

MAHONING VALLEY MARKET PULSE™

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FROM THE EDITOR

Building Capacity, Setting Conditions

This week's developments show the work required to turn regional investment into businesses, services and opportunities. Warren adopted a one-year data center moratorium, North Beaver rejected a zoning appeal, and McDonald residents pressed for a pause while a potential project remains under discussion.

Elsewhere, the region added industrial training capacity at TCTC, prepared for an aviation education groundbreaking, completed dredging at Conneaut Harbor and advanced plans to improve access to former industrial land in Youngstown. Workforce preparation, infrastructure and clear local requirements all influence whether a location can support investment.

Reporting window: September 8–13, 2026. The indicators and two trackers are cumulative reference sections; carried entries retain their stated observation dates and last-known status.

ON DECK

Date	Item
Monday, September 14, 2026	SOBE Thermal — initial written briefs due; the previously scheduled oral hearing was canceled. Details
Tuesday, September 15, 2026	Hubbard Township — Article XX data center hearing, 7:15 p.m., 2600 Elmwood Drive Extension SE. Details
Tuesday, September 15, 2026	McDonald — public forum on the potential former McDonald Steel data center project. Details
Wednesday, September 16, 2026	Youngstown council — proposed Sparkle grant, Bottom Dollar sale and BBM incentive; action may depend on committee review. Details
Friday, September 18, 2026	Youngstown–Warren Regional Airport — Aviation Education Center groundbreaking at 2:30 p.m.; Air Heritage Trail ribbon cutting at 3 p.m. Details

MARK YOUR CALENDAR

Date	Item
Monday, September 21, 2026	SOBE Thermal — reply briefs due. Details
Wednesday, September 23, 2026	Mahoning forfeited-land sale — notarized preregistration forms due by 4:30 p.m. Details
Wednesday, September 23, 2026	Mahoning River Water Trail extension — public comment gathering, 3:30–5:30 p.m., Eastgate; online comments close that day. Details
Wednesday, September 30, 2026	Mahoning forfeited-land auction — 10 a.m., commissioners' hearing room, courthouse. Details
Wednesday, September 30, 2026	Excellence in Manufacturing Award — nomination deadline. Eligible manufacturers in Mahoning, Trumbull and Columbiana counties must belong to the Regional Chamber or Columbiana Area Chamber; self-nominations accepted. Details
Thursday, October 1, 2026	Middletown Road bridge rehabilitation — public comments due. Details

LEAD STORY

Warren Adopts a One-Year Data Center Moratorium

Warren City Council unanimously adopted a one-year moratorium on data centers larger than 1,000 square feet, moving the city from a tabled ban proposal to an enacted pause. The September 9 vote also called for a committee to examine development standards and potential impacts. Nearby McDonald remains in a different position: residents have requested a moratorium, but no adoption has been established while developer discussions and zoning review continue. Sources: [Tribune Chronicle — Warren](#) · [Tribune Chronicle — McDonald](#)

STRATEGIC SIGNALS

North Beaver Denies Powder Mill Zoning Appeal

North Beaver Township's Zoning Hearing Board unanimously denied an appeal concerning the potential Powder Mill Works data center development. The September 10 decision is a significant entitlement setback, although further appeal remains possible. It does not establish cancellation of the entire project or resolve the separate Mahoning Township proceeding. The next useful evidence will be the written decision and the applicant's response.

Sources: [WKBN](#)

Crab Creek Road Would Improve Access to Industrial Land

Youngstown is advancing a nearly \$2 million connector between North Garland Avenue and Albert Street to improve access around the former McGuffey Mall site. WFMJ reports construction is expected to begin in late 2027 and that the city has not identified a specific development project for the site. The proposal is a site-readiness investment: better access could improve redevelopment prospects, though a road plan does not establish a tenant or a private construction commitment.

Sources: [WFMJ](#)

Route 11 Pipeline Discussion Turns to Funding and Governance

New reporting on the proposed natural-gas pipeline along Route 11 focuses on how the project and related infrastructure might be financed and governed. Public officials and study participants described possible private investment, public infrastructure support and local representation, but no final financing arrangement has been selected. Potential tax-increment financing remains a discussion point, not an approved district or committed revenue stream. Lake to River's effort to attract private participation will need to establish demand, funding and public responsibilities before the concept becomes a construction project.

Sources: [WFMJ](#)

Shippingport Marks Project Phoenix Groundbreaking

Aligned Data Centers announced the groundbreaking of its planned 2-gigawatt Project Phoenix campus in Shippingport, Beaver County. The company identifies the project as redevelopment of a legacy energy site. For the wider region, it is a significant example of energy infrastructure supporting a new industrial use. The announced campus capacity describes the development plan; it is not operating capacity.

Sources: [Aligned Data Centers — Project Phoenix announcement](#)

WORKFORCE & EDUCATION

TCTC Opens Industrial Training and Career Resources Center

Trumbull County Career and Technical Center marked the opening of its Industrial Technology, Career, Exploration and Resource Center with a September 10 ribbon cutting. Earlier school announcements identify \$5.1 million for expansion and \$2.5 million for equipment, together providing \$7.6 million in grant support. Training spans robotics, automation, machining, electrical and mechanical systems, alongside career resources. The facility expands training capacity for regional industrial employers.

Sources: [WKBN](#) · [TCTC expansion grant](#) · [TCTC equipment grant](#)

Airport Prepares for Aviation Education Groundbreaking

The Youngstown–Warren Regional Airport has scheduled a September 18 groundbreaking for its Aviation Education Center, with construction completion expected in August 2027. The planned facility combines aviation learning, career exploration and workforce development. An Air Heritage Trail ribbon cutting follows the same afternoon, giving the airport two distinct education and visitor initiatives to mark.

Sources: [WFMJ](#)

America Makes Selects EWI for \$13.2 Million INSITE Project

America Makes and the National Center for Defense Manufacturing and Machining selected EWI for the \$13.2 million INSITE project, focused on integrating monitoring and inspection into additive manufacturing. The Youngstown-based institute's role connects the Valley to work intended to improve manufacturing quality and confidence. The award supports a broader team and should not be interpreted as \$13.2 million in local construction or payroll.

Sources: [America Makes](#)

INFRASTRUCTURE & COMMUNITY DEVELOPMENT

Conneaut Harbor Dredging Completed

The U.S. Army Corps of Engineers reported completion of Conneaut Harbor dredging on September 10 after ten days of work. Approximately 75,000 cubic yards of sediment were removed under a \$4.1 million contract awarded in June. Maintaining the navigation

channel supports access to port facilities and the industrial cargo activity they serve.

Sources: [USACE](#) / [DVIDS](#)

Mahoning County Supports Water Trail Extension

Mahoning County commissioners adopted a resolution supporting a proposed extension of the Mahoning River Water Trail toward Lowellville and the Pennsylvania line. Organizers are collecting community support for the application, with public comments invited through September 23. The action advances a recreation and river-access initiative; it does not establish a grant award or final trail designation.

Sources: [WFMJ](#) · [County agenda](#)

School and Grocery Properties Draw Reuse Proposals

Potential Development's proposed \$350,000 purchase of Youngstown's former Glenwood Avenue Bottom Dollar store would support a K–3 autism school, with about \$1.07 million in planned renovation. Separately, county and school officials are discussing former Williamson School as a possible elections-board location. Both remain proposals.

Sources: [Vindicator](#) — [Bottom Dollar](#) · [Vindicator](#) — [Williamson](#)

Niles Reviews School Access Improvements

ODOT and local officials reviewed improvements associated with an earlier \$500,000 Safe Routes to School grant. Construction is expected in fiscal 2029, potentially beginning in summer 2028. [Tribune Chronicle](#)

Goshen Bridge Plan Opens for Comment

Comments are due October 1 on the proposed Middletown Road bridge rehabilitation. Construction is planned for fall 2028 through summer 2029. [Eastgate](#)

Autism Society Opens Downtown Office

The Autism Society of Mahoning Valley opened a permanent office September 10 at 241 West Federal Street in a YBI building, adding a stable location for regional services. [Vindicator](#)

POWER, DATA & SITE READINESS

SOBE Case Continues Through Written Briefs

PUCO canceled the September 14 oral hearing in the SOBE steam-rate matter and directed the parties to proceed with written briefs, due September 14 and September 21. The rate proceedings continue. Separately, discussions with the state treasurer resumed as the receiver warned that ongoing operations depend on financing or a buyer. Assistance has not been secured, leaving downtown customers and building owners watching both the regulatory process and the operating solution.

Sources: [WFMJ](#) · [Vindicator](#)

Hubbard Reviews Standards While Public Debate Continues

Hubbard Township's September 15 hearing concerns proposed Article XX rules for data centers and accessory uses; the hearing itself does not enact restrictions or approve a project. In Hubbard City, recent reporting describes continued debate over the Project Milo prospect and a ban initiative. Claims about cooling, noise and revenues made by project advocates remain attributed positions, not independent technical findings. The city's existing moratorium and the township's separate review should remain distinct.

Sources: [Hubbard Township notice](#) · [Vindicator](#)

Howland Approves Kimberly-Clark Drainage Agreement

Howland trustees approved a drainage-facilities and maintenance agreement covering four project parcels. The action supports site management without changing the carried investment or jobs estimates. [Tribune Chronicle](#)

Bazetta Reviews Fiber Permitting

Officials reviewed permitting for planned Brightspeed fiber work. A subsequent check reported no unpermitted work in township rights of way. [Tribune Chronicle](#)

Pennsylvania municipalities evaluating data center proposals can consult [DCED's planning toolkit](#) for guidance on infrastructure, fiscal impacts, land use and community engagement.

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](#).

HEALTHCARE

Sharon Regional Employees Await Delayed Pay

Sharon Regional employees reported missing their September 11 paychecks. CEO Peter Bastone said payment was expected September 14, attributing the delay to a missed payroll deadline and a new operational IT system; he said healthcare services were unaffected. The promised payment date falls on publication day. The development is an employer-stability concern but does not establish a closure or a change to the hospital's capital-modernization project.

Sources: [WFMJ](#)

Meridian Grant Supports Return to Employment

Meridian HealthCare's Re-Work program has received approval for \$137,000 in OneOhio support for employment readiness and related assistance for people in recovery. This week's reporting adds program detail to an earlier award, with the grant agreement still to be finalized. It links recovery services to workforce participation without implying funds have already been disbursed.

Sources: [OneOhio award table](#) · [Vindicator](#)

ECONOMIC DEVELOPMENT

Niles Appears in New Workforce-Housing Award Round

Ohio's latest \$14 million Residential Economic Development District funding announcement includes Niles among the new recipients. The state map also shows Warren and Youngstown, but identifies their awards as belonging to the previous round. Those earlier awards—\$851,000 for Warren's Peninsula project and \$2.5 million for Youngstown infrastructure—are already in the Capital Pipeline. The new Niles award extends the program's local reach, while the Warren and Youngstown entries provide continuity with the earlier round.

Sources: [Dayton 24/7 Now](#) — supplied article and state map

Jackson Township Rejects Bailey Road Rezoning

Jackson Township trustees denied an industrial rezoning request for 68 acres at 1432 North Bailey Road, where Terreri Joseph LLC sought to relocate a contractor headquarters and warehouse. The decision is a development setback, not an approved relocation. The property remains a watch item for any revised application or further proceeding.

Sources: [Vindicator](#)

Mahoning Forfeited-Land Auction Set for September 30

Mahoning County's forfeited-land sale is scheduled for September 30 at 10 a.m. Prospective bidders must submit completed, notarized preregistration forms by September 23 at 4:30 p.m. The auditor's parcel list and sale rules provide the starting point for evaluating individual properties.

Sources: [Mahoning County Auditor](#)

LEGISLATIVE & POLICY WATCH

Core Ohio Measures Remain on the Watch List

The official records retrieved September 13 list the following stages. The date shown in each entry identifies the relevant legislative action.

Bill	Current Treatment	Status / Significance
HB 646	Data-center framework	Passed the House March 18; recommitted to Senate Energy June 10, 2026.
HB 292	Defense & aerospace	Signed July 7; remaining provisions effective Oct. 6, with appropriations effective July 7.
HB 361	Development review	Referred to House Local Government June 18, 2025.
HB 756	R&D tax credit	Referred to House Ways and Means March 18, 2026.
HB 844	Technology investment credit	Referred to House Ways and Means May 13, 2026.

Also monitoring: [HB 983](#), [HB 613](#), [HB 921](#), [SB 462](#), [SB 428](#), [SB 250](#).

RETAIL & RESTAURANT BEAT

Niles O'Charley's Expected to Close After September 27

The O'Charley's near Eastwood Mall is expected to remain open through September 27 before closing, according to information Cafaro's Joe Bell confirmed with the operator and provided to WFMJ. The corrected report supersedes earlier claims that the restaurant was already closed. The expected closure would leave a restaurant property at 5789 Mines Road SE to be watched for its next use.

Sources: [WFMJ](#)

Cornersburg Sparkle Grant Remains Pending

Youngstown’s proposed \$350,000 inventory grant for Cornersburg Sparkle would require a five-year operating commitment. Council consideration is expected September 16, subject to committee review. The proposal is intended to support continued grocery service; it has not yet been awarded.

Sources: [Vindicator](#)

Spirit Christmas Hiring Points to Boardman Prospect

WKBN identified hiring listings for 550 Boardman Poland Road at Applewood Commons. The company had not confirmed a store or opening date. [WKBN](#)

Valley Vehicle Sales Edge Higher

Dealers in Mahoning, Trumbull and Columbiana counties recorded 2,373 new-vehicle sales in August, compared with 2,323 a year earlier, an increase of about 2.2%. Used-vehicle sales rose to 2,025 from 1,967, up about 2.9%, according to a September 12 report citing dealer-association vehicle-registration data.

Sources: [Vindicator](#)

ECONOMIC INDICATORS

Freddie Mac’s September 10 survey places the 30-year fixed mortgage rate at **6.76%**, up from **6.71%** a week earlier. August consumer prices rose **3.4%** over the year; core inflation, excluding food and energy, eased to **2.4%**. County, state and home-sales observations retain the periods recorded in Issue #27.

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.	Modest 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 — DOL advance, unadjusted	4,221 w/e Sept. 5	3,861 w/e Aug. 29	up 360 in release	Advance estimate; comparison caveat below
Valley home sales	491 July	488 July 2025	up 0.6%	Essentially flat YoY
30-year fixed mortgage rate	6.76% Sept. 10	6.71% Sept. 3	up 0.05 pt.	Financing costs edged higher
U.S. headline CPI — annual change	3.4% Aug.	3.4% July	flat	Annual inflation steady
U.S. core CPI — annual change	2.4% Aug.	2.5% July	down 0.1 pt.	Core inflation eased

Sources: [Freddie Mac PMMS](#) · [BLS Employment Situation](#). [BLS CPI](#) · [U.S. Department of Labor weekly claims](#). County, state and home-sales rows are carried observations. Claims use the federal release’s advance series and its prior-week value; DOL cautions that advance and prior-week state claims are not directly comparable because reporting bases differ. CPI figures are year-over-year changes; “pt.” means percentage point.

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.

!* marks a current-issue update. Unmarked entries show the prior recorded posture; the dates and next actions are retained where no subsequent disposition was verified.

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.
Bristol Township (Trumbull OH)	Data-center zoning regulations	ZONING REVIEW UNDERWAY	Zoning Commission discussion expected Sept. 14.
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.

Jurisdiction	Action Being Tracked	Current Status	Effective Date / Next Trigger
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 last-known posture; September 15, 2026 hearing at 7:15 p.m. on proposed Article XX, Zoning Case 26-004. No enactment implied.
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)	Zoning review / resident moratorium request	ZONING REVIEW UNDERWAY — NO MORATORIUM ADOPTION VERIFIED	Residents requested a pause September 9; September 15 forum remains next trigger. No project approval established.
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.
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	ZONING APPEAL DENIED — FURTHER APPEAL POSSIBLE	Zoning Hearing Board denial reported September 10, 2026. Written decision / further appeal next; separate Mahoning Township proceeding remains unresolved.
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)	One-year data center moratorium	MORATORIUM ADOPTED	Council adopted September 9, 2026; applies to facilities larger than 1,000 SF. One-year term; statutory start and end dates not established here.
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.

Update sources: [Warren](#) · [North Beaver](#) · [McDonald](#) · [Hubbard Township](#).

CAPITAL PIPELINE TRACKER

!* = current-issue update; **NEW** = first appearance. This cumulative tracker contains 45 projects. Unmarked entries retain prior reported figures and milestones; projected jobs and proposed costs remain estimates.

Status key: green—construction/completed; yellow—planning; blue—awarded/funded; purple—renovation; red—paused/distressed.

Project	Investment	Jobs / Units	Status	County
Amazon Bazetta DC	\$30M	~120	Employee start schedules reported for June 8; actual operating/ramp status not independently confirmed.	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
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
NEW - Crab Creek industrial-access connector	Nearly \$2M proposed road cost	—	Connector planned between North Garland Avenue and Albert Street; late-2027 construction expected; no tenant identified.	Mahoning
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

Project	Investment	Jobs / Units	Status	County
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
* Kimberly-Clark - Warren Mfg	\$800M	~500	Construction active; access-road design about 30% complete; first road phase targeted for early 2027. Howland approved drainage-facilities/maintenance agreement for four parcels, reported September 11.	Trumbull
Mahoning Co. Gov't Center	\$60M prior estimate	400+ prior estimate	Last recorded milestone: construction-manager-at-risk qualifications closed July 22. Separate Williamson School relocation talks do not establish a change to this project's scope or budget.	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
NEW - TCTC Industrial Technology / Career Resource Center	\$7.6M grant support	Not reported	September 10 ribbon cutting; \$5.1M expansion and \$2.5M equipment grants. Grant support includes facilities and equipment.	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	-	\$6.98M construction contract carried; groundbreaking scheduled September 18, 2026 at 2:30 p.m.; completion expected August 2027.	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

Amazon status clarification: [Tribune Chronicle](#), May 28, 2026.

Current-update sources: [Kimberly-Clark](#) · [Airport](#) · [Crab Creek](#) · [TCTC](#).

FINAL THOUGHT

The Valley is building workforce and infrastructure capacity while testing the conditions under which new development can proceed. Training facilities and navigation improvements have reached tangible milestones; roads, property reuse and aviation education are moving through different stages. At the same time, data center standards, utility financing and employer stability remain live questions.

The next decisions are written zoning outcomes, grant and purchase approvals, a workable future for SOBE, and delivery of the improvements already funded. Those steps will determine how much of the region's development activity becomes dependable operating capacity.

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