



STATE OF WEST VIRGINIA
DEPARTMENT OF ADMINISTRATION
REAL ESTATE DIVISION

Allan L. McVey
Cabinet Secretary

John K. McHugh
Director

June 21, 2019

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 "2019 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).

This report summarizes the real property and leases reported by state spending units in wvOASIS. A total of 167 state spending units are reporting the following land, buildings and leases:

1. 5,507 parcels of land with an initial purchase price of \$552,945,302.42;
2. 3,343 buildings with a total purchase price of \$3,306,327,746.17; and
3. 903 operating leases, with a yearly rent cost of \$57,832,657.41.

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

Sincerely,


John K. McHugh
Director



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DEPARTMENT OF ADMINISTRATION
REAL ESTATE DIVISION

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The Honorable Jim Justice
Governor
State Capitol Complex
1900 Kanawha Blvd., E.
Charleston, WV 25305

Dear Governor Justice:

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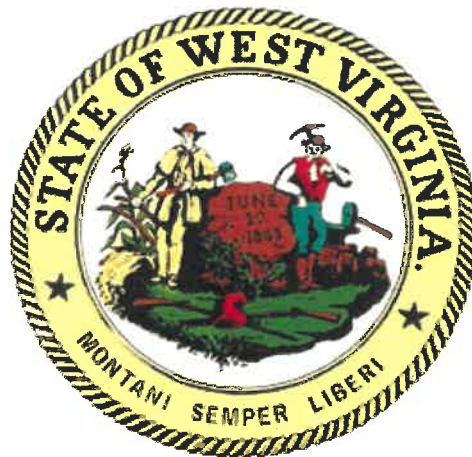
West Virginia Real Estate Division

2019 REAL PROPERTY AND LEASE REPORT FOR ALL STATE SPENDING UNITS

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

Prepared by

REAL ESTATE DIVISION



John K. McHugh
Executive Director

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

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Reference wvOASIS Inventory Reports

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

I. BACKGROUND

A. HB4236 Real Property Reporting

On March 3, 2018, the West Virginia Legislature passed HB4236 (effective ninety days from passage) “to amend and reenact §5A-10-9 of the Code of West Virginia, 1931” requiring “agencies to provide an annual inventory of real property holdings to the Real Estate Division; removing the exemption of certain agencies from reporting property holdings to the Real Estate Division; clarifying the information to be reported annually by agencies; and requiring an annual report by the Real Estate Division to the Governor and Legislature.” The Act was codified in W. Va. Code §5A-10-9 (2018).

Pursuant to the provisions of 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 unit¹ 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.”

Records furnished to the Real Estate Division “shall include a description of each item of real property including address, lot number, and if available, the following identifying information: (1) The date of purchase and the purchase Cost/Yearly Rent of the real property; (2) If the state is leasing real property, the date of lease and the rental costs of the real property; (3) The name of the state spending unit holding title to the real property for the state; (4) A description of the current uses of the real property and the projected future use of the real property; and (5) A description of each building or other improvement located on the real property” W. Va. Code §5A-10-9(e). The specific items enumerated in W. Va. Code §5A-10-9(e) modify the goal of reporting real property and leases described in W. Va. Code §5A-10-9(a) and (b).

Pursuant to the revised statute, “[b]eginning July 1, 2019, and every year thereafter, 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. 148 CSR 19 Real Property Accounting and Records

On March 1, 2019, the Legislature, through SB 157, authorized revisions to the Real Estate Division’s Legislative Rule regarding “Leasing of Space and Acquisition of Real Property on Behalf of State Spending Units,” as set forth in 148 CSR 19, by adding a requirement for additional identifying information regarding real property accounting and records, and further requiring each state spending unit to “annually report its real property inventory in the

¹ 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.”

centralized accounting system maintained by the Enterprise Resource Planning Board [wvOASIS].”²

Pursuant to 148 CSR 19, Section 10.1, “All real property owned or leased by the State shall be accounted for by the spending unit that owns, leases, or is in the possession of the real property.” Section 10.2, further provides “[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, 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.”

The real property reporting was also clarified in the rule to require: (1) A description of the real property including address and lot number if available, or a description of the subject lease, and the county where the property is located; (2) The date the property was purchased or leased; (3) The purchase Cost/Yearly Rent of the property or the rental costs of leased real property; (4) The name of the spending unit or owner holding title to or leasing the real property; (5) A description of the current uses of the property as well as a description of projected future uses; (6) A description of all buildings, structures or other improvements located on the property; and (7) The identity of any written agreements affecting the real property, including but not limited to, covenants, easements, rights of ways, etc.

C. Assistance by Real Estate Division and wvOASIS

To assist state pending units with reporting of real property and leases in wvOASIS, the wvOASIS Team (in conjunction with Real Estate Division) produced instruction manuals in 2018 describing in detail how to input information into wvOASIS.³ This information was circulated repeatedly to state spending units, posted on the Real Estate Division’s website at: <https://realestatedivision.wv.gov/Pages/default.aspx> and in MyApps, Enterprise Readiness Training. The wvOASIS Team Lead periodically revised and updated instruction manuals to address reporting requirements.

By memorandum dated September 7, 2018, to “[a]ll State Spending Units,” the Real Estate Division established an initial deadline of Friday, May 31, 2019, for spending units to input the required data into wvOASIS. This date was necessary to provide the Real Estate

² 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.

³ The wvOASIS Team deserves considerable credit for assisting state spending units in downloading a massive amount of information in a relatively short period of time, and for drafting instructions, which were very helpful and easy to understand.

Division enough time to compile the required report to the Governor and Joint Committee on Government and Finance.

By follow-on Memorandum dated February 12, 2019, to “[a]ll State Spending Units,” the Real Estate Division provided additional information regarding the required level of detail for reporting, citing statutes and WV case law.

The Real Estate Division together with wvOASIS Team Lead provided continuing assistance to state spending units through e-mail correspondence and telephone calls to ensure reporting of real property and leases, as required by state law.

D. Submission of Reports through wvOASIS

Although the technical deadline for reporting real property and leases in wvOASIS is December 30, 2019, the actual requirement for reporting by all state spending units, without exception, stems from the 2018 amendment to W. Va. Code §5A-10-9, which required all agencies to provide an annual inventory of real property holdings to the Real Estate Division, removed the exemption of certain agencies from reporting property holdings to the Real Estate Division, and clarified the information to be reported annually by agencies. Rather than submitting two separate reports (i.e., a manual report to Real Estate Division, as well as a report in wvOASIS), state spending units have submitted reports regarding real property and leases through wvOASIS.

Based upon reporting by state spending units in wvOASIS, the WV Real Estate Division provides this report to the Governor and Joint Committee on Government and Finance. It is not possible for the Real Estate Division to 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.

II. SUMMARY

Overall, state spending units made a good-faith effort to provide detailed real property and lease reports in wvOASIS consistent with W. Va. Code §5A-10-9(e) and 148 CSR 19, Section 10. Some reports are more responsive than others, but all spending units with real property and leases to report submitted information through wvOASIS. The information provided by each spending unit is depicted in the wvOASIS Business Intelligence Report, WV-FIN-AM-044, “Real Estate Reporting by Spending Unit.” A total of 167 spending units⁴ reported the following land, buildings⁵ and leases:

⁴ This summary report does not include inactive spending units (e.g., 0207-Public Safety Ret. Bd., 0230-CHIP or 0231-OT) or spending units with a start date of JUL 2019 (e.g., 2401-WV State Bar and 0623-Admin Services).

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

5,507 parcels of land with an initial purchase price of **\$552,945,302.42**;
3,343 buildings with a total purchase price of **\$3,306,327,746.17**; and
903 operating leases, with a yearly rent cost of **\$57,832,657.41**.

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, the 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 – Governor

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	\$646,089.96

3. 1300 – Treasurer

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	5	\$455,892.00

4. 1400 – Agriculture

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	60	\$1,695,381.00
Buildings	85	\$8,641,418.00
Real Property Leased	11	\$95,376.00

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

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 – 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	\$2,321,678.64

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 Ret. 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’ Ret. Sys.

No real property or leases to report.

4. 0205 – PERS

No real property or leases to report.

5. 0206 – Judges’ Ret. Sys.

No real property or leases to report.

6. 0208 - Teachers Def. Contribution

No real property or leases to report.

7. 0209 – Finance

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

8. 0210 - IS&C (Includes Office of Technology)

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	7	\$765,504.00

9. 0211 - General Services

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	\$544,466.28

10. 0213 – Purchasing

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

12. 0215 - Travel Management (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 (new FY19)

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

14. 0217 - 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 - Grievance Board

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	4	\$134,762.52

17. 0220 - Ethics Commission

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$42,923.76

18. 0221 - Public Defender

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

19. 0222 – Personnel (Includes EEO)

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	2	\$428,447.04

20. 0224 - Comm/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	\$277,510.12

22. 0228 - WV Pros. Atty.'s Institute

Real Property Owned	Number Reported	Initial Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$26,400.00

23. 0229 - Deputy Sheriff's Retire. 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 Division⁶

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 Corporation⁷

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.

⁶ 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.

⁷ 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.

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	\$9,392.00
Real Property Leased	2	\$1,137,747.96

2. 0403 - Deaf & Blind

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	9	\$182,736.00
Buildings	13	\$5,602,260.00
Real Property Leased	0	0

The agency's report in wvOASIS is missing data referenced in the applicable statute and rule. The agency is making appropriate changes in wvOASIS.

D. Arts, Culture & History

1. 0432 - Culture & History

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	2	\$142,500.00
Buildings	10	0
Real Property Leased	1	\$5,280.00

The agency is supplementing their report in wvOASIS to provide additional identifying information for land.

2. 0433 - Library Commission

No real property or leases to report.

3. 0439 - Educational Broadcasting

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	4	\$8,000.00
Buildings	13	\$6,112,096.26
Real Property Leased	16	\$38,648.52

The agency's report in wvOASIS is missing data referenced in the applicable statute and rule in relation to land. The agency is making appropriate changes in wvOASIS.

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 - WVU

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	605	\$89,326,148.50
Buildings	365	\$1,145,550,230.31
Real Property Leased	60	\$6,106,592.64

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 - Osteopathic Medicine

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	22	\$1,481,595.97
Buildings	21	\$56,547,952.46
Real Property Leased	0	0

7. 0482 - Bluefield

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	\$360,025.02
Buildings	52	\$39,494,034.00
Real Property Leased	0	0

The institution's report is unclear regarding two (2) leases with Concord University Research Development Corporation. Leases require separate entries from buildings in wvOASIS. The institution has been notified and 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

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 missing data referenced in the applicable statute and rule. The institution has been notified and 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	45	\$122,912,729.70
Real Property Leased	4	\$113,004.00

12. 0488 - West Liberty University

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	28	\$5,617,881.78
Buildings	30	\$84,481,292.01
Real Property Leased	7	\$854,763.24

13. 0490 - WV State University

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	53	\$2,417,245.00
Buildings	48	\$40,372,105.00
Real Property Leased	0	0

14. 0495 – WV Network

No real property or leases to report.

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	3	\$7,751,455.59
Real Property Leased	2	\$63,663.00

3. 0445 - New River C&T College

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1	0
Buildings	11	\$16,517,644.00
Real Property Leased	0	0

The institution's report in wvOASIS suggests duplication of purchase cost for several buildings. The Institution is aware and is submitting changes.

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

5. 0447 - Blue Ridge C&T College

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1	\$1,605,549.85
Buildings	1	\$15,541,062.70
Real Property Leased	7	\$467,234.64

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	0	0

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	\$1

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

9. 0492 - Eastern WV C&T College

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	3	\$224,230.00
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	13	\$500,273.00
Buildings	23	\$26,847,513.53
Real Property Leased	5	\$991,311.60

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	87	\$82,830,323.24
Real Property Leased	29	\$1,156,237.60

3. 0507 - Health Care Authority

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$110,400.00

4. 0510 - Human Rights

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

H. Military Affairs and Public Safety

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. 0603 - Adjutant General

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	18	\$5,938,785.00
Buildings	27	\$346,402,122.34
Real Property Leased	18	\$814,116.00

3. 0604 - Armory Board

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	39	\$1,019,489.95
Buildings	149	\$59,713,565.64
Real Property Leased	4	0

4. 0605 - WV Parole Bd.

No real property or leases to report.

5. 0606 - Homeland Sec Emergency Mgmt.

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	4	\$125,814.00
Real Property Leased	0	0

6. 0608 - Corrections & Rehab

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	110	\$194,659,336.21
Buildings	240	\$9,447,889.84
Real Property Leased	39	\$1,954,664.52

7. 0612 - WV State Police

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	59	\$2,198,310.23
Buildings	97	\$38,440,112.12
Real Property Leased	29	\$624,319.72

The agency's real property report is missing data referenced in the applicable statute and rule. The agency is making appropriate changes in wvOASIS.

8. 0619 - Fire Commission

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

9. 0620 - Justice & Community Services

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

10. 0622 - Protective Services

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

I. Department of 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	\$228,876.00

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

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

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	13	\$1,528,939.68

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

5. 0704 - Insurance Commission

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	13	\$1,394,299.68

6. 0705 - Lottery

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

7. 0706 - Municipal Bond Comm

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

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	1	\$1,638,618.75
Real Property Leased	2	\$204,555.00

The agency's report lists a leased property as an owned building and is missing some data referenced in 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 - Motor Vehicles

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	21	\$2,717,566.44

2. 0803 - Highways

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	685	\$29,444,686.86
Buildings	0	0
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 in the WVDOH report in wvOASIS. 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 in wvOASIS.

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	5	0

The agency's report is missing data referenced in the applicable statute and rule. The agency is making appropriate changes in wvOASIS.

4. 0805 - 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	1	\$7,694.76

The agency's real property report in wvOASIS is missing data referenced in the applicable statute/rule, including an operating lease. For purposes of this report, we have included the lease information. The agency should submit modification requests in wvOASIS to supplement the report.

6. 0807 - Aeronautics Commission

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1	\$600.00
Buildings	0	0
Real Property Leased	1	\$14,329.20

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

8. 0809 - Parkways

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1,439	\$12,019,256.07
Buildings	160	\$105,745,568.79
Real Property Leased	0	0

Parkways Authority operates and owns the West Virginia Turnpike including ancillary administrative, maintenance and rest stop facilities and the Tamarack facility. The report for Parkways Authority in wvOASIS includes land information derived from maps developed in the mid-1950's. Also included are parcels acquired since the creation of the Parkways Authority in 1989. Because original cost information was not included with the referenced maps, an allocation of costs from the Authority's financial statements was included. Right-of-way acquired by WVDOH for the Turnpike upgrades is not included in the report.

The Authority's maintenance management system identifies 160 separate buildings, some of which do not have separate mailing addresses or tax parcel identifications. The Authority is gathering additional information for uploading into wvOASIS. The Authority has no leased property.

L. Commerce

1. 0304 - Tourism Commission

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 - Forestry

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	5	\$208,863.00
Real Property Leased	22	\$231,545.52

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's report is missing an amount on one lease. They are aware and correcting. The amount above reflects the correct yearly rent.

5. 0308 - Labor

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	3	\$101,334.00
Real Property Leased	1	\$413,402.04

6. 0310 - DNR

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1,229	\$96,298,731.33
Buildings	1,519	\$169,347,719.29
Real Property Leased	182	\$582,249.00

7. 0314 - Miners Health Safety & Training

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	2	\$421,251.48
Buildings	3	\$401,715.00
Real Property Leased	7	\$393,601.92

8. 0319 - 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	16	\$2,457,088.92

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	\$2,290,009.92

The agency is correcting some lease data in wvOASIS, but reported rent is accurate.

M. Environment

1. 0311 - Environmental Quality Board

No real property or leases to report.

2. 0312 - Solid Waste Management

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

3. 0313 - Environmental Protection

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	6	\$3,665,315.55
Buildings	7	\$183,081.04
Real Property Leased	35	\$3,883,006.42

4. 0315 - Oil & Gas 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

O. Misc. Boards & Commissions

1. 0316 - Water Development

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	1	\$514,684.04
Buildings	2	\$4,086,411.71
Real Property Leased	0	0

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

2. 0505 - Barbers & Cosmetologists

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$1,927.68

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. 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

5. 0902 - 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

6. 0903 - Professional Surveyors

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

7. 0904 - Counseling

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

8. 0905 - Social Work Examiners

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

9. 0906 – LPN's

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$42,165.90

10. 0907 – RN's

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

11. 0908 - Chiropractic Examiners

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

12. 0909 - Dentists

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

13. 0910 - Landscape Architects

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

14. 0911 - Occupational Therapy

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

15. 0912 - Optometry

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

16. 0913 - Pharmacy

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

17. 0914 - Psychologists

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

18. 0915 - Med Imaging & Radiation Therapy

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

19. 0916 - Sanitarians

No real property or leases to report.

20. 0917 - Engineers

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

21. 0918 - Accountancy

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$30,000.00

22. 0919 - Architects

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

23. 0921 - Osteopathy

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$16,874.41

24. 0922 - Physical Therapy

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

25. 0923 - Veterinary Medicine

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

26. 0924 - Consumer Advocate

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

27. 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	1	\$35,040.00

28. 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

29. 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

30. 0930 - Speech Pathologist/Audiologist

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

31. 0935 - Bd. 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

32. 0936 – Dietitians’ Licensing Board

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

33. 0937 - Board of Acupuncture

No real property or leases to report.

34. 0938 - Massage Therapy Board

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

35. 0939 - WV Courthouse Improve Authority

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

36. 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	\$29,124.60

37. 0943 - WV Center for Nursing

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

38. 0944 - Economic Development Authority⁸

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

39. 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

40. 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

41. 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

42. 0948 - Hearing Aid Dealers

Real Property Owned	Number Reported	Purchase Cost/Yearly Rent
Land	0	0
Buildings	0	0
Real Property Leased	1	\$3,159.00

⁸ 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.

43. 0950 - Board of Treasury Investments

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

IV. ISSUES

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. For purposes of the report, we are assuming the information provided is accurate. If an obvious problem was detected during review, the Real Estate Division attempted to notify the spending unit to help resolve it.

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.

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 purposes of reporting.

V. RECOMMENDATIONS

State spending units must continue to actively track their real property and leases and should also compare their information regarding real property to information of record in each county.

VI. CONCLUSIONS

Overall, state spending units provided real property and lease reports in wvOASIS consistent with W. Va. Code §5A-10-9(e) and 148 CSR 19, Section 10. Some reports are more responsive than others, but all spending units with real property and leases to report provided information in wvOASIS.