

FROM THE EDITOR

Rules Catch Up to Projects

Several of this week's strongest developments were rules, infrastructure and workforce investments that determine whether projects advance.

Pennsylvania imposed a new statewide framework for data-center development just as Keel Infrastructure continues permitting its Sharon, PA site. In Trumbull County, McDonald is moving into a more public review of Oppidan's interest in the former McDonald Steel property. Meanwhile, Ultium brought back the final group of temporarily laid-off hourly workers, MCCTC opened its \$16 million LEAD Center and Youngstown approved new road and housing-infrastructure agreements.

Capital and development interest matter, but so do local approvals, utility capacity, roads, workforce and clear rules governing what gets built.

All items sourced Aug. 17-23 unless otherwise dated. The Capital Pipeline Tracker, Economic Indicators and Data-Center Moratorium, Restrictions & Governance Tracker are cumulative reference sections updated weekly.

ON DECK

Date	Item
Monday, August 24	Youngstown State University begins fall classes, including the first semester at its Steubenville campus, where 91 students are registered across 12 academic programs.
Tuesday, August 25	New Castle holds a public hearing associated with a \$750,000 HOME grant.
Wednesday, August 26	Hermitage commissioners meet; Meijer/M Express/Wendy's Hickory Fields plans have moved from the Planning Commission to the board for consideration later this month.
Thursday, August 27	The Youngstown Innovation Hub for Aerospace & Defense hosts a manufacturing-engagement event at the Ashtabula County Technical & Career Campus.

Sources: [YSU academic calendar](#) | [YSU Steubenville enrollment](#) | [New Castle hearing](#) | [Hermitage calendar](#) | [Hickory Fields update](#) | [Innovation Hub](#)

MARK YOUR CALENDAR

Date	Item
Thursday, September 3	Youngstown/Warren Regional Chamber hosts Salute to Business.
Thursday, September 10	BRITE hosts its Grid to Growth Energy Innovation Summit.
Monday, September 14	Evidentiary hearing scheduled in the SOBE Thermal rate case before PUCO in Columbus.
Tuesday, September 15	Oppidan is scheduled to meet with McDonald officials and residents at McDonald High School regarding its potential data-center development.
Wednesday, September 23	Eastgate hosts its Metropolitan Transportation Plan / Transportation Improvement Program workshop.

Sources: [Salute to Business](#) | [BRITE summit](#) | [SOBE hearing](#) | [McDonald forum](#) | [Eastgate workshop](#)

LEAD STORY

New Data-Center Guardrails Meet Local Proposals

Pennsylvania changed the rules for data-center development Tuesday when Gov. Josh Shapiro signed Executive Order 2026-05. The order incorporates the state's Responsible Infrastructure Development, or GRID, requirements into the permitting process, removes data centers from the state's Permit Fast Track program, bars nondisclosure agreements for data-center projects and ties access to the state's computer-data-center tax exemption to compliance with the standards.

Developers agreeing to GRID must make legally enforceable commitments covering energy costs, community engagement, workforce development and environmental protections. Pennsylvania says developers must pay the infrastructure costs attributable to their projects rather than shift them to other ratepayers. DEP may continue reviewing qualifying permit applications from GRID-compliant projects while local approvals proceed, but it may not issue permits until required local approvals are in place. Developers that decline GRID face a more restrictive permitting sequence.

The change lands directly on an active Valley project. Keel Infrastructure says its Sharon development already operates under principles consistent with GRID and that permitting there remains on schedule. Keel reported earlier this month that Sharon has zoning and land-development approvals, with final environmental permits still progressing. The company continues seeking a tenant for the site.

McDonald is at a much earlier stage. Oppidan is evaluating the former McDonald Steel property, but Mayor Ray Lewis says no site plan has been submitted. The village planning commission is working on data-center standards, and Oppidan is scheduled to participate in a public forum Sept. 15. Residents have urged officials to consider a moratorium, but no moratorium has been formally introduced or adopted.

Sources: [Pennsylvania Executive Order 2026-05](#) | [Keel GRID statement](#) | [Keel Q2 update](#) | [Vindicator - McDonald/Oppidan](#)

STRATEGIC SIGNALS

Ultium Returns Final Group of Temporarily Laid-Off Workers

The final group of hourly employees placed on temporary layoff at Ultium Cells' Lordstown battery plant returned Monday. The phased return began July 27 after 850 UAW-represented employees had been temporarily laid off beginning in January.

Union officials said production will ramp as required training is completed. Ultium operations leadership has said approximately 1,400 employees are expected at Lordstown as production resumes. The development closes the callback phase tracked in recent Market Pulse issues and moves the plant back into an operating ramp.

Sources: [Business Journal Daily](#)

America Makes Advances \$5.5 Million Additive-Manufacturing Project

America Makes and the National Center for Defense Manufacturing and Machining selected General Atomics Aeronautical Systems to lead a \$5.5 million federally funded project focused on qualifying high-strength aluminum for additive manufacturing.

The work is intended to develop material data for a 7075-T73-equivalent aluminum alloy across small-, medium- and large-format laser powder-bed-fusion systems, with defense and commercial applications. The award reinforces Youngstown's role as the administrative and technical center for national additive-manufacturing programs; it should not be interpreted as a \$5.5 million physical investment in Youngstown.

Sources: [Manufacturing USA / America Makes](#)

WORKFORCE & EDUCATION

MCCTC Opens \$16 Million LEAD Center

Mahoning County Career & Technical Center opened its new Leadership Employment Advancement Discovery Center on Wednesday. The roughly 40,000-square-foot facility is part of a \$16 million project supported by an \$11.4 million state career-tech expansion grant.

The center houses industrial robotics and automation, computer networking and cybersecurity, AI systems and software development and HVAC programs, while welding also will move into the expansion. MCCTC says the added capacity will allow it to serve more than 100 additional students.

Sources: [Business Journal Daily](#)

Brookfield Opens Regional Career and Learning Center

Brookfield Local Schools opened its Regional Community Training and Learning Center in the former Tiffany Event Center. The facility brings together the district's Industry 4.0 program, building trades, career-based intervention and other education and community services.

The center gives students access to career training and industry credentials while maintaining their connection to the local school district. It also provides space for community services, including a food pantry and senior programming.

Sources: [Business Journal Daily](#)

INFRASTRUCTURE & COMMUNITY DEVELOPMENT

Youngstown Approves Road and Housing Infrastructure Agreements

Youngstown City Council voted 6-0 to accept an agreement tied to a \$1.278 million Ohio Department of Development grant for approximately 950 feet of new roadway connecting the U.S. Route 62/Albert Street area with North Garland Avenue. The road would improve highway access to approximately 30 acres that include the former McGuffey Plaza property owned by the Western Reserve Port Authority. The state grant covers 75% of project cost, with the remaining share still to be assembled.

Council also authorized an agreement for up to \$2.5 million through Ohio's Residential Economic Development District program for streets, sidewalks, water and sewer lines, lighting and other improvements serving YNDC housing sites and the proposed 120-unit Homestead Crossing development. The work must be completed by February 2027.

Sources: [Vindicator](#)

Warren Riverfront Work Advances on Several Fronts

Several capital projects along Warren's Mahoning River corridor are moving through construction or redevelopment. A grant-funded replacement of the Packard Park pedestrian bridge is valued at \$1.2 million; the National Packard Museum has begun a 7,400-square-foot, \$1 million expansion; and the former Mahoningside power-plant property, following approximately \$6 million in demolition and cleanup work, is being prepared for parking, seating, lighting and river access.

Downtown, a pedestrian bridge connecting Perkins Park with the Peninsula redevelopment area is expected to be completed by the end of September. Farther south, a former gasification-plant site has undergone approximately \$1.7 million in cleanup near the planned Museum of Science Fiction and Fantasy Arts.

Sources: [Tribune Chronicle](#)

Youngstown Survey Documents Property Conditions Citywide

Youngstown Neighborhood Development Corp. completed a three-month survey of every residential and commercial property in the city. The survey identified 1,424 occupied residential properties with roof issues and another 1,082 with other exterior-condition problems.

YNDC also counted 571 vacant and tax-delinquent residential properties and 1,235 vacant residential properties with taxes paid. The results provide a new citywide baseline for targeting demolition, rehabilitation, code enforcement and housing investment.

Sources: [YNDC](#)

POWER, DATA & SITE READINESS

PUCO Grants Rehearing in SOBE Rate Case

The Public Utilities Commission of Ohio agreed Wednesday to rehear portions of the emergency-rate case involving SOBE Thermal Energy Solutions and downtown Youngstown steam customers. Youngstown and the Ohio Consumers' Counsel had sought further review of the rate increases approved earlier this year.

An administrative law judge has scheduled an evidentiary hearing for Sept. 14, with expert testimony due Sept. 8. The existing emergency increases range from 36% to 93% during the non-heating season and 85% to 163% during the heating season. The rehearing does not by itself overturn those rates.

Sources: [Vindicator](#)

For a closer look at the power, zoning and economic considerations influencing data-center projects in the Mahoning Valley, download Cornerstone's [The Data Center Dilemma](#).

HEALTHCARE

FirstEnergy Seeks Dismissal of Sharon Regional Utility Complaint

FirstEnergy of Pennsylvania has asked a Pennsylvania Public Utility Commission judge to dismiss a complaint filed by Sharon Regional Health System owner Tenor Health Foundation Sharon after the utility issued a shutoff notice involving more than \$420,000 in reported past-due electric charges.

The complaint was filed in May. A Pennsylvania Department of Health report also documented concerns involving past-due gas obligations. The dispute is an operating issue separate from the hospital's previously announced \$11.9 million modernization program and does not, by itself, establish a change in that capital project's status.

Sources: [Business Journal Daily](#)

ECONOMIC DEVELOPMENT

Incentive Review Shows Investment Gains, Job Gaps

Mahoning County's annual tax-incentive review shows substantially more private investment than originally projected at two Austintown enterprise-zone projects, while employment remains below the commitments attached to both agreements. Xaloy had projected \$40 million in investment and has invested more than \$45.4 million, while creating 96 of 143 committed jobs. Trumbull Manufacturing projected \$533,000 and has invested more than \$3.5 million, while creating one of two committed jobs. The review also documents how tax-increment financing revenue is being returned to infrastructure. The Hollywood Gaming TIF has financed approximately \$6.55 million across completed and active projects, including the Meander Reservoir centrifuge project, while the Truck World/PurFoods/FedEx/OUPS district has directed more than \$1 million toward public improvements.

Sources: [Mahoning County incentive review / Vindicator](#)

Forward Lawrence Resets Leadership and Prepares Another Redevelopment Site

Forward Lawrence promoted Diane Richardson to director of economic development and Lyndsey Overby to director of the chamber while Frank Moses continues as interim CEO. The organization is evaluating its longer-term leadership structure following two CEO departures since September 2025. Richardson also said Forward Lawrence expects to take ownership of the former St. Francis Hospital property by the end of August. Engineering work is underway to determine whether portions of the building can be reused or whether full demolition will be required.

Sources: [Business Journal Daily](#)

LEGISLATIVE & POLICY WATCH

Ohio Data-Center Framework Remains in Senate

No material current-week action changes the treatment of the five primary Ohio measures carried in Issue #24. HB 646 remains short of Senate passage after being reported by the Senate Energy Committee, informally passed and then recommitted June 10.

Bill	Current treatment	Status / significance
HB 646	Data-center framework	House-passed measure remains pending in the Senate; reported by Senate Energy and recommitted June 10.
HB 292	Defense & aerospace	Signed July 7; effective Oct. 6, with appropriations effective July 7.
HB 361	Development review	Remains in House Local Government Committee.
HB 756	R&D tax credit	Remains in House Ways and Means.
HB 844	Technology investment credit	Remains in House Ways and Means.

Also monitoring: [HB 983](#) (data-center accountability framework); [HB 613](#) (tax enforcement and appeals process); [HB 921](#) (E-Verify requirements for nonresidential construction employers); [SB 462](#) (JOBS Act / employer-higher-ed partnerships); [SB 428](#) (Build Smart Act / housing provisions); [SB 250](#) (Promised Land Act / housing tax credit).

ECONOMIC INDICATORS

The four Ohio county rates and Lawrence and Mercer County rates remain June values because Ohio's next local-area release is scheduled Aug. 25, after publication.

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

Indicator	Latest	Prior	Change	Signal
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 increase
Ohio unemployment	3.4% July	3.6% June	down 0.2 pts.	Statewide improvement
Pennsylvania unemployment	3.9% July	4.1% June	down 0.2 pts.	Below U.S. rate
U.S. unemployment	4.1% July	4.2% June	down 0.1 pts.	Slight improvement
Ohio initial unemployment claims	4,503 w/e Aug. 15	4,166 prior week	up 337	Weekly increase
Valley home sales	491 July	488 July 2025	up 0.6%	Essentially flat YoY
30-year fixed mortgage rate	6.65% Aug. 20	6.67% Aug. 13	down 0.02 pts.	Modest easing

Ohio fell to 3.4% in July; Pennsylvania fell to 3.9%. Ohio initial claims rose to 4,503, Valley home sales were essentially flat year over year at 491, and Freddie Mac's 30-year rate declined to 6.65%.

Sources: [Ohio LMI county data](#) | [PA county labor force](#) | [PA July employment report](#) | [BLS employment situation](#) | [Ohio July unemployment](#) | [Ohio weekly claims](#) | [Valley home sales](#) | [Freddie Mac PMMS](#)

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.

Rows are alphabetized by jurisdiction beginning with Issue #25. * = existing row materially updated this issue; NEW = jurisdiction added this issue. Color key: Red = moratorium/pause in effect; Yellow = pending review/proposal/litigation; Blue = enacted standards or requirements. Color reflects governance posture, not project development status.

Jurisdiction	Action Being Tracked	Current Status	Effective Date / Next Trigger
NEW - Ashtabula Township (Ashtabula OH)	One-year moratorium	MORATORIUM IN EFFECT	Growth Partnership for Ashtabula County reports trustees implemented a one-year moratorium as of June 2026; the accessible source does not state the exact adoption date.
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.
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.
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.
* Conneaut City (Ashtabula OH)	Moratorium / charter-cap proposal	MORATORIUM REJECTED - CHARTER CAP PROPOSAL UNDER CONSIDERATION	Council rejected the proposed one-year moratorium 2-4 on Aug. 12. A separate proposed charter amendment to cap data centers at 25 MW remains under consideration.
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.
Girard City (Trumbull OH)	Moratorium	MORATORIUM ADOPTED	Effective July 13, 2026 for 12 months; scheduled to expire July 13, 2027, unless extended or replaced.
Hermitage City (Mercer PA)	Zoning restrictions / conditional-use standards	RESTRICTIONS ENACTED	Board of Commissioners enacted the data-center zoning ordinance July 22; effective July 29. Data centers are conditional uses in LI/HI districts with setback, noise, utility, environmental, emergency-management and decommissioning standards.
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.
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; 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. Preliminary interest in a separate 75-acre site has been disclosed; no application or approval.
Lawrence County Planning Commission (Lawrence PA)	Preliminary-plan review	PROJECT REVIEW PENDING	North Beaver/Mahoning preliminary plan remains pending. The Aug. 12 meeting has passed; a post-meeting disposition has not been verified in accessible records.

Jurisdiction	Action Being Tracked	Current Status	Effective Date / Next Trigger
Lordstown Village (Trumbull OH)	Moratorium and extension	MORATORIUM EXTENDED	Original moratorium adopted in January 2026; extension approved June 15, effective July 5; scheduled to expire Jan. 1, 2027, unless further extended or replaced.
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; next trigger is court or local action. No project approval is implied.
* McDonald Village (Trumbull OH)	Local guidelines / disclosed developer interest	ZONING REVIEW UNDERWAY - DEVELOPER INTEREST DISCLOSED	Oppidan is evaluating the former McDonald Steel property; no site plan has been submitted. Planning Commission continues work on data-center standards. Public forum scheduled Sept. 15.
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.
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.
North Beaver Township (Lawrence PA)	Zoning controls / litigation	ZONING / LITIGATION UNDERWAY	Aug. 4 appeal hearing held regarding application completeness and applicable zoning rules. No decision was issued at the hearing; a ruling was indicated within 45 days. No project approval is implied.
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.
* Pennsylvania statewide (PA)	GRID requirements / municipal pause legislation	GRID REQUIREMENTS IN EFFECT / MUNICIPAL PAUSE LEGISLATION PENDING	Executive Order 2026-05 took effect Aug. 18. HB 2496, which would allow municipalities to pause consideration of data-center applications for up to 180 days, remains pending in the Senate.
Sharon City (Mercer PA)	Zoning standards	ZONING STANDARDS ADOPTED	City Council approved data-center zoning amendments during the week of July 13; the action sets standards and is not a new project approval.
Vienna Township (Trumbull OH)	Moratorium and extension	MORATORIUM EXTENDED	Extension approved for Aug. 16-Oct. 16 while proposed data-center zoning language proceeds through Trumbull County Planning Commission review.
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; a review committee was proposed, with next action expected after the August recess.
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.
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.

Sources: [PA Executive Order 2026-05](#) | [PA HB 2496](#) | [McDonald/Oppidan](#) | [Ashtabula County Growth Partnership FAQ](#) | [Conneaut update - SAVRN](#) | [Conneaut corroboration - Strisker](#)

CAPITAL PIPELINE TRACKER

Rows are alphabetized by project beginning with Issue #25. * = existing tracker row materially updated this issue; NEW = added this issue. Green = construction / active. Yellow = planning. Blue = awarded / funded. Purple = renovation. Red = paused / distressed.

Project	Investment	Jobs / Units	Status	County
Amazon Bazetta DC	\$30M	~120	Under construction; opening date pending.	Trumbull
AMG Chrome - New Castle	\$15M	TBD	Opened; sole U.S. chrome-metal producer; 6,500-ton capacity.	Lawrence PA
AMG Titanium - Neshannock	\$15.7M	50+	\$750K RACP supports 60,000-SF production expansion and 17,000-SF corporate headquarters.	Lawrence PA
Bristolville 25 / Lordstown	\$3.6B	120 projected	Lordstown moratorium extended 180 days effective July 5.	Trumbull
CCL Container - Hermitage	\$16.3M	30 new / 302 retained	New production line will nearly double capacity; Pennsylvania offered \$160K in grants.	Mercer PA
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
Columbiana Stormwater	\$664,596	-	June 18 FEMA award for storm-sewer upgrades.	Columbiana

Project	Investment	Jobs / Units	Status	County
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
East Palestine Train Depot	\$889,545 contract	TBD	Renovation contract awarded; work expected early July.	Columbiana
EOG/Encino - Utica Drilling	\$6.5B	1,000s	Regional upstream priority.	Regional
Everest Aluminum - Warren	\$19.5-33M	70	Tax abatement approved; site decision pending.	Trumbull
FirstEnergy Grid - Trumbull	\$24M	-	138-kV rebuild; Energize365 reliability work.	Trumbull
Graphite One - Conneaut	\$1.4B	Ph1 150+	Ohio EPA air-permit application administratively complete; technical review underway; no permit approval.	Ashtabula
Homestead Crossing	\$34.4M proposed total development cost	120 units	OHFA financing approvals in place, including up to \$21.5M in bonds; new construction.	Mahoning
Innovation Hub - A&D	\$32.7M renovation	450 by 2029	Building renovation underway; initial company occupancy targeted for summer 2027.	Mahoning
Iten Defense - Saybrook	Not disclosed	Not disclosed	50,000-SF manufacturing expansion broke ground Aug. 5; new equipment/product lines planned.	Ashtabula
K-C Distribution Center	\$160M	65	Board decision pending.	Trumbull
* Keel Data Center - Sharon	\$5B	134	Zoning and land-development approvals secured; environmental permits remain in process. Keel says Pennsylvania's Aug. 18 GRID order does not alter its permitting schedule.	Mercer PA
Kimberly-Clark - Warren Mfg	\$800M	~500	Construction active; access-road design about 30% complete; first road phase targeted for early 2027.	Trumbull
Mahoning Co. Gov't Center	\$60M	400+	Construction-manager-at-risk qualifications closed July 22; shortlist or selection is the next trigger.	Mahoning
Mahoning National Bank Bldg	\$18.5M	71 units	Renovation active.	Mahoning
MCCTC LEAD Center - NEW	\$16M	100+ additional student capacity	Roughly 40,000-SF workforce facility opened Aug. 19 with robotics, automation, cybersecurity, AI/software, HVAC and welding programs.	Mahoning
* McDonald Steel Site	\$3.25M	-	Oppidan is evaluating the former mill property for possible data-center development; no site plan has been submitted; Sept. 15 public forum is the next identified trigger.	Trumbull
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
* Mercy Health - Champion ER	\$50M project; \$843K bridge	75 prior estimate	Construction active; 32,000-SF Champion Emergency Care Center will include a 25-bed freestanding ER, full-service imaging and lab services; spring opening targeted.	Trumbull
SB 450 Valley line items	Mult	-	Capital budget signed; local line items enacted.	Mult
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
SoftBank/Stargate - Lordstown	\$3B+	TBD	Foxconn says Ohio manufacturing and R&D capabilities are expected to build in 2027 as AI-system demand grows; Lordstown transition continues.	Trumbull
Trumbull Energy Center	\$1.2B	-	953-MW Lordstown power plant completed / commercial operation.	Trumbull
* Ultium Cells - Lordstown	\$2.3B	~1,400 expected as production resumes	Final group of temporarily laid-off hourly employees returned Aug. 17; production ramp expected after required training is completed.	Trumbull
Vallourec - Premium Thread	\$48M	40	Commissioning Q1 2027.	Mahoning
Warren Peninsula Project	\$851K	306 units	Awarded March 6.	Trumbull
Warren Steel Site	\$15M loan	-	Foreclosure; 360-acre industrial site.	Trumbull

Project	Investment	Jobs / Units	Status	County
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
YNDC Glenwood Cleanup	\$1M	-	EPA Brownfields grant supports assessment and cleanup.	Mahoning
YNG Aviation Education Center	\$6.98M	-	Preconstruction meeting completed; equipment delivery underway; \$6.98M construction contract awarded.	Trumbull
* Youngstown REDD Infill	\$2.5M	220 units	City Council authorized implementation of up to \$2.5M in REDD-funded infrastructure serving YNDC housing sites and the proposed Homestead Crossing development.	Mahoning
Youngstown river / sewer infrastructure	\$10.35M sewer + dam work	-	\$1.19M Exal Court pump-station contract awarded; August start expected; no development agreement.	Mahoning
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
Zuharis / Project Astralus	TBD	2,000-5,000	510-acre data center + power plant + water concept; Q3 2027 target.	Columbiana

Sources: [Ultium callback/ramp](#) | [Keel Sharon / GRID](#) | [McDonald Steel / Oppidan](#) | [Youngstown REDD / road actions](#) | [MCCTC LEAD Center](#) | [Mercy Champion / Warren update](#)

FINAL THOUGHT

Several projects moved ahead this week, but so did the rules and infrastructure around them.

The Valley is not short on proposals. The harder work is making sure sites, utilities, approvals and workforce capacity are ready when those proposals become real.

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