



CORNERSTONE
REAL ESTATE ADVISORS

MAHONING VALLEY MARKET PULSE™

Issue #11 • Week of May 18, 2026

FROM THE EDITOR: Data center uncertainty persists. This week, Bazetta Township became the fourth jurisdiction to enact a moratorium. Hubbard's "Project Milo" moved back into public view. And the Ohio General Assembly created a Joint Data Center Committee — the clearest formal state-level response to date. Across the state line, Mahoning Township (Lawrence County) added data center ordinance restrictions. Meanwhile, \$2.9 million in state brownfield grants will fund site cleanup and housing across Mahoning, Trumbull, and Columbiana counties — ultimately converting legacy liabilities into development-ready sites.

All items sourced May 11–17 unless marked **[ONGOING]** for developing stories from prior weeks. Capital Pipeline Tracker and Economic Indicators are cumulative reference tables updated weekly.

ON DECK — MAY 18 - MAY 24

- **Mon, May 18 — Hubbard City Council (7:00 PM):** Public input session on "Project Milo" data center proposal. Hubbard Administration Building.
- **Tue, May 19 — Trumbull County Commissioners Workshop (10:30 AM).**
- **Tue, May 19 — Ashtabula County Commissioners (AM, Jefferson).**
- **Wed, May 20 — Niles Data Center Moratorium Public Hearing (5:00 PM).** Council to vote on formal moratorium. Same agenda includes CIC lease agreement, CRA promotion, and ZoneCo infill zoning recommendations. [Tribune Chronicle](#)
- **Wed, May 20 — YBI AMUX (8:00 AM, Eastwood Event Centre, Niles).** Keynote: Dr. Jaret Riddick, former Pentagon Principal Director for Autonomy.
- **Wed, May 20 — Trumbull County Commissioners Regular Meeting (10:30 AM).**
- **Wed, May 20 — Columbiana County Commissioners (9:00 AM, Lisbon).**
- **Thu, May 21 — Mahoning County Commissioners (10:00 AM, courthouse).**

MARK YOUR CALENDAR

- **Thu, May 28 — Niles Riverside Park Grand Opening & Ribbon Cutting (12:00 PM).** [Eastgate COG](#)

LEAD STORY

• **Data Center Pushback Goes Regional — Four Moratoriums, a New State Committee, and Cross-Border Ordinance Action.** Bazetta Township, despite having no active proposals, became the fourth Valley jurisdiction to enact a data center moratorium (180 days, Tue May 13), joining Niles, Weathersfield, and Lordstown. The Ohio General Assembly on the same day created a Joint Data Center Committee (eight members, bipartisan) to study power grid, water, zoning, and economic impact; hearings begin May 27–28. In Hubbard, Mayor Kyle publicly addressed "Project Milo," a data center proposal under NDA with an unnamed company through Lake to River/JobsOhio since December 2024. No formal application has been submitted; council will hear public input Monday May 18. Across the state line, Mahoning Township PA supervisors strengthened their data center ordinance with increased setbacks, lower decibel limits, and vibration requirements after a standing-room crowd. [Tribune Chronicle \(Bazetta\)](#) · [Vindicator \(Hubbard\)](#) · [Dayton Daily News \(Committee\)](#) · [WKBN \(Mahoning Twp PA\)](#)

STRATEGIC SIGNALS

- **\$2.9M in Brownfield Grants to Four Valley Projects (Thu, May 15).** Part of the Ohio Brownfield Remediation Program's \$780 million commitment since 2021 — and for the Valley, these awards are not just cleanup. They are the conversion of legacy industrial liabilities into development-ready sites for housing, manufacturing expansion, and workforce infrastructure. YMCA of Youngstown (\$1M — transitional housing for foster youth and youth development center). Former Trumbull Family Fitness / Warren YMCA (\$635,520 — 43 residential units, 7 townhomes, commercial spa). Trumbull Industries / Van Huffel (\$300,000 — Phase II assessments, 53-job manufacturing expansion potential). Former Miller Holzwarth / Salem (\$999,936 — 2.8-acre shovel-ready industrial site). [Tribune Chronicle](#) · [WFMJ](#) · [development.ohio.gov](#)
- **Ashore Manufacturing Group Acquires Concept-4 (Tue, May 12).** Berlin Center precision machine shop. Full staff retention. Co-founders Woods (Ursuline/Cornell, infrastructure finance) and Thomas (Army intelligence, Northrop Grumman). Pursuing AS9100 certification for defense subcontracting. Engaging with Regional Chamber, MVMC, YSU, local CTE centers. Woods: "The Mahoning Valley built this country's industrial backbone, and it is time to bring this area back to the forefront." [Tribune Chronicle](#) · [Vindicator](#)
- **CPI Hits 3.8% YoY (Mon, May 12).** April consumer prices driven by gas costs tied to the Iran/Hormuz conflict. Energy volatility remains a construction and consumer-cost watch across the Valley. Source: BLS

WATCH

Data centers enter governance phase. Four local moratoriums, a new state Joint Data Center Committee, pending Ohio legislation, and Pennsylvania's parallel ordinance and legislative activity all point to the same shift: communities are trying to preemptively define the rules.

POWER, DATA & SITE READINESS

- **[ONGOING] Niles Moratorium Hearing: Wed, May 20 at 5:00 PM.**
- **[ONGOING] Weathersfield Six-Month Moratorium in Effect.**
- **[ONGOING] Lordstown 180-Day Moratorium Extension.**
- **[ONGOING] Lordstown Stargate: Site Work Visible.**

For a closer look at the power, zoning, and economic considerations influencing data center projects in the Mahoning Valley, download our white paper: [The Data Center Dilemma →](#)

INFRASTRUCTURE & COMMUNITY DEVELOPMENT

- **Youngstown Advances Mahoning River Dam Removals — \$6.125M (May 15).** Council approved ordinances to remove three low-head dams (Crescent, Marshall, Center streets) through the Water Resource Restoration Sponsor Program. Part of a nine-dam regional project from Leavittsburg to Lowellville. Construction targeted for mid-2027. Public Works Director Shasho: heavy metals and industrial sediment trapped behind the dams will be cleaned as the river flows freely. [WFMJ](#)
- **PennDOT Route 62 Sharon Improvements Announced.** Liberty Street to the Ohio line — turning lanes, signal upgrades, paving, sidewalks. 2027 construction. Cross-border truck and traffic infrastructure supporting Mercer/Lawrence site readiness. [BJD](#)

EMPLOYER WATCH

- **Ashore Manufacturing / Concept-4 Acquisition.** See Strategic Signals above.

CRE / SITES

- **Salem Industrial Warehouse Sells for \$3M (May 14).** Benton Avenue property. Buyers: Rane and/or Beth Lottinville (Sarasota, FL). Expected to continue being leased by Ventra, an industrial equipment supplier. [BJD](#)
- **Former Rite Aid Building in Warren Sells for \$540K (May 16).** 2840 Youngstown Road. Buyer: Ohio Investment 888 LLC (Cerritos, CA). Prior owner paid \$262K in December 2025; auditor appraised at \$1.19M. No plans disclosed. [BJD](#)

RETAIL & RESTAURANT BEAT

- **Rural King Opens New Warren Location (May 16).** Grand opening May 16-18 at Trumbull Plaza, 2485 Parkman Rd NW. The farm and home retailer brings a major retail anchor to the Warren corridor. [WKBN](#)
- **Hospitality Sector Facing Elevated Staffing Pressure.** The quit rate for accommodation and food services hit 4.3% in March 2026 — the highest of any major industry and nearly double the 2.2% private-sector average. [OysterLink / BLS](#) [JOLTS](#)
- **[ONGOING] Hollywood Gaming Patio Expansion Underway.** 3,000 SF, 100+ new VLTs. Completion late 2026.

HOUSING & WORKFORCE

- **Niles ZoneCo Infill Zoning Recommendations (Wed, May 14).** Reduced lot sizes, downtown walkability, flexible parking, senior housing. \$50K state grant supporting residential zoning modernization. See Power, Data & Site Readiness for detail. [Tribune Chronicle](#)
- **YSU ETC Running Universal Robots Core Training — May 2026.** Open enrollment at the Excellence Training Center. YSU is a Universal Robots Authorized Training Partner with \$10M+ in advanced manufacturing equipment. [Universal Robots Academy](#)
- **YSU/ESCEO High School Pilot Expanding.** Austintown Fitch and Warren G. Harding seniors certifying in Universal Robots at ETC. Students already earned Certified Additive Manufacturing Professional credentials (Tooling U-SME). IT Support pre-apprenticeship launching fall 2026 at East Palestine and Warren G. Harding. [YSU](#)
- **[ONGOING] Ohio REDD Program FY2027 Application Window Open.** ~\$15M for workforce housing near major economic development projects. [development.ohio.gov](#)

HEALTHCARE

- **Southwoods Health Expands as Valley's Independent Healthcare Network (May 13).** From a single outpatient surgery center in 1996 to 250+ employed and affiliated physicians and 1,000+ employees. Filling the Trumbull County void left by Steward/Insight closures — growing from 3-4 doctors to nearly 40 (20 primary care, 20 specialists). \$10M Howland expansion underway. Calcutta campus expanded. First-in-region ExcelsiusGPS robotic spine surgery platform introduced. CEO Muransky: "We devoted significant time to developing a keen understanding of how patients wanted to be treated." [BJD](#) · [WKBN](#)
- **Sharon Regional Health System Continues to Face Financial Struggles.** A year after reopening, the Mercer County hospital network is under ongoing financial pressure — a signal that healthcare infrastructure on the PA side of the Valley remains fragile. [WFMJ](#)

LEGISLATIVE & POLICY WATCH

- **Ohio Joint Data Center Committee Created (Tue, May 13).** See Lead Story. Hearings begin May 27-28. [Dayton Daily News](#)
- **[ONGOING] Ohio Data Center Ballot Ban.** Advocates targeting 413,000 signatures from half of Ohio's 88 counties by July 1 to place a constitutional amendment banning data center construction on the November ballot. [Ballotpedia](#)
- **[ONGOING] Federal "No Harm Data Center Act"** (Landsman), **PA HB 2150/2151** (data center reporting + model ordinance), and **SB 420** (JobsOhio transparency, Sen. O'Brien) remain in play.

ECONOMIC INDICATORS

Indicator	Value	Prior	Change / Notes
CPI Inflation	3.8% YoY	—	Apr '26. Nearly 3-year high. Gas-driven. (BLS, May 12)
US Crude Oil (WTI)	~\$106/bbl	~\$107	Brent ~\$109. +8% weekly. Hormuz closed. (Trading Economics)
S&P 500	~7,400	7,209 ATH	Pulled back from Apr 30 ATH. (May 16)
Federal Reserve	Hold	Hold	3rd consecutive hold (Apr 30); cited energy costs
Mahoning Co.	5.3%	6.2%	Mar '26. ↓ 0.9 pts. (Ohio LMI)
Trumbull Co.	5.6%	6.6%	Mar '26. ↓ 1.0 pts. (Ohio LMI)
Columbiana Co.	4.4%	5.4%	Mar '26. ↓ 1.0 pts. (Ohio LMI)
Ashtabula Co.	4.5%	5.2%	Mar '26. ↓ 0.7 pts. (Ohio LMI)
Ohio statewide	4.0%	4.2%	Mar '26. ↓ 0.2 pts. (Ohio LMI)
Lawrence Co. PA	5.1%	—	Feb '26. Mar data not yet released at county level. (PA L&I)
Mercer Co. PA	4.6%	—	Feb '26. Mar data not yet released at county level. (PA L&I)
Pennsylvania	4.2%	4.2%	Mar '26. Unchanged. (PA L&I)
US unemployment	4.3%	4.3%	Apr '26. Flat. +115K nonfarm payrolls. (BLS May 8)

Sources: Ohio LMI Mar 2026 LAUS (May 7). PA L&I Mar 2026 (statewide); Feb 2026 (county). BLS Employment Situation (May 8). CPI: BLS (May 12). Oil: Trading Economics (May 16). S&P: Investing.com (May 16).

CAPITAL PIPELINE TRACKER

Cumulative reference table updated weekly. Color key below. * = updated this issue. NEW = added this issue.

Project	Invest.	Jobs	Status	County
SoftBank/Stargate — Lordstown	\$3B+	TBD	Site work visible; online '27	Trumbull
Kimberly-Clark — Warren Mfg	\$800M	~500	1.2M SF on 560 ac; room to grow	Trumbull
K-C Distribution Center	\$160M	65	Board Decision Pending	Trumbull
Keel Data Center — Sharon	\$1.5-1.7B	134	Zoning Variance Pending	Mercer PA
Graphite One — Weathersfield	\$1.4B	160-625	Design; const. late '26	Trumbull
ArcLight — Lordstown 161 ac	\$3.9M	TBD	Acquired; no plans disclosed	Trumbull
FirstEnergy Grid — Trumbull	\$24M	—	138-kV rebuild; part of \$36B Energize365	Trumbull
Warren Steel Site	\$15M loan	—	Foreclosure; 360 ac industrial	Trumbull
* Bitdeer Data Center — Niles	TBD	TBD	Pause; hearing May 20; CIC/CRA also on agenda	Trumbull
Everest Aluminum — Warren	\$19.5-33M	70	Tax abatement approved; 90-day decision	Trumbull
Innovation Hub — A&D	\$62M	450 by '29	Reno Start Summer '26	Mahoning
Mercy Health — Champion ER	\$50M	75	Steel Rising; Q4 '26	Trumbull
Vallourec — Premium Thread	\$48M	40	Commissioning Q1 '27	Mahoning
EOG/Encino — Utica Drilling	\$6.5B	1,000s	3 rigs; top-tier priority	Regional
Ultium Cells (Lordstown)	\$2.3B	~900	1,000+ idled; Q3 recall possible	Trumbull
Litco International — Lordstown	TBD	TBD	40K SF; operational	Trumbull
McDonald Steel Site	\$3.25M	—	51.8 ac cleared; sale Jul-Oct '26	Trumbull
L2R Project Pipeline	\$860M+	685	2025: \$860M invested; \$62.7M payroll	Regional
Youngstown REDD Infill	\$2.5M	220 units	Awarded Mar 6	Mahoning
Warren Peninsula Project	\$851K	306 units	Awarded Mar 6	Trumbull
Mahoning Nat'l Bank Bldg	\$18.5M	71 units	Crane placed; reno active	Mahoning
Mahoning Co. Gov't Center	\$60M	400+	Design underway; WRPA partnership; const. 2027	Mahoning
Hollywood Gaming — Austintown	Multi-M	—	Patio expansion; 3K SF + 100 VLTs	Mahoning
S.E.T. Sewer Interceptor Ph. 1	\$5.44M	—	Final cost approved; 35.5M gal overflow eliminated	Mahoning
NEW Project Milo — Hubbard	TBD	TBD	L2R/JobsOhio; NDA; no formal proposal; council May 18	Trumbull
NEW Ashore/Concept-4 — Berlin Ctr	TBD	TBD	Precision machining; AS9100 path; defense	Mahoning
NEW Brownfield — YMCA Ytown	\$1M	—	Transitional housing + youth development; funded	Mahoning
NEW Brownfield — Warren YMCA	\$635K	43 + 7 units	Mixed-use conversion; remediation funded	Trumbull
NEW Brownfield — Van Huffel	\$300K	53 potential	Phase II assessment; mfg expansion	Trumbull
NEW Brownfield — Miller Holzwarth	\$1M	—	Shovel-ready industrial; 2.8 ac; Salem	Columbiana
NEW Dam Removals — Youngstown	\$6.125M	—	3 dams; council approved; const. mid-2027	Mahoning

Green = construction **Yellow** = planning **Blue** = awarded **Purple** = renovation **Red** = paused/distressed * = updated NEW = added this issue

Mahoning Valley Market Pulse™

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