquired by WVDOH for Turnpike upgrades are not included in the report. The Authority has separately reported an additional 160 buildings, with an initial 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.

4. 0810 - WV Division of Multimodal Transportation Facilities

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 20 | \$5,691,754.00 |
| Buildings | 4 | \$686,741.08 |
| Real Property Leased | 2 | \$71,081.40 |

L. Tourism

1. 0304 - Tourism Office

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 1 | \$99,000.00 |
| Buildings | 0 | 0 |
| Real Property Leased | 0 | 0 |

M. Commerce

1. 0305 – Division of Forestry

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 16 | \$995,788.00 |
| Real Property Leased | 26 | \$232,637.52 |

The agency should review and update its lease report in wvOASIS.

2. 0306 - Geological & Economic Survey

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

3. 0308 – Division of Labor

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

4. 0310 - DNR

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 1,261 | \$130,768,791.29 |
| Buildings | 3046 | \$173,420,493.11 |
| Real Property Leased | 188 | \$590,541.96 |

There is a significant disparity between the number of properties reported by WVDNR and the actual number owned by DNR. This disparity primarily involves parcels that DNR has grouped together (for reporting purposes) into single block entries. For example, DNR may group many parcels into a single block entry for a given Wildlife Management Area. Unfortunately, this type of block entry is inconsistent with the applicable statute and rule and does not accurately reflect what is “of record” in each county. DNR has a plan in place to address the issue and is actively working toward compliance with the Legislature’s reporting requirements. The agency should also review and update its lease report.

5. 0314 – Division of Miners Health Safety & Training

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 2 | \$421,251.48 |
| Buildings | 4 | \$1,208,349.00 |
| Real Property Leased | 4 | \$281,468.88 |

6. 0319 – Board of Coal Mine Health & Safety

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$19,200.00 |

7. 0323 - Workforce West Virginia

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 20 | \$2,917,832.64 |

The agency should update its lease report in wvOASIS to reflect current leases. The report is missing multiple leases and the overall rent is incorrect.

8. 0327 – Secretary’s Office

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

9. 0932 - Rehabilitation Services

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 31 | \$2,242,835.28 |

N. Economic Development

1. 0307 - WV Department of Economic Development

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 5 | \$999,332.04 |

The Department has not updated its lease report in wvOASIS to reflect the current lease. The Department should make appropriate changes in wvOASIS.

O. 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 | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 1 | 0 |
| Buildings | 1 | \$53,286.12 |
| Real Property Leased | 0 | 0 |

3. 0313 – Department of Environmental Protection

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 13 | \$1,338,017.59 |
| Buildings | 2 | \$70,201.04 |
| Real Property Leased | 31 | \$3,896,730.16 |

The agency must review and update its lease report in wvOASIS. The rental rates are not in the proper format as described in the instructions on RED's website, making it extremely difficult to calculate total amounts, and some leases appear to be expired.

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.

P. Bureau of Senior Services

1. 0508 - Bureau of Senior Services

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 2 | \$177,728.04 |

Q. Miscellaneous Agencies, Authorities, Boards & Commissions

1. 0316 - Water Development Authority

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

The Authority'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 | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$23,132.52 |

The Board has not updated its lease report in wvOASIS to reflect the current lease. The Board should make appropriate changes in wvOASIS.

3. 0509 - Hospital Finance Authority

No real property or leases to report.

4. 0603 - Adjutant General

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 19 | \$5,946,355.00 |
| Buildings | 36 | \$357,857,447.34 |
| Real Property Leased | 31 | \$1,534,956.96 |

Various lease entries need to be updated. Several reported leases have expired.

5. 0604 - Armory Board

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 73 | \$970,693.00 |
| Buildings | 137 | \$59,988,062.19 |
| Real Property Leased | 7 | \$111,233.52 |

6. 0901 - Appraiser Licensing Board

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

0902 – Board of Funeral Service Examiners

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

7. 0903 – Board of Professional Surveyors

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$10,332.00 |

8. 0904 – Board of Counseling

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

9. 0905 – Board of Social Work

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

10. 0906 – LPN Board

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

11. 0907 – RN Board

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$107,100.00 |

12. 0908 – Board of Chiropractic Examiners

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

The Board has not updated its lease report in wvOASIS to reflect the current lease. The board's report also includes multiple duplicate entries. The Board should update its lease report to reflect the current lease and remove duplicate entries.

13. 0909 – Board of Dentistry

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$16,400.04 |

14. 0910 – Board of Landscape Architects

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

15. 0911 – Board of Occupational Therapy

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

16. 0912 – Board of Optometry

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

The Board has not updated its lease report in wvOASIS to reflect the current lease. The board's report also includes multiple duplicate entries. The Board should update its lease report to reflect the current lease and remove duplicate entries.

17. 0913 – Board of Pharmacy

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

18. 0914 – Board of Psychologists

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$5,592.00 |

19. 0915 – Board of Medical Imaging & Radiation Therapy Technicians

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$9,600 |

20. 0916 – Board of Sanitarians

No real property or leases to report.

21. 0917 – Board of Professional Engineers

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

22. 0918 – Board of Accountancy

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$31,299.96 |

The board's real property report includes multiple duplicate entries and items of personal property not required in this report. The Board should update its lease report to reflect only the current lease.

23. 0919 – Board of Architects

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$8,424.48 |

The Board should update its lease report in wvOASIS to remove a duplicate entry.

24. 0921 – Board of Osteopathic Medicine

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

The Board has not updated its lease report in wvOASIS to reflect the current lease. The Board should update its lease report to reflect the current lease term, lease number, and Lessor name.

25. 0922 – Board of Physical Therapy

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

26. 0923 – Board of Veterinary Medicine

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

The Board has not updated its lease report in wvOASIS to reflect the current lease. The board should update its lease report to reflect the current rent and expiration date.

27. 0924 - Consumer Advocate

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

28. 0926 - Public Service Commission (includes lease for 0924-Cons Adv.)

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 2 | \$1,217,135.00 |
| Buildings | 2 | \$8,055,527.00 |
| Real Property Leased | 1 | \$56,058.72 |

29. 0927 – Real Estate Commission

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$57,255.00 |

The Commission should update its lease report in wvOASIS to remove a duplicate entry.

30. 0929 – Board of Foresters

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

The Board has not updated its lease report in wvOASIS to reflect the current lease. The Board should make appropriate changes in wvOASIS.

31. 0930 – Board of Speech Language Pathology and Audiology

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$8,702.64 |

32. 0935 - Board of Respiratory Care

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

The Board has not updated its lease report in wvOASIS to reflect the current lease. The Board should make appropriate changes in wvOASIS.

33. 0936 – Board of Licensed Dietitians

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

34. 0937 - Board of Acupuncture

No real property or leases to report.

35. 0938 - Massage Therapy Licensure Board

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$7,812.00 |

36. 0939 - Courthouse Facilities Improvement Authority

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

37. 0941 – Coal Heritage Highway Authority

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 4 | \$29,124.60 |
| Real Property Leased | 0 | 0 |

38. 0943 - Center for Nursing

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

39. 0944 - Economic Development Authority¹¹

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 7 | \$7,276,962.57 |
| Buildings | 8 | \$24,501,726.07 |
| Real Property Leased | 0 | 0 |

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

40. 0945 - Board of Medicine

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$175,941.84 |

The board's real property report includes a duplicate entry. The board should also correct its lease report in wvOASIS to reflect the actual leased area of 12,399 square feet (vs. the reported 13,479 sf).

41. 0946 - Municipal Pension Oversight Board

| Real Property Owned | Number Reported | Initial Cost/Yearly Rent |
|----------------------|-----------------|--------------------------|
| Land | 0 | 0 |
| Buildings | 0 | 0 |
| Real Property Leased | 1 | \$22,656.00 |

¹¹ 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 is not reporting real property tracked separately by other spending units for accounting purposes.

42. 0947 - ERP Board

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

43. 0948 – Board of Hearing Aid Dealers

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

44. 0949 – Underground Facilities Damage Board

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

45. 0950 - Board of Treasury Investments

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

46. 0951 - WV Contractor Licensing Board

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

IV. ISSUES

Reporting of real property in wvOASIS, as required by W. Va. Code §5A-10-9(e) and 148 CSR 19, Section 10, 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, which is difficult for many state spending units. This artificial separation of land from buildings is also inconsistent with standard notions of real property, and complicates real property reporting. In addition, in some instances (e.g., bonded buildings and capital leases), real property is reported (for accounting purposes) by the state spending unit that controls the property, rather than the spending unit vested with legal title. These issues are not likely to be addressed, because wvOASIS is primarily an accounting tool, as opposed to a real property reporting tool.

Another issue associated with this reporting requirement is the lack of commitment (or in some cases, the inability) by some state spending units to accurately track and report their massive real property holdings. Since the beginning of this state, property management has been decentralized and handled by individual state agencies. Some of those agencies have since acquired massive amounts of real property, without maintaining accurate and complete data regarding their holdings. County records present another challenge because of the diverse naming conventions and evolution of state agencies, which further compounds the problem of real property management and reporting by state spending units.

We are now in the fourth year of mandatory reporting and many state spending units are struggling. Either the spending units are not devoting sufficient resources to real property management and reporting, or the problem is so massive they can’t easily fix it without sending personnel to each county to compare county records to records maintained by the spending unit. This presents a significant problem, since 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.

In the end, each spending unit must somehow compare their property 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 **168** spending units in relation to documents of record in each county. That task necessarily falls on the individual state spending units that own real property.

V. UNUSED AND UNDERUTILIZED REAL PROPERTY

The Real Estate Division is also reviewing reports in wvOASIS regarding unused and underutilized property for the four-year report required by W. Va. Code §5A-10-9. After completion of the review, 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 that controls real property to provide valid reports regarding such property in wvOASIS. State spending units are currently reporting **623** unused/underutilized parcels of land in wvOASIS, with an initial purchase price of **\$29,965,947.96**¹² In addition, state spending units report **39** unused/underutilized buildings with a purchase price of **\$22,011,162.26**.¹³ 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

If state spending units are to continue to actively track their real property and leases in wvOASIS, they must also compare the information regarding their real property and leases to information of record in each county. But this requires resources and funding, and there is no indication that any state spending units are doing this currently. In addition to funding, 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. Some agencies, such as DOH, may need significant additional funding to fully account for their real property. Since state spending units are individually responsible by law for tracking their real property and leases, it is incumbent upon each spending unit to devote sufficient resources to this task to ensure the accuracy of all reports in wvOASIS.

VII. CONCLUSIONS

Although some smaller spending units 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, many state spending units are simply not devoting sufficient resources (or don't have sufficient resources) to meet this requirement. It is very difficult to move from a decentralized system of managing real property (that has been in place from the beginning) to one that requires centralized reporting. Success in this endeavor will require significant additional resources for some spending units and commitment of senior leaders across the state. As it stands, many spending units are still missing significant data in required fields and are not reporting all real property and leases.

¹² This number includes parcels identified and "uneconomic remnants."

¹³ This number includes 4 buildings that reportedly have been demolished.