

MARKET PULSE

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FROM THE EDITOR

The Next Step

A number of regional projects moved beyond discussion this week, but few have reached the point where the outcome is certain.

SOBE Thermal now has a prospective buyer showing sustained interest. The Route 11 natural-gas pipeline has moved from feasibility into a search for private-sector partners. Two major downtown Youngstown redevelopment projects are approaching new milestones. Ultium employees are returning and training. At the same time, another Valley community has paused data-center development while it decides what rules should apply.

Studies, zoning actions and expressions of interest establish possibilities. Buyers, financing, construction contracts, customers and operating results turn those possibilities into economic activity.

The Valley has plenty moving through that middle ground right now. The next several months should tell us which projects materialize.

All items sourced Aug. 31-Sept. 7 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
Thursday, September 10	BRITE Grid to Growth Energy Innovation Summit. The Columbus event focuses on grid capacity, affordability, reliability and investment as electricity demand expands.
Thursday, September 10	North Beaver Township / Powder Mill Works. The township Zoning Hearing Board is scheduled to hear SS Penn LLC's appeal involving the Powder Mill Works preliminary development plan.
Thursday, September 10	Good Morning, Trumbull. The Youngstown/Warren Regional Chamber holds its next county-focused business briefing.

Sources: [BRITE](#) | [North Beaver Township public notice](#) | [Regional Chamber](#)

MARK YOUR CALENDAR

Date	Item
Monday, September 14	SOBE Thermal. PUCO's evidentiary hearing in the downtown Youngstown steam-rate case is scheduled in Columbus.
Monday, September 14	Bristol Township (Trumbull County). The township Zoning Commission is expected to discuss potential data-center regulations.
Tuesday, September 15	Mahoning Township, Lawrence County. A zoning hearing is scheduled on SS Penn LLC's Powder Mill Works appeal.
Tuesday, September 15	Hubbard Township. Public hearing scheduled on proposed Article XX regulations governing data centers and accessory uses.
Tuesday, September 15	McDonald. Oppidan is expected to meet with officials and residents regarding its potential data-center development at the former McDonald Steel property.
Friday, September 18	MCCTC. Ribbon cutting scheduled for the Medical Wellness and Education Center.

Sources: [SOBE hearing](#) | [Bristol Township zoning](#) | [Mahoning Township notice](#) | [Hubbard Township hearing](#) | [McDonald forum](#) | [MCCTC](#)

LEAD STORY

SOBE Buyer Talks Move Toward a Decision Point

A potential path forward for downtown Youngstown's troubled district steam system is beginning to take shape. Court-appointed receiver John Collins reported that several companies have expressed interest in purchasing or operating SOBE Thermal Energy Solutions, but Detroit Thermal, a subsidiary of Cartier Energy, is the only prospective operator to have maintained consistent interest. Detroit Thermal representatives have traveled to Youngstown and met with customers, city officials and the Public Utilities Commission of Ohio.

No written acquisition proposal has been submitted. Detroit Thermal General Manager Rick Pucak told the receiver that a proposal could potentially be submitted within the next month. Meanwhile, SOBE remains financially strained. Collins reported that recently approved emergency rate increases have not produced an appreciable improvement in income and that several customers have either failed to pay or only partially paid recent invoices.

If the Detroit Thermal discussions do not result in a transaction, the receiver identified possibilities including interim public funding or eventual abandonment of the system. The significance extends beyond SOBE itself. Downtown buildings remain dependent on a viable steam solution, and the system's future has become an infrastructure issue tied directly to redevelopment, operating costs and property investment.

Sources: [Business Journal Daily](#) | Mahoning County Common Pleas Court receiver report

STRATEGIC SIGNALS

Route 11 Pipeline Moves From Feasibility to Market Test

The proposed natural-gas pipeline along Ohio's Route 11 corridor has entered its next phase. Lake to River Economic Development has issued a request for information seeking potential private-sector partners following completion of the Verdantas feasibility study. The proposed system would extend roughly 93 miles from the Ohio River toward Lake Erie through Columbiana, Mahoning, Trumbull and Ashtabula counties. The study estimated more than 9,000 construction-related jobs associated with development.

The RFI is an important step, but it is still a market test. No builder, customer or financing commitment has been announced, so the concept does not yet enter the Capital Pipeline Tracker.

Sources: [Lake to River Economic Development](#) | [WKBN](#)

Columbiana Oil Output Runs at Record Pace

Oil production in Columbiana County is on pace to establish another record. Wells in the county produced 996,723 barrels during the first half of 2026, including 452,818 barrels in the second quarter. By comparison, full-year 2025 production totaled about 1.43 million barrels. Natural-gas production during the second quarter totaled approximately 25.3 billion cubic feet.

The numbers reinforce the increasingly important northern Utica oil window and add another energy-development signal to a corridor already drawing interest around pipeline capacity, power generation and industrial demand.

Sources: ODNR data | [Business Journal Daily](#)

Newton Falls Becomes Latest Community to Pause Data Centers

Newton Falls Village Council voted unanimously Sept. 2 to adopt a 12-month moratorium on data-center development while the village studies zoning, infrastructure, utilities and other potential impacts. Councilman Brian Kropp characterized the action as a planning measure rather than opposition to data centers. Councilman Brian Axiotis advocated going further with an outright ban.

Newton Falls becomes a new entry in the Data-Center Moratorium, Restrictions & Governance Tracker.

Source: [Tribune Chronicle](#)

EMPLOYER WATCH

Ultium Workers Return as Training Continues

Hundreds of employees have returned to Ultium Cells' Lordstown-area battery plant following the temporary shutdown, with workers undergoing training ahead of a fuller production restart. The callback moves the plant beyond the shutdown phase, although the pace and level of sustained production remain the more important measures to watch.

Source: [Business Journal Daily](#)

Hynes Puts AI on the Factory Floor

Youngstown-based Hynes Industries is applying artificial intelligence directly to manufacturing quality control. The company says its vision-based inspection system has reduced the time required to inspect tight-tolerance parts from roughly two to three minutes to about 15 to 20 seconds - an improvement of more than 85%. Sensors are also being used to identify conditions that can provide advance warning of some equipment failures.

The application recently received recognition through Smart Business' AI Impact Forum. The larger signal is practical rather than promotional: Valley manufacturers are beginning to deploy AI in production, inspection and maintenance rather than limiting the technology to administrative uses.

Sources: Hynes Industries | [Business Journal Daily](#)

WORKFORCE & EDUCATION

Mahoning Valley Workforce Model Spreads Statewide

Ohio Manufacturers Association President Ryan Augsburgers told nearly 700 attendees at the Regional Chamber's Salute to Business that the workforce-development model pioneered by the Mahoning Valley Manufacturers Coalition has now been replicated in 19 other regions across Ohio. He credited the Valley's manufacturer-led approach with helping establish a network of 20 industry sector partnerships covering the state. That gives the Valley initiative significance beyond its own workforce pipeline: a locally developed model is now helping shape manufacturing-workforce strategy statewide.

Sources: Cornerstone firsthand reporting | [Regional Chamber event page](#)

JobsOhio Launches Technician Path

JobsOhio has launched a new Technician Path program intended to help employers build skilled technical workforces through structured training. Eligible companies can receive up to \$10,000 per participating employee who completes an approved pathway. Lake to River Economic Development is one of seven regional partners participating in the initial rollout, giving qualifying Mahoning Valley employers direct access to the program. JobsOhio says the initiative is part of its broader \$300 million experiential-learning strategy.

Source: [JobsOhio](#)

State Names Valley Leads for New Education-to-Workforce Partnership

United Way of Youngstown and the Mahoning Valley and Canfield-based Team Workforce have been selected to lead one of Ohio's new Regional Education Partnerships, serving Mahoning, Trumbull, Columbiana and Ashtabula counties. The statewide initiative is designed to bring schools, employers, workforce organizations and community partners together around shared data to identify gaps from early childhood through entry into the workforce. Measures can include kindergarten readiness, attendance, graduation, postsecondary enrollment, credential attainment and workforce participation.

For the Valley, the designation adds another coordinated workforce structure at a time when regional manufacturers and economic-development organizations are expanding career-connected learning and technician training.

Source: [Tribune Chronicle](#)

INFRASTRUCTURE & COMMUNITY DEVELOPMENT

Downtown Youngstown Towers Approach New Milestones

Two major downtown redevelopment projects are moving toward different but important milestones. Interior work is underway at the Mahoning National Bank Building, including framing and mechanical, electrical and plumbing work. The developer is targeting completion within approximately six to eight months.

At Central Tower, project drawings are largely complete and financing is being finalized. Construction is targeted for late 2026 or the first quarter of 2027, with the redevelopment expected to include roughly 70 apartments. Both projects receive current-week updates in the Capital Pipeline, but their status remains distinct: Mahoning National Bank is in active renovation, while Central Tower remains pre-construction.

Source: [Business Journal Daily](#)

Campbell Opens \$15 Million Health and Community Center

Campbell has opened its new approximately \$15 million Health & Community Development Center, adding health, educational and community-service capacity near the city's schools. The opening represents another completed capital investment in the eastern Mahoning County community and combines healthcare access with broader community-development functions.

Sources: [Business Journal Daily](#) | [Vindicator](#)

Meander Rate Proposal Connects Infrastructure Investment to Utility Costs

The Mahoning Valley Sanitary District plans to seek approval for a 17% wholesale water-rate increase beginning in 2027, followed by increases of 2% in 2028 and 8% in 2029. District officials have linked the proposed increases in part to repayment of a \$29 million loan supporting the broader \$83 million Meander Reservoir dam-renovation program. The proposal illustrates the other side of major infrastructure investment: long-term capital improvements ultimately have to be financed through some combination of grants, debt and customer revenues.

Source: [WKBN](#)

FirstEnergy Upgrades Valley Transmission Equipment

FirstEnergy is replacing equipment along a transmission corridor between Masury and Greenville, including 50 transmission structures, 171 crossarms and more than 300 insulators. The work is part of the utility's broader Energize365 reliability program and is intended to strengthen transmission infrastructure serving the Ohio-Pennsylvania border area.

Sources: FirstEnergy | [WKBN](#)

POWER, DATA & SITE READINESS

Smith Township Solar Project Enters Review

Pivot Energy is proposing an approximately 30-megawatt solar installation on 18.3 acres along West Calla Road in Smith Township. A notice of intent was filed in late August, with project documentation identifying an August 2027 completion target. Township officials say significant road work and a road-use maintenance agreement would be necessary before extensive construction could proceed. The project is worth monitoring but should not yet be added to the Capital Pipeline until the permitting/development path is better established.

Sources: [Business Journal Daily](#) | Ohio environmental filing context

Bristol Township Begins Data-Center Zoning Review

Bristol Township in Trumbull County is beginning work on regulations for potential data-center development, with its zoning commission expected to discuss the subject Sept. 14. Unlike Newton Falls, Bristol has not adopted a moratorium. The tracker therefore records ZONING REVIEW UNDERWAY, not a moratorium or project approval.

Sources: [Tribune Chronicle](#) | [Bristol Township zoning](#)

Powder Mill Moves Toward Two September Hearings

The SS Penn / Powder Mill Works proposal in Lawrence County has two upcoming zoning triggers. North Beaver Township's Zoning Hearing Board is scheduled to consider an appeal Sept. 10. A separate Mahoning Township hearing is scheduled Sept. 15, involving the same broader development proposal and zoning dispute.

Neither hearing constitutes project approval. The Mahoning Township and North Beaver Township governance rows receive current-week updates reflecting the new hearing dates.

Sources: [North Beaver Township public notice](#) | [Mahoning Township official notice](#)

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

Sharon Regional Faces New Financial Pressure

Sharon Regional Medical Center continues operating against a difficult financial backdrop as Tenor Health works through obligations inherited or accumulated around the hospital's reopening and stabilization. Current reporting identifies more than \$5.8 million in tax liens, adding another operating-pressure point alongside previously reported utility-payment disputes and an ongoing modernization program.

The financial issues should be treated separately from the hospital's capital-improvement program. They do not by themselves establish a change to the modernization project's Capital Pipeline status.

Source: [Sharon Herald](#)

ECONOMIC DEVELOPMENT

Niles Advances Former GE Site Infrastructure

Niles is moving forward with acceptance of Illumination Point Drive as a public street at the former GE property, another step in repositioning the industrial site for reuse. The roadway action is modest in isolation but fits a larger site-readiness theme: redevelopment properties become more marketable as streets, utilities, access and ownership issues are resolved.

Source: [Tribune Chronicle](#)

LEGISLATIVE & POLICY WATCH

Ohio Data-Center Framework Remains in Senate

No material current-week action changes the five primary Ohio measures tracked in Issue #26. The data-center framework remains pending in the Senate after its June 10 recommittal to the Senate Energy Committee. The remaining measures retain their prior status.

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; remaining provisions 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](#), [HB 613](#), [HB 921](#), [SB 462](#), [SB 428](#), [SB 250](#).

Ohio Opens New Site-Revitalization Funding Round

The Ohio Department of Development will accept applications Sept. 15 through Oct. 16 for approximately \$21.5 million through the Building Demolition and Site Revitalization Program. The program supports demolition of unsafe or blighted residential and commercial structures and preparation of properties for future economic use. The state says earlier rounds have invested more than \$325 million across nearly 6,700 projects.

No named Valley application has yet surfaced, so this is best treated as a funding opportunity to watch rather than a local project announcement.

Source: [Business Journal Daily](#)

RETAIL & RESTAURANT BEAT

HomeBuys Taking Former Boardman Big Lots

Closeout retailer HomeBuys plans to open its first Mahoning Valley location in the former Big Lots store at 7100 South Avenue in Boardman. The retailer operates stores elsewhere in Ohio as well as Kentucky and Michigan. No opening date has yet been announced.

Source: [WFMJ](#)

ECONOMIC INDICATORS

The latest data show generally stable local labor markets, declining Ohio weekly unemployment claims and a modest increase in mortgage rates. National payroll employment increased by 162,000 in August while the U.S. unemployment rate remained 4.1%.

Indicator	Latest	Prior	Change	Signal
Mahoning County unemployment	4.6% July	4.6% June	flat	Stable
Trumbull County unemployment	5.0% July	5.0% June	flat	Stable
Columbiana County unemployment	3.8% July	3.9% June	down 0.1 pt.	Modest improvement
Ashtabula County unemployment	3.1% July	3.6% June	down 0.5 pt.	Improvement
Lawrence County unemployment	3.8% July	3.9% June	down 0.1 pt.	Improvement
Mercer County unemployment	4.1% July	4.3% June	down 0.2 pt.	Improvement
Ohio unemployment	3.4% July	3.6% June	down 0.2 pt.	Improvement
Pennsylvania unemployment	3.9% July	4.1% June	down 0.2 pt.	Improvement
U.S. unemployment	4.1% Aug.	4.1% July	flat	Stable
Ohio initial unemployment claims	3,859 w/e Aug. 29	4,403 w/e Aug. 22	down 544	Claims eased
Valley home sales	491 July	488 July 2025	up 0.6%	Essentially flat YoY
30-year fixed mortgage rate	6.71% Sept. 3	6.66% Aug. 27	up 0.05 pt.	Financing costs edged higher

Sources: [Bureau of Labor Statistics](#) | [Freddie Mac](#) | [BLS Youngstown MSA](#)

The BLS metro release separately showed the Youngstown-Warren-Boardman MSA's July nonseasonally adjusted unemployment rate at 4.8%, unchanged from June, with total nonfarm employment of 166,100.

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 remain alphabetized by jurisdiction. * = existing row materially updated this issue; NEW = jurisdiction added this issue. All unmarked rows carry forward from Issue #26.

Jurisdiction	Action Being Tracked	Current Status	Effective Date / Next Trigger
Ashtabula Township (Ashtabula OH)	One-year moratorium	MORATORIUM IN EFFECT	Growth Partnership reports trustees implemented a one-year moratorium as of June 2026; exact adoption date remains unverified.
Bazetta Township (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Effective May 12 for 180 days; scheduled to expire Nov. 8 unless extended or replaced.
Boardman Township (Mahoning OH)	Moratorium / zoning study	MORATORIUM IN EFFECT	One-year moratorium adopted April 28; scheduled to expire April 28, 2027.
NEW - Bristol Township (Trumbull OH)	Data-center zoning regulations	ZONING REVIEW UNDERWAY	Zoning Commission discussion expected Sept. 14.

Jurisdiction	Action Being Tracked	Current Status	Effective Date / Next Trigger
Braceville Township (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Effective June 2 for six months; scheduled to expire Dec. 2.
Conneaut City (Ashtabula OH)	Moratorium / charter-cap proposal	MORATORIUM REJECTED - CHARTER CAP PROPOSAL UNDER CONSIDERATION	Council rejected proposed moratorium Aug. 12; separate 25-MW charter-cap proposal remains under consideration.
Cortland City (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Effective June 1 for one year; scheduled to expire June 1, 2027.
Girard City (Trumbull OH)	Moratorium	MORATORIUM ADOPTED	Effective July 13 for 12 months.
Hermitage City (Mercer PA)	Zoning restrictions / conditional-use standards	RESTRICTIONS ENACTED	Ordinance enacted July 22 and effective July 29; data centers are conditional uses in LI/HI districts with specific standards.
Howland Township (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Effective June 10 for six months; scheduled to expire Dec. 10.
Hubbard City (Trumbull OH)	Moratorium / local policy review	MORATORIUM IN EFFECT	Effective June 1, 2026-June 1, 2027; policy and infrastructure issues remain under review.
* Hubbard Township (Trumbull OH)	Moratorium / permanent zoning standards	MORATORIUM IN EFFECT / ZONING REVIEW UNDERWAY	Moratorium remains in effect; Sept. 15 hearing on proposed Article XX Data Centers and Accessory Uses.
Lawrence County Planning Commission (Lawrence PA)	Preliminary-plan review	PROJECT REVIEW PENDING	North Beaver/Mahoning preliminary plan remains pending; no post-Aug. 12 disposition verified.
Lordstown Village (Trumbull OH)	Moratorium and extension	MORATORIUM EXTENDED	Extension effective July 5; scheduled to expire Jan. 1, 2027 unless further extended or replaced.
* Mahoning Township (Lawrence PA)	SS Penn / Powder Mill zoning appeal	ZONING / APPEAL REVIEW UNDERWAY	Sept. 15 hearing. No project approval implied.
McDonald Village (Trumbull OH)	Local guidelines / disclosed developer interest	ZONING REVIEW UNDERWAY - DEVELOPER INTEREST DISCLOSED	Oppidan evaluating former McDonald Steel site; no site plan submitted; public forum Sept. 15.
New Beaver Borough (Lawrence PA)	Zoning ordinance review	ZONING REVIEW UNDERWAY	Ordinance No. 2 of 2026 remains the local-review item.
Niles City (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Effective May 20 for 180 days; scheduled to expire Nov. 16.
NEW - Newton Falls Village (Trumbull OH)	12-month moratorium / governance study	MORATORIUM ADOPTED	Council adopted a 12-month moratorium Sept. 2; exact statutory effective/expiration date remains to be verified from the ordinance.
* North Beaver Township (Lawrence PA)	SS Penn / Powder Mill zoning appeal	APPEAL HEARING SCHEDULED	Sept. 10 hearing. No project approval implied.
Ohio statewide ballot issue	Statewide ballot proposal	2026 BALLOT DEADLINE MISSED	Signature threshold was not met for 2026; later effort remains possible.
Pennsylvania statewide	GRID requirements / municipal pause legislation	GRID REQUIREMENTS IN EFFECT / MUNICIPAL PAUSE LEGISLATION PENDING	Executive Order 2026-05 effective Aug. 18; HB 2496 remains pending.
Sharon City (Mercer PA)	Zoning standards	ZONING STANDARDS ADOPTED	City Council adopted data-center standards in July; action is not project approval.
Vienna Township (Trumbull OH)	Moratorium and extension	MORATORIUM EXTENDED	Extension runs Aug. 16-Oct. 16 while permanent zoning language proceeds through review.
Warren City (Trumbull OH)	Permanent-ban proposal / governance study	BAN UNDER CONSIDERATION - TABLED / GOVERNANCE REVIEW PLANNED	Proposed ban tabled July 22; further action expected after August recess.
Warren Township (Trumbull OH)	Temporary moratorium / zoning standards	MORATORIUM UNDER DEVELOPMENT - NOT ADOPTED	Zoning commission is drafting temporary-moratorium language and plans additional work in September; trustees report no board discussion or decision.
Weathersfield Township (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Effective April 30 for six months; scheduled to expire Oct. 30.
Youngstown City (Mahoning OH)	Preliminary recruitment / municipal governance review	GOVERNANCE REVIEW / PRELIMINARY DISCUSSIONS - NO FORMAL APPLICATION	Public records document site and utility discussions; city reports no application, agreement, permit or site approval.

Legend: * = existing tracker row materially updated this issue; NEW = jurisdiction added this issue. Shading: red = moratorium/ban; yellow = review/pending; blue = enacted/statewide framework.

Issue #27 changes: Bristol Township and Newton Falls are added. Hubbard Township, Mahoning Township and North Beaver Township receive current-week updates. No status label implies project approval unless expressly stated.

CAPITAL PIPELINE TRACKER

Rows remain alphabetized by project. * = existing tracker row materially updated this issue; NEW = project added this issue. All unmarked rows carry directly from Issue #26.

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
NEW - Campbell Health & Community Development Center	~\$15M	-	Facility opened; health, educational and community-service capacity added near Campbell schools.	Mahoning
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	~70 units	Financing nearing completion; drawings largely complete; construction targeted late 2026/Q1 2027.	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
East Palestine Train Depot	\$889,545 contract	TBD	Renovation contract awarded.	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 GRID requirements do not alter its permitting schedule.	Mercer PA

Project	Investment	Jobs / Units	Status	County
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	Interior renovation active; framing and mechanical, electrical and plumbing work underway; completion targeted in approximately 6-8 months.	Mahoning
MCCTC LEAD Center	\$16M	100+ additional student capacity	Roughly 40,000-SF workforce facility opened in August with robotics, automation, cybersecurity, AI/software, HVAC and welding programs.	Mahoning
MCCTC Medical Wellness & Education Center	\$7.5M	-	13,000-SF health/workforce facility opened with Mercy Health and Cadence Care partnerships plus EMT, paramedic and practical-nursing training; Sept. 18 ribbon cutting.	Mahoning
McDonald Steel Site	\$3.25M	-	Oppidan is evaluating the former mill property for possible data-center development; no site plan submitted; Sept. 15 public forum next trigger.	Trumbull
* Meander Reservoir Dam Improvements	\$83M	-	MVSD plans wholesale-rate increases beginning in 2027; \$29M loan supports the broader dam-renovation program; fall 2026 start targeted.	Mahoning / Trumbull
Mercy Health - Champion ER	\$50M project; \$843K bridge	75 prior estimate	Construction active; 32,000-SF Champion Emergency Care Center will include 25-bed freestanding ER, imaging and lab services; spring opening targeted.	Trumbull
SB 450 Valley line items	Multiple	-	Capital budget signed; local line items enacted.	Multiple
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	Hundreds of employees returned; training underway ahead of production ramp.	Trumbull
Vallourec - Premium Thread	\$48M	40	New high-torque threading capacity is scheduled to begin ramping in late 2026 and continue into 2027.	Mahoning
Warren Peninsula Project	\$851K	306 units	Awarded March 6.	Trumbull
Warren Steel Site	\$15M loan	-	Foreclosure; 360-acre industrial site.	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
YNDC Glenwood Cleanup	\$1M	-	EPA Brownfields grant supports assessment and cleanup.	Mahoning
YNG Aviation Education Center	\$6.98M	-	Preconstruction 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 sites and Homestead Crossing.	Mahoning
Youngstown river / sewer infrastructure	\$10.35M sewer + dam work	-	\$1.19M Exal Court pump-station contract awarded; 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

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

Issue #27 changes: Central Tower, Mahoning National Bank, Meander Reservoir and Ultium receive current-week updates. Campbell Health & Community Development Center is added as a new completed capital investment. Route 11 pipeline and Smith Township solar remain outside the tracker at this stage.

FINAL THOUGHT

A prospective buyer is evaluating SOBE. Private partners are being sought for the Route 11 pipeline. Downtown redevelopment projects are moving toward construction and completion. Manufacturers are bringing workers back, deploying new technology and building new training pathways.

At the same time, infrastructure costs and regulatory questions remain. Water rates may rise to support long-term dam improvements, and more communities are deciding how data centers should fit within local zoning and utility systems. The next measure is execution.