

MAHONING VALLEY MARKET PULSE™

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FROM THE EDITOR

What Separates a Prospect from a Project

Regional development news last week covered nearly every stage of the project cycle. Youngstown officials explored possible sites and utility requirements for a major data center. Renovations began on a downtown aerospace and defense hub. WRTA advanced planning for a mixed-use transit center, and housing organizations expanded both new construction and preservation efforts.

Available land and investment interest matter, but they are not enough. Infrastructure capacity, site readiness, governance and public accountability increasingly determine whether prospects become projects.

All items sourced July 20-26 unless otherwise dated. The Capital Pipeline Tracker, Economic Indicators and Data-Center Moratorium, Restrictions & Governance Tracker are cumulative reference sections updated weekly.

ON DECK

- **Monday, July 27** - Ultium Cells begins a phased return of approximately 850 temporarily laid-off hourly employees. The callback is expected to continue through mid-August.
- **Monday, July 27** - The Mahoning County Transportation Improvement District holds its quarterly meeting.
- **Friday, July 31** - The Regional Chamber hosts “Lattes with Legislators” with Sens. Michele Reynolds and Al Cutrona.

MARK YOUR CALENDAR

- **August 4-5** - America Makes Members Meeting & Exchange.
- **August 12** - Eastgate housing-suitability proposals are due.
- **August 18** - Good Morning, Warren.
- **September 3** - Salute to Business.
- **September 10** - BRITE “Grid to Growth” Energy Innovation Summit.

LEAD STORY

Youngstown Explored Sites and Utility Needs for Potential Major Data Center

Public records show Youngstown economic-development officials held preliminary discussions with Wharton Equity and LightHouse Data Centers about a possible hyperscale development. The discussions included potential sites, zoning and environmental questions, electrical requirements and a possible conceptual load study with FirstEnergy.

One location considered was the Sherman property along Poland Avenue and the Mahoning River, partly within Youngstown and partly within Campbell. Officials also discussed approximately 102 acres near

Lansdowne Airport after concerns emerged that portions of the Sherman property had been reserved for open-space preservation. The records do not establish that either site remains under active consideration.

A developer representative described the prospective investment as a “multibillion dollar development.” City personnel also researched cooling systems, water-quality concerns, municipal regulation, community opposition and the possible reuse of data-center heat. The latter has particular relevance because of Youngstown’s unresolved district-heating problems.

The city says no developer has submitted a formal proposal, zoning application or permit request, and that no agreement has been signed or site approved. The records therefore document meaningful preliminary recruitment and feasibility work—not a hidden approval or construction commitment. Their significance is that discussions advanced far enough for officials and utilities to begin testing whether Youngstown could accommodate the project.

Source: [WFMJ](#)

STRATEGIC SIGNALS

Innovation Hub Moves Into Construction

Renovations are beginning at the former Vindicator building, which will be converted into 130,000 square feet of advanced-manufacturing space for the Youngstown Innovation Hub for Aerospace & Defense. The building renovation is valued at \$32.7 million, with the first companies expected to begin moving in around summer 2027.

The \$32.7 million figure represents the physical renovation and should be distinguished from broader funding for programming, commercialization, workforce development and other hub activities. The project’s longer-term value will depend on whether participating companies advance from incubation into production, employment growth and independent facilities elsewhere in the region.

Source: [Business Journal Daily](#)

Sharon Redevelopment Portfolio Expands

JCL Development reports that it is advancing 11 projects in downtown Sharon, including a proposed 25,000-square-foot production and distribution facility for Allie’s Sweet Tooth, along with housing, office, retail, wellness and recreational space.

The developer also reports an outstanding letter of intent involving the Penn State Shenango campus and expects an environmental determination for the former Sharon Tube property by year-end. Those items remain contingent, but the broader portfolio suggests that Sharon’s redevelopment is moving beyond isolated storefront projects toward a mix of housing, employment and adaptive reuse.

Source: [Business Journal Daily](#)

INFRASTRUCTURE & COMMUNITY DEVELOPMENT

WRTA Advances Mixed-Use Transit Hub Concept

The Western Reserve Transit Authority has secured a \$2.94 million federal planning grant for engineering and design of a new downtown Youngstown transit center. WRTA describes a broader concept valued at approximately \$60 million that could combine transit operations with parking, ground-floor retail and residential or office space.

While design funding has been secured, full financing for the \$60 million construction concept has not been demonstrated. The retail, housing and office components remain potential elements rather than committed development.

Source: [WKBN](#)

Housing Efforts Span Production, Preservation and Site Analysis

Youngstown Neighborhood Development Corporation reports completing 49 new houses during the past 2½ years, with 26 more under construction and approximately 200 renovated properties sold. In Trumbull County, commissioners redirected \$325,000 from demolition toward emergency repairs for occupied homes; 148 property owners remain on the program's waiting list.

Eastgate is separately seeking a consultant to identify what housing is needed, where it can feasibly be built and how as many as five priority locations could be financed. Together, the initiatives address new production, preservation of existing housing and the identification of development-ready sites. The remaining question is whether those efforts can create enough market certainty to attract sustained private construction.

Sources: [WKBN](#); [Tribune Chronicle](#); [Eastgate Regional Council of Governments](#)

Kimberly-Clark Access Road Targets 2027 Start

Design of the 2.6-mile access-road program serving Kimberly-Clark's Trumbull County manufacturing site is approximately 30% complete. The first phase is expected to begin in early 2027, with later roadway and bridge work extending into 2029. The state previously committed \$17.2 million in grants and loans for road and related infrastructure supporting the project.

The road illustrates how a major private investment creates public-infrastructure requirements beyond the plant itself.

Source: [Business Journal Daily](#)

EMPLOYER WATCH

Receiver Appointed to Oversee Schwebel Wind-Down

A federal judge appointed a receiver to preserve and manage Schwebel Baking Co.'s assets while overseeing an orderly wind-down or liquidation. The proceeding followed a lender's effort to enforce a forbearance agreement after a payment default. Two company pension plans are excluded from the receivership.

Employees continued to report uncertainty over the final operating date, severance, unused leave and continued health coverage. More than 300 workers are expected to be affected, while a court filing indicates terminations are to be completed by Labor Day.

Source: [The Vindicator](#)

Ultium Begins Phased Callback

Ultium Cells will begin returning approximately 850 temporarily laid-off hourly employees to its Lordstown plant July 27. Workers will complete onboarding, safety and job-specific training during a phased return expected to conclude by mid-August.

Source: [Tribune Chronicle](#)

POWER, DATA & SITE READINESS

Ohio Retains Individual Wastewater Review for Data Centers

Ohio EPA decided not to finalize a proposed statewide general wastewater permit for data centers. The agency will continue requiring individual permits, preserving a site-specific review process rather than creating one standardized statewide pathway.

The decision makes wastewater capacity, discharge design, receiving-stream conditions and public participation more consequential during site selection. Available land and electricity may not be enough if a proposed facility cannot satisfy site-specific water and wastewater requirements.

Source: [Statehouse News Bureau](#)

Lawrence County Proposal Moves Into Zoning Litigation

Stonebridge is challenging zoning restrictions affecting its proposed Powder Mill Works data-center campus across Mahoning and North Beaver townships. The dispute centers on whether restrictions moving through the local adoption process should apply to plans submitted before final enactment.

Stonebridge has described a potential 570-acre, 16-building campus but has not identified an end customer. Developer-stated employment, tax, water, noise and schedule figures remain attributed rather than treated as verified outcomes. The proposal has entered an active land-use and legal phase, but no project approval should be implied.

Source: [WFMJ](#)

Warren Pauses Ban and Plans Study

Warren City Council tabled a proposed permanent data-center ban at its third reading. Mayor Doug Franklin proposed a temporary committee that would invite a neutral expert to explain different data-center types and their potential effects on utilities, the environment and the community.

Warren has no data-center-specific zoning language and, as of July 22, had received no developer proposal. Council may withdraw, amend or vote down the ban after its August recess.

Source: [Tribune Chronicle](#)

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](#).

WORKFORCE & EDUCATION

YSU Center Connects Students with Industry Projects

Youngstown State University's Advanced Manufacturing Innovation Center is assembling multidisciplinary student and faculty teams to address projects submitted by businesses. Work may include process improvement, product development, prototyping, applied research and emerging technologies, with students eligible for compensation in some assignments.

The center is open to students across academic levels and disciplines and is expected to pursue work involving aerospace, defense, energy storage, robotics, artificial intelligence, microelectronics and other advanced technologies. Paired with the Innovation Hub, it strengthens the connection between physical space for emerging companies and the workforce and research capacity needed to support them.

Source: [Youngstown State University](#)

LEGISLATIVE & POLICY WATCH

Ohio Joins Ratepayer Protection Pledge

Gov. Mike DeWine signed the White House's voluntary Ratepayer Protection Pledge, which calls on data-center companies and utilities to add or procure needed generation, pay for grid-delivery upgrades and accept separate rate structures so households and other businesses do not absorb data-center-related costs.

The pledge does not create a new enforceable Ohio requirement. Its direction is already reflected in AEP Ohio's PUCO-approved data-center tariff, which imposes long-term service commitments, minimum-demand charges and infrastructure-cost protections on large new loads.

Sources: [White House Ratepayer Protection Pledge](#); [AEP Ohio Data Center Tariff](#)

Pennsylvania Sets Framework for Smaller Nuclear Reactors

Pennsylvania enacted House Bill 2017 as Act 37 of 2026 on July 20, establishing definitions and a separate state oversight-fee structure for small modular reactors and microreactors. The law defines small modular reactors as facilities with generating capacity of up to 400 megawatts and microreactors as facilities of up to 100 megawatts; it takes effect in 60 days.

The legislation does not approve, fund or identify a specific reactor project. Its immediate significance is regulatory readiness: Pennsylvania now has a defined framework for environmental monitoring, emergency-response planning and other state oversight costs if an advanced-nuclear proposal emerges.

Sources: [Pennsylvania Act 37 of 2026](#); [HB 2017 text](#)

OHIO LEGISLATIVE TRACKER

Bill	Proposal	Verified Status / Last Action	Why It Matters / What to Watch
HB 646	Would create a Data Center Study Commission and revise state laws governing data-center utilities, incentives, environmental issues and public oversight.	Pending in the Senate Energy Committee. The House passed the bill March 18. The Senate Energy Committee reported it June 10, after which the Senate recommitted it to the same committee. No later official action is listed.	The eventual framework could shape state incentives, utility requirements and the information available to communities evaluating data-center proposals.
HB 292	Establishes the Ohio Defense and Space Advisory Commission and the Defense and Aerospace Industries Expansion Program, including authority for state grants.	ENACTED. The Senate passed the bill and the House concurred in Senate amendments June 10. Gov. Mike DeWine signed it July 7. Appropriations became effective immediately; the remaining provisions take effect October 6.	Attention now shifts from passage to implementation. The commission and expansion program could complement regional aerospace, defense, advanced-manufacturing and workforce initiatives.
HB 361	Would revise Ohio law governing building inspections, local regulations, zoning procedures and certain development reviews.	Pending in the House Local Government Committee. The bill was referred June 18, 2025. The committee has held six hearings, most recently June 8, 2026, but has not reported the bill.	The bill could affect the speed and predictability of development approvals while changing the balance between statewide standards and local review authority.
HB 756	Would expand Ohio's research-and-development tax credit so qualifying credits could be applied against the state income tax.	Pending in the House Ways and Means Committee. Introduced March 11 and referred March 18, the bill received its second committee hearing June 9. It has not been reported.	The proposal could broaden access to the credit for qualifying businesses and pass-through entities engaged in research, manufacturing and technology development.
HB 844	Would authorize an Ohio income-tax credit for businesses making qualifying technology investments.	Pending in the House Ways and Means Committee. The bill was introduced May 6 and referred May 13. No committee hearing is listed on the official bill page.	The credit could support business investment in technology and operational modernization, but eligibility standards, fiscal impact and legislative momentum remain preliminary.

Also monitoring: [HB 613](#), [HB 921](#), [SB 462](#), [SB 428](#) and [SB 250](#).

ECONOMIC INDICATORS

Indicator	Latest	Prior	Change	Signal
Mahoning County unemployment	3.8% May	4.4% Apr.	down 0.6 pts.	Improving
Trumbull County unemployment	4.1% May	4.6% Apr.	down 0.5 pts.	Improving
Columbiana County unemployment	3.1% May	3.4% Apr.	down 0.3 pts.	Improving
Ashtabula County unemployment	3.2% May	3.0% Apr.	up 0.2 pts.	Slight monthly uptick; below year- ago level
Lawrence County unemployment	4.0% May	3.9% Apr.	up 0.1 pts.	Slight monthly uptick
Mercer County unemployment	4.2% May	3.9% Apr.	up 0.3 pts.	Monthly increase; near year-ago level
Ohio unemployment	3.6% June	3.7% May	down 0.1 pts.	Improving
Pennsylvania unemployment	4.1% June	4.2% May	down 0.1 pts.	Below U.S. rate
U.S. unemployment	4.2% June	4.3% May	down 0.1 pts.	Payroll growth slowed
Ohio initial unemployment claims	4,425 week ended July 18	5,743 prior week	down 1,318	Weekly claims eased
Valley home sales	475 May sales	484 May 2025	down 2%	Slightly softer
30-year fixed mortgage rate	6.58% July 23	6.55% July 16	up 0.03 pts.	Affordability constraint remains

County unemployment values use the established BLS Local Area Unemployment Statistics series. Sources: [Ohio LMI](#); [Pennsylvania labor-market data](#); [U.S. Bureau of Labor Statistics](#); [Ohio jobless claims](#); [Valley home sales](#); and [Freddie Mac](#).

DATA-CENTER MORATORIUM, RESTRICTIONS & GOVERNANCE TRACKER

This tracker covers municipal moratoriums, restrictions, zoning actions and government reviews affecting data-center development. It does not indicate that a data-center project has been approved unless specifically stated.

Jurisdiction	Action Being Tracked	Current Status	Effective Date / Scheduled Expiration or Next Trigger
Lordstown Village (Trumbull OH)	Moratorium and extension	MORATORIUM EXTENDED	Original moratorium adopted in January 2026; extension approved June 15, 2026, effective July 5, 2026; scheduled to expire Jan. 1, 2027, unless further extended or replaced.
Hubbard City (Trumbull OH)	Moratorium / local policy review	MORATORIUM IN EFFECT	Effective June 1, 2026; scheduled to expire June 1, 2027. Council committee formed July 6, 2026; petition and power-infrastructure issues remain under review.
Hubbard Township (Trumbull OH)	Moratorium / disclosed developer interest	MORATORIUM IN EFFECT — DEVELOPER INTEREST DISCLOSED	Effective Feb. 10, 2026; scheduled to expire Feb. 10, 2027. Trustees disclosed preliminary interest in a separate 75-acre site during the week of July 13, 2026; no application or approval.
Boardman Township (Mahoning OH)	Moratorium / zoning study	MORATORIUM IN EFFECT	One-year moratorium adopted April 28, 2026; scheduled to expire April 28, 2027. Zoning commission continues studying impacts.
Niles City (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Effective May 20, 2026 for 180 days; scheduled to expire Nov. 16, 2026, unless extended or replaced.
Weathersfield Township (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Effective April 30, 2026 for six months; scheduled to expire Oct. 30, 2026, unless extended or replaced.
Vienna Township (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Adopted in February 2026 for 180 days; the exact effective and scheduled expiration dates remain to be confirmed.
Bazetta Township (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Effective May 12, 2026 for 180 days; scheduled to expire Nov. 8, 2026, unless extended or replaced.
Braceville Township (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Effective June 2, 2026 for six months; scheduled to expire Dec. 2, 2026, unless extended or replaced.
Cortland City (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Effective June 1, 2026 for one year; scheduled to expire June 1, 2027, unless extended or replaced.
Howland Township (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Effective June 10, 2026 for six months; scheduled to expire Dec. 10, 2026, unless extended or replaced.
* Warren City (Trumbull OH)	Permanent-ban proposal / governance study	BAN UNDER CONSIDERATION - TABLED / GOVERNANCE REVIEW PLANNED	Council tabled the proposed ban at third reading July 22, 2026; a review committee was proposed, with the next action expected after the August 2026 recess.
Girard City (Trumbull OH)	Moratorium	MORATORIUM ADOPTED	Effective July 13, 2026 for 12 months; scheduled to expire July 13, 2027, unless extended or replaced.
McDonald Village (Trumbull OH)	Local guidelines	PLANNING UNDERWAY — GUIDELINES IN DEVELOPMENT	Guidelines remained under development at the July 26, 2026 publication cutoff; the next trigger is formal local action.
* Mahoning Township (Lawrence PA)	Zoning controls / litigation	ZONING / LITIGATION UNDERWAY	Litigation and zoning review were active at the July 26, 2026 publication cutoff; the next trigger is court or local-review action. No project approval is implied.
* North Beaver Township (Lawrence PA)	Zoning controls / litigation	ZONING / LITIGATION UNDERWAY	Litigation and zoning review were active at the July 26, 2026 publication cutoff; the next trigger is court or local-review action. No project approval is implied.
New Beaver Borough (Lawrence PA)	Zoning ordinance review	ZONING REVIEW UNDERWAY	Ordinance No. 2 of 2026 remained under local review at the July 26, 2026 publication cutoff.
Lawrence County Planning Commission (Lawrence PA)	Preliminary-plan review	PROJECT REVIEW PENDING	The North Beaver/Mahoning preliminary plan remained pending for a future commission review at the July 26, 2026 publication cutoff.
Hermitage City (Mercer PA)	Data-center restrictions	RESTRICTIONS ENACTED	Restrictions remained in effect at the July 26, 2026 publication cutoff; implementation details remain under review.
Sharon City (Mercer PA)	Zoning standards	ZONING STANDARDS ADOPTED	City Council approved data-center zoning amendments during the week of July 13, 2026; the action sets standards and is not a new project approval.
Pennsylvania statewide (PA)	Municipal moratorium legislation	MUNICIPAL MORATORIUM OPTION UNDER CONSIDERATION	HB 2359 had passed the House and Senate committee action had advanced an 18-month municipal moratorium option as of July 26, 2026.
Ohio statewide ballot issue (Ohio)	Statewide ballot proposal	2026 BALLOT DEADLINE MISSED	The signature threshold was not met for the 2026 ballot; a 2027 effort remains possible.
NEW Youngstown City (Mahoning OH)	Preliminary recruitment / municipal governance review	GOVERNANCE REVIEW / PRELIMINARY DISCUSSIONS - NO FORMAL APPLICATION	Public records reviewed in July 2026 document site and utility discussions; the city reports no application, agreement, permit or site approval.

Legend: * existing governance row materially updated this issue; NEW jurisdiction added in Issue #21. Governance actions remain separate from project approvals and from the Capital Pipeline.

CAPITAL PIPELINE TRACKER

Cumulative six-county project tracker. Existing rows carry forward unless a verified update supersedes them. An asterisk marks an existing row materially updated this issue; NEW marks a project added this issue.

Project	Investment	Jobs / Units	Status	County
SoftBank/Stargate - Lordstown	\$3B+	TBD	Site work continues; online 2026-27	Trumbull
* Ultium Cells - Lordstown	\$2.3B	~1,500 pk	Phased callbacks begin July 27 and are expected to conclude by mid-August; training precedes production.	Trumbull
Graphite One - Conneaut	\$1.4B Ph1	150+	Ohio EPA air-permit application administratively complete; technical review underway; no permit approval.	Ashtabula
CCL Container - Hermitage	\$16.3M	30 new / 302 retained	New production line will nearly double capacity; Pennsylvania offered \$160K in grants.	Mercer PA
Sharon Regional modernization	\$11.9M	550+ existing employer	Additional \$3M RACP brings state support to \$5M for major building-system and clinical upgrades.	Mercer PA
AMG Titanium - Neshannock	\$15.7M	50+	\$750K RACP supports 60,000-SF production expansion and 17,000- SF corporate headquarters.	Lawrence PA
* Kimberly-Clark - Warren Mfg	\$800M	~500	Construction active; access-road design about 30% complete; first road phase targeted for early 2027.	Trumbull
K-C Distribution Center	\$160M	65	Board decision pending	Trumbull
Keel Data Center - Sharon	\$5B	134	Zoning approved with conditions; Mercer Co. RPC review	Mercer PA
FirstEnergy Grid - Trumbull	\$24M	-	138-kV rebuild; Energize365 reliability work	Trumbull
Warren Steel Site	\$15M loan	-	Foreclosure; 360-acre industrial site	Trumbull
Everest Aluminum - Warren	\$19.5-33M	70	Tax abatement approved; site decision pending	Trumbull
* Innovation Hub - A&D	\$32.7M renovation	450 by 2029	Building renovation underway; initial company occupancy targeted for summer 2027.	Mahoning
Mercy Health - Champion ER	\$50M project; \$843K bridge	75 prior estimate	Construction active; 30,000 SF emergency, imaging and laboratory facility; bridge award supports access	Trumbull
Vallourec - Premium Thread	\$48M	40	Commissioning Q1 2027	Mahoning
EOG/Encino - Utica Drilling	\$6.5B	1,000s	Regional upstream priority	Regional
McDonald Steel Site	\$3.25M	-	51.8 acres cleared; sale window Jul-Oct 2026	Trumbull
Youngstown REDD Infill	\$2.5M	220 units	Awarded March 6	Mahoning
Warren Peninsula Project	\$851K	306 units	Awarded March 6	Trumbull
Mahoning National Bank Bldg	\$18.5M	71 units	Renovation active	Mahoning
* Mahoning Co. Gov't Center	\$60M	400+	Construction-manager-at-risk qualifications closed July 22; shortlist or selection is the next trigger.	Mahoning
Bristolville 25 / Lordstown	\$3.6B	120 projected	Lordstown moratorium extended 180 days effective July 5	Trumbull
Zuharis / Project Astralus	TBD	2,000-5,000	510-acre DC + power plant + water; Q3 2027 target	Columbiana
AMG Chrome - New Castle	\$15M	TBD	Opened; sole U.S. chrome-metal producer; 6,500-ton capacity	Lawrence PA
YNG Aviation Education Center	\$6.98M	-	Preconstruction meeting completed; equipment arriving; ceremonial groundbreaking planned July 30.	Trumbull
Youngstown river / sewer infrastructure	\$10.35M sewer + dam work	-	\$1.19M Exal Court pump-station contract awarded; August start expected; no development agreement.	Mahoning
East Palestine Train Depot	\$889,545 contract	TBD	Renovation contract awarded; work expected early July	Columbiana
SB 450 Valley line items	Mult	-	Capital budget signed; local line items enacted	Mult
Amazon Bazetta DC	\$30M	~120	Under construction; opening date pending	Trumbull
Trumbull Energy Center	\$1.2B	-	953-MW Lordstown power plant completed / commercial operation	Trumbull
WRTA Bus Barn	\$6.5M	-	Groundbreaking; EV charging, electrical upgrades and solar	Mahoning
NEW WRTA Transit Hub	\$60M concept	TBD	Planning/design funded at \$2.94M; full construction financing and mixed-use program remain unresolved.	Mahoning
Central Tower - Youngstown	\$21.66M	64 units	WRPA preliminary bond and sales-tax assistance approved; \$2M TMUD and \$4.25M historic credits in place.	Mahoning
YNDC Glenwood Cleanup	\$1M	-	EPA Brownfields grant supports assessment and cleanup	Mahoning
Columbiana Stormwater	\$664,596	-	June 18 FEMA award for storm-sewer upgrades	Columbiana
East Palestine Route 14 Industrial Park	\$2.4M EDA award	TBD	Federal award supports engineering and design for a new manufacturing-oriented industrial park	Columbiana

Legend: * existing tracker row materially updated this issue; NEW project added this issue. Shading: green = construction; yellow = planning; blue = awarded/funded; purple = renovation; red = paused/distressed.

Attracting interest is only the first step in economic development. Youngstown's data-center discussions reached identifiable sites and utility questions but remain preliminary. The Innovation Hub has crossed into construction. WRTA has design funding but still faces a larger capital requirement. Housing organizations are producing and preserving units while Eastgate works to identify where additional development is financially and physically feasible.

Infrastructure capacity, site readiness, governance and public accountability increasingly determine whether prospects become projects. Communities that address those requirements early will be better positioned not only to attract investment, but to convert it into durable economic activity.