

MAHONING VALLEY MARKET PULSE™

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FROM THE EDITOR

Growth and Strain in the Same Week

Last week, Ultium Cells began bringing workers back to Lordstown after six months of layoffs, while production officially ended at Schwebel Baking Co. in Youngstown. At the same time, industrial-site plans advanced in Youngstown and East Palestine, the Youngstown-Warren housing market earned stronger national recognition, and a major investment in the region's water infrastructure moved forward.

Together, those developments highlighted underlying constraints. Water and energy systems need substantial new investment, downtown Youngstown's steam system remains unresolved, and communities are still deciding how to manage data-center development. Regional infrastructure is advancing, but cost, reliability and local decision-making will heavily shape the pace and direction of future development.

All items sourced July 27-Aug. 2 unless otherwise dated. The Capital Pipeline Tracker, Economic Indicators and Data-Center Moratorium, Restrictions & Governance Tracker are cumulative reference sections updated weekly.

ON DECK

- **Tuesday, August 4** - America Makes begins its two-day Members Meeting & Exchange at Waypoint 4180 in Canfield.
- **Wednesday, August 5** - Mahoning Valley Safety Council presents "Impairment in the Workplace" from 11:30 a.m. to 1 p.m.

Calendar sources: [America Makes](#); [Youngstown/Warren Regional Chamber](#).

MARK YOUR CALENDAR

- **August 10** - Conneaut City Council is scheduled for a third reading of its proposed data-center moratorium.
- **August 12** - Proposals are due to Eastgate for its Mahoning-Trumbull housing development suitability analysis.
- **August 18** - Regional Chamber hosts Good Morning, Warren.
- **August 27** - Regional Chamber hosts Lattes with Leadership with Ohio House Speaker Matt Huffman and Reps. Marilyn John and Nick Santucci.
- **September 3** - Regional Chamber hosts Salute to Business.
- **September 10** - BRITE hosts its "Grid to Growth" Energy Innovation Summit in Columbus.

Calendar sources: [Gazette News](#); [Eastgate](#); [Youngstown/Warren Regional Chamber](#); [BRITE](#).

Ultium Calls Workers Back as Schwebel Production Ends

Ultium Cells began a phased return of employees to its Lordstown battery plant July 27, approximately six months after a January layoff plan affected more than 1,000 workers. About 850 of those layoffs had been classified as temporary, but the company has not disclosed how many employees ultimately will return. The callback is expected to continue over four weeks, with the return period concluding around the week of August 17. UAW Local 1112 said a considerable number of members remain on indefinite layoff.

Source: [WFMJ](#).

In Youngstown, production officially ended at Schwebel Baking Co. Employees continued to raise questions about health coverage, unused vacation and severance, while limited sanitation and garage operations remained temporarily. Teamsters representing approximately 30 workers have filed suit seeking severance, vacation payouts and continued health coverage. The two developments make for an unusually direct contrast: one of the Valley's largest newer manufacturers is restarting part of an idled workforce while a company with generations of regional history ends production.

Source: [WFMJ](#).

STRATEGIC SIGNALS

Youngstown-Warren Moves Into National Top 20 Housing Ranking

The Youngstown-Warren-Boardman market ranked No. 16 among the nation's 200 largest metropolitan housing markets in Realtor.com's summer 2026 ranking, improving from No. 21 in the spring. The metro's June median listing price was approximately \$200,000, and Youngstown-Warren was one of only five top-20 markets where median household income exceeded the modeled income threshold needed to purchase a typical home under the analysis' assumptions.

The ranking reinforces one of the Valley's competitive advantages: housing remains relatively attainable compared with much of the country. It should not, however, be read as evidence that the region already has enough housing - or the right housing mix. Recent local initiatives aimed at new construction, rehabilitation and development-ready sites address whether affordability can be matched with enough desirable inventory to support employers and population growth.

Source: [Realtor.com](#).

Labor Participation Adds Context to Low Unemployment

Lake to River Economic Development reports a 56.7% labor-force participation rate across its four-county service area, compared with 62.0% statewide and 61.8% nationally. Its analysis argues that relatively low unemployment can mask a smaller share of working-age residents who are actually participating in the labor market.

A company evaluating labor availability needs more than the unemployment rate; it needs to understand how many people can realistically be connected to jobs. Transportation, childcare, training and credentialing therefore become part of the region's effective labor supply, not simply social-policy issues.

Source: [Business Journal Daily](#).

ECONOMIC DEVELOPMENT

Youngstown Technology Park Moves Into Site-Prep Phase

Youngstown's Board of Control approved a property-transfer step allowing Top Property Holdings to move forward with development of approximately 12 acres off Salt Springs Road behind Youngstown Tool & Die on Exal Court. The light-industrial project is expected to begin with an approximately 50,000-square-foot building

and could eventually expand to 200,000 square feet. City officials and the developer explicitly said the property is intended for industrial development, not a data center.

Youngstown has invested approximately \$1.1 million in site readiness, while remaining development costs would be the responsibility of the developer. Officials have discussed 100 to 200 jobs at full development, potentially more over time, but those figures remain projections: no tenant, committed private investment or construction start date has been announced.

Source: [WFMJ](#).

East Palestine Industrial Park Moves Into Deal Structuring

The Columbiana County Port Authority authorized negotiations for a development agreement and property acquisition involving a proposed 85-acre industrial park along state Route 14 in Unity Township, north of Howell Road. East Palestine's Community Improvement Corporation has an exclusive agreement to purchase the property, with the project envisioned through a Joint Economic Development District rather than annexation.

Under the proposed division of responsibilities, East Palestine would address off-site water, sewer and distribution improvements while the Port Authority would handle infrastructure on the industrial property. Design is expected to take 12 to 18 months; village officials say roughly 35% of the construction phase is already funded through local resources and a federal economic-development grant, with additional funding still to be secured. There is no announced tenant.

Source: [Business Journal Daily](#).

INFRASTRUCTURE & COMMUNITY DEVELOPMENT

Meander Dam Project Moves Forward with \$38 Million Federal Grant

A restored \$38 million FEMA grant is allowing the Mahoning Valley Sanitary District to advance an approximately \$83 million reconstruction and rehabilitation of the Meander Reservoir dam. MVSD plans to seek another \$29 million through the Ohio Water Development Authority and would need to provide the remaining \$16 million. The district says that local share is expected to require higher water rates for Youngstown, Niles and McDonald, subject to approval by the court overseeing the district.

The MVSD board approved the first phase, which includes renovation of the primary spillway and reconstruction of the auxiliary spillway. Work is targeted to begin this fall and continue through 2029. Meander is the principal water source serving much of Mahoning and Trumbull counties, making its reliability fundamental to households, employers and future development.

Source: [WKBN](#).

Youngstown Housing Work Expands in the 7th Ward

Youngstown Neighborhood Development Corp., the Mahoning County Land Bank, the city and other partners marked the rehabilitation of a vacant Sheridan Road house and began construction of another as part of a nine-home effort in the city's 7th Ward. New houses are planned with at least three bedrooms, two bathrooms, first-floor laundry, porches and two-car garages, with purchasers eligible for a 15-year property-tax abatement.

The work is occurring alongside city utility, sidewalk and roadway improvements and other neighborhood projects, including the planned 120-unit Homestead Crossing affordable-housing development.

Source: [Business Journal Daily](#).

Hermitage Plans Community Center at National Guard Armory

Hermitage is working to convert the existing Pennsylvania National Guard armory into the Kraynak Community Family Center after the Guard relocates to a new facility. Business owner George Kraynak contributed funds to

help the city acquire the property, which includes the armory building, athletic fields and a walking trail. The city plans to establish a resident advisory committee before determining the center's programming.

Source: [WKBN](#).

POWER, DATA & SITE READINESS

SOBE's Options Narrow as Costs Rise

The receiver overseeing SOBE Thermal Energy has moved to end the appeal of Ohio EPA's revocation of the company's pyrolysis permit. Receiver John Collins concluded that the proposed pyrolysis system is not feasible and that the associated rights have drawn no known interest from a prospective purchaser or operator. He estimates that rebuilding the existing steam plant would cost approximately \$13 million.

SOBE continues providing steam to 23 downtown Youngstown buildings under emergency rate increases. To reduce expenses, two of three rented boilers are being returned until October, cutting monthly boiler costs from \$58,200 to about \$28,000. SOBE also reached a \$750,000 settlement with Enbridge on unpaid gas bills that had approached \$2 million, with payments scheduled over 18 months. The immediate problem remains unchanged: downtown buildings still need dependable heat, but one proposed long-term solution is effectively disappearing while maintaining the existing system remains expensive.

Sources: [The Vindicator - system options](#); [The Vindicator - boiler and Enbridge update](#).

Conneaut Forms Data-Center Review Committee

Conneaut has created a nine-member committee to study possible local rules for data centers as City Council considers a proposed moratorium of up to one year. The committee is intended to include representatives of public health, the school district and residents with differing views of data-center development. No data-center proposal has been submitted to the city.

The moratorium is also not yet in effect. Council declined to waive its normal three-reading process, and a third reading is scheduled for August 10.

Source: [Gazette News](#).

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 Receives Nearly \$2 Million for Behavioral-Health Scholarships

Youngstown State University received a \$1.995 million Ohio Department of Behavioral Health award to support graduate students in counseling and social work. The funding is divided between the two programs and is expected to cover primarily tuition and general fees for eligible Ohio residents. Recipients will commit to working in Ohio's behavioral-health field after graduation for a period tied to the assistance received.

The program connects workforce development directly to a documented service-sector need by reducing the cost of earning credentials while creating an incentive for graduates to remain in Ohio.

Source: [Youngstown State University](#).

America Makes Advances Two Defense-Manufacturing Programs

Youngstown-based America Makes announced two additive-manufacturing initiatives during the week. A \$10.5 million Joint Additive Qualification System-Supplier Qualification effort involves 25 project teams working on laser-powder-bed-fusion and directed-energy-deposition capabilities for the defense industrial base. A separate \$6 million Powder Alloy Development for Additive Manufacturing 2.0 program focuses on high-temperature refractory alloys.

The combined \$16.5 million represents national program funding administered or coordinated through America Makes, not \$16.5 million in Mahoning Valley project spending. Its regional value is institutional: the programs reinforce Youngstown's position within national defense and advanced-manufacturing networks.

Sources: [America Makes - JAQS](#); [America Makes - PADAM 2.0](#).

LEGISLATIVE & POLICY WATCH

Ashville Referendum Dispute Reaches Ohio Supreme Court

A dispute over a proposed EdgeConneX data-center development in Ashville has reached the Ohio Supreme Court after residents sought a referendum on a village resolution tied to the project. The contemplated development includes two data-center buildings on approximately 195 acres and an associated behind-the-meter natural-gas energy center. Petitioners are asking the court to require certification of the referendum after the village fiscal officer declined to do so.

The case is narrower than the question of whether Ohio communities generally can vote on data centers. It turns on the legal character of Ashville's specific resolution and Ohio referendum procedures. Its broader importance is that the state's data-center debate is extending beyond zoning, utilities and incentives into questions about who has final approval authority.

Sources: [Ohio Supreme Court - case announcement](#); [Village of Ashville records](#).

Separate Ohio Proposal Would Require Data-Center Votes

A separate House proposal introduced during the week, HB 983 would require voter approval before a new data center or expansion could proceed and would extend voting eligibility to residents of municipalities within five miles of a proposed facility. Reporting on the introduced proposal also describes zoning approval as a prerequisite to the referendum and a two-year waiting period following voter rejection.

Sources: [HB 983 - Ohio Legislature](#); [WFMJ](#).

Bill	Current treatment	Status / significance
HB 646	Data-center framework	House-passed measure remains in the Senate. A substitute was reported June 10 and the bill was recommitted to the Senate Energy Committee. It addresses a Data Center Study Commission and multiple infrastructure, utility, water and incentive issues.
HB 292	Defense & aerospace	Signed July 7. Creates the Ohio Defense and Space Advisory Commission and Defense and Aerospace Industries Expansion Program. Appropriations took effect July 7; remaining provisions take effect Oct. 6.
HB 361	Development review	Remains in the House Local Government Committee and has not been reported. It addresses building inspections, local regulations and zoning procedures.
HB 756	R&D tax credit	Remains in House Ways and Means. The committee held its second hearing June 9. The bill would expand Ohio's research-and-development tax credit to the income tax.
HB 844	Technology investment credit	Remains in House Ways and Means after referral May 13. It would authorize an income-tax credit for qualifying technology investments.

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

RETAIL & RESTAURANT BEAT

Hickory Fields Adds Retail and Restaurant Projects

Development at the former Shenango Valley Mall site continues to broaden. Target's approximately 130,000-square-foot store is under construction with a March 2027 opening target, while Hermitage has issued construction permits for Chick-fil-A and LongHorn Steakhouse. A new Wendy's is expected to break ground in spring 2027, Chili's is expected to follow, and the new Hickory Fields Boulevard is substantially complete.

Elsewhere in Hermitage, 7 Brew has been approved at Hermitage Towne Plaza, with construction expected later this year and an opening targeted before year-end. The collection of projects continues the shift of the former mall property toward a mixed commercial district.

Austintown Adds Restaurants and Service Businesses

Austintown has several projects moving through different stages. Red Rican plans its fourth Mahoning Valley location at 4500 Mahoning Ave.; Jersey Mike's is hiring for a planned Mahoning Avenue location; Capriotti's is seeking an Austintown site; and C's Waffles is preparing a Route 46 location. Conrad's Tire is planning a site in front of Home Depot. Opening and groundbreaking dates have not been established for several of the projects.

Source: [WFMJ](#).

ECONOMIC INDICATORS

Indicator	Latest	Prior	Change	Signal
Mahoning County unemployment	4.6% June	3.8% May	up 0.8 pts.	Monthly increase
Trumbull County unemployment	5.0% June	4.1% May	up 0.9 pts.	Monthly increase
Columbiana County unemployment	4.0% June	3.1% May	up 0.9 pts.	Monthly increase
Ashtabula County unemployment	3.6% June	3.2% May	up 0.4 pts.	Monthly increase
Lawrence County unemployment	3.9% June	4.0% May	down 0.1 pts.	Slight improvement
Mercer County unemployment	4.3% June	4.2% May	up 0.1 pts.	Slight monthly increase
Ohio unemployment	3.6% June	3.7% May	down 0.1 pts.	Statewide rate improved
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.	July report due Aug. 7
Ohio initial unemployment claims	5,055 week ended July 25	4,425 prior week	up 630	Weekly increase
Valley home sales	514 June sales	483 June 2025	up 6%	Year-over-year gain
30-year fixed mortgage rate	6.66% July 30	6.58% July 23	up 0.08 pts.	Affordability constraint increased

County unemployment values use the latest available Local Area Unemployment Statistics. Sources: [Ohio LMI](#); [Pennsylvania Department of Labor & Industry](#); [U.S. Bureau of Labor Statistics](#); [Ohio claims reporting](#); [Valley home sales](#); [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.

Jurisdiction	Action Being Tracked	Current Status	Effective Date / Scheduled Expiration or Next Trigger
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 remain under development; the next trigger is formal local action.
Mahoning Township (Lawrence PA)	Zoning controls / litigation	ZONING / LITIGATION UNDERWAY	Local controls and the Powder Mill Works review remain subject to litigation and local review; the next trigger is court or local action. No project approval is implied.
North Beaver Township (Lawrence PA)	Zoning controls / litigation	ZONING / LITIGATION UNDERWAY	Local controls and the Powder Mill Works review remain subject to litigation and local review; the next trigger is court or local action. No project approval is implied.
New Beaver Borough (Lawrence PA)	Zoning ordinance review	ZONING REVIEW UNDERWAY	Ordinance No. 2 of 2026 remains the local-review item; the next trigger is formal borough action.
Lawrence County Planning Commission (Lawrence PA)	Preliminary-plan review	PROJECT REVIEW PENDING	The North Beaver/Mahoning preliminary plan remains pending for a future commission review.
Hermitage City (Mercer PA)	Zoning restrictions / conditional-use standards	RESTRICTIONS ENACTED	Board of Commissioners enacted the data-center zoning ordinance July 22, 2026; effective July 29. Data centers are conditional uses in LI/II districts with setback, noise, utility, environmental, emergency-management and decommissioning standards.
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 2496 , which would allow municipalities to pause consideration of data-center applications for up to 180 days, passed the House June 24 and was reported amended by the Senate Local Government Committee June 30; it remains pending in the Senate.
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.
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.
NEW Conneaut City (Ashtabula OH)	Governance review / proposed moratorium	COMMITTEE FORMED - MORATORIUM PROPOSED	Nine-member review committee formed; no data-center proposal submitted. Proposed moratorium has not been adopted. Third reading scheduled Aug. 10, 2026.

Legend: NEW jurisdiction added in Issue #22. 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 callback began July 27; exact number returning has not been disclosed; return period expected through approximately week of Aug. 17; some workers remain on indefinite layoff.	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

Project	Investment	Jobs / Units	Status	County
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 delivery underway; \$6.98M construction contract awarded.	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
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	Port Authority authorized land/development-agreement negotiations for proposed 85-acre park; JEDD and infrastructure arrangements remain pending; no tenant announced.	Columbiana
NEW Youngstown Technology Park	\$1.1M city site readiness	100-200 projected	Developer/site-preparation phase; initial 50,000 SF building contemplated with potential expansion to 200,000 SF; no tenant or committed private investment.	Mahoning
NEW Meander Reservoir Dam Improvements	\$83M	-	\$38M FEMA grant restored; \$29M OWDA borrowing planned and \$16M local share required; first phase approved; fall 2026 start targeted with completion in 2029.	Mahoning / Trumbull

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.

FINAL THOUGHTS

Regional infrastructure is advancing, but cost, reliability and local decision-making will play a major role in how development moves forward. The question is whether those investments translate into durable jobs and development while the public systems needed to support them remain dependable and financially sustainable.