

## HERMITAGE

### City turned a profit at park

Sharon-Herald – Friday, February 11, 2011

By Joe Pinchot, *Herald Staff Writer*

In its first year of operation, Hermitage's training and workforce development building in LindenPointe took in more money than it cost the city to run it.

The building earned \$25,633 and cost \$20,164 in 2010. The primary revenue stream was a lease with Novocell Semiconductor, which brought in \$21,732. User fees accounted for \$2,150. Novocell, which occupies the computer lab, will be moving into one of the business incubator suites in the city's new technology center when its construction is completed later this year, but revenue this year for the training building looks good, said Paul Young, the volunteer coordinator of the training building.

"We do have three bookings for the year that will pretty much make up what we made last year," Young told the Hermitage Community and Economic Development Commission recently. "We're doing OK." Those bookings all are repeat customers, he added.

The 5,300-square-foot building's major expenses are utilities, Internet service, the security system and operational and maintenance costs. "I don't see any room for cuts on the expense side," commission Chairman Rex W. Knisley said. "It is what it is."

The city is taking the legal steps to create a non-profit corporation that will run the training building and tech center, and lease them from the city. City officials said they expect Young will play a role in managing both buildings. The construction of both buildings was funded by federal, state and city money, and there is no mortgage.