

MAHONING VALLEY MARKET PULSE™

Published by Cornerstone Real Estate Advisors

Issue #29 | September 21, 2026

FROM THE EDITOR

Movement

McDonald moved from debate to a formal one-year data center moratorium. Niles moved from a state housing award to an annexation step tied to a planned 100-home development. Youngstown-Warren Regional Airport moved from concept to a broader aviation package that now includes education, runway, lighting and heritage-trail investments. And in Sharon, Penn State Shenango moved from closure planning to an approved sale and reuse track.

Across the Valley, a common thread is local capacity: zoning capacity, housing capacity, infrastructure capacity, workforce capacity and the ability of public institutions to give underused assets a more productive future.

Reporting window: September 14-20, 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 21, 2026	SOBE Thermal - reply briefs due. Details
Wednesday, September 23, 2026	The Connector - procurement and supply-chain event, 10 a.m.-1 p.m., Main Library, Youngstown. 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
Thursday, September 24, 2026	YSU Fall STEM Expo - noon-4 p.m., Stambaugh Stadium; employers recruiting for internships, co-ops, research positions and full-time employment. Details

MARK YOUR CALENDAR

Date	Item
Tuesday, September 29, 2026	Youngstown Technology Park - groundbreaking planned for the first 50,400-SF speculative warehouse/light-manufacturing building. 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. Details
Thursday, October 1, 2026	Middletown Road bridge rehabilitation - public comments due. Details

LEAD STORY

YNG Investments Link Aviation Training, Infrastructure and Defense Readiness

Youngstown-Warren Regional Airport moved to the center of the region's infrastructure and workforce story this week. Western Reserve Port Authority officials used Friday's events to highlight more than \$42 million in recent and active airport investments, including the ceremonial groundbreaking for the YNG Aviation Education Center, the opening of Air Heritage Park and major runway and taxiway work. WRPA described the education center as a \$7.4 million project, with construction already underway and Youngstown State University expected to provide the academic component.

The same day, JobsOhio announced a \$1.71 million Aerospace and Defense Opportunity Program grant supporting a runway rehabilitation package representing more than \$22 million in infrastructure investment. The work includes resurfacing both runways, drainage improvements and airfield-lighting upgrades intended to improve reliability and low-visibility operations while supporting the adjacent Youngstown Air Reserve Station.

Taken together, the projects link aviation training, military readiness, airport reliability and economic-development capacity. The airport is becoming a more visible part of the Valley's site-readiness and workforce infrastructure.

Sources: Business Journal Daily · JobsOhio · WKBN

STRATEGIC SIGNALS

Niles Annexation Advances 100-Home Workforce-Housing Plan

Trumbull County commissioners approved annexation of about 62 acres from Howland and Weathersfield townships into Niles, clearing a key local step for JRD Holdings' planned housing development near Niles-Vienna and Stillwagon roads.

The project is expected to include approximately 100 homes in a range of sizes, while Niles' \$1 million Residential Economic Development District grant will support public infrastructure tied to housing growth. Local officials linked the need for added housing supply to regional employer activity, including Kimberly-Clark, Amazon and other businesses.

The state grant established the infrastructure support; the annexation establishes the local-government path. Construction is not immediate, but the project has moved beyond a funding announcement into a defined development process.

Sources: [WKBN](#) · [WFMJ](#) · [Business Journal Daily](#)

McDonald Moratorium Moves Data Center Debate Into Governance Phase

McDonald Village Council adopted a one-year emergency moratorium on data centers, temporarily stopping the village from accepting or processing data center applications while officials consider zoning and development standards for projects such as the potential redevelopment of the former McDonald Steel property.

Oppidan Connect says it still intends to work with the village. Allied Partners, which owns the former steel property and has it under contract with Oppidan, said demolition and cleanup would still be required before construction could begin. The moratorium therefore pauses the approval path without establishing that the redevelopment concept has been abandoned.

McDonald's action comes as Weathersfield extends its own moratorium and nearby Pennsylvania communities continue litigating and revising data center rules, reinforcing the shift from project speculation to local governance and standards.

Sources: [Tribune Chronicle](#) · [Business Journal Daily](#)

Penn State Shenango Sale Moves From Closure to Reuse

Penn State trustees approved the sale of the university's nearly 13-acre Shenango campus in Sharon to JCL Development for \$1 million. The campus is scheduled to close at the end of the Spring 2027 semester.

JCL has described a reuse concept centered on education, workforce development and cultural enrichment. The sale does not yet establish a redevelopment budget or construction program, but it moves a major downtown Sharon institutional property from closure planning into a local reuse track.

Sources: [WFMJ](#)

INFRASTRUCTURE & COMMUNITY DEVELOPMENT

Youngstown Weighs Former School Property Transfers

Youngstown officials are considering taking ownership of seven former city school properties, including vacant Adams, Hays, Princeton and Sheridan schools, as a first step toward possible brownfield-funded demolition or reuse. The proposal also includes buying Mary Haddow School for \$100,000 for possible housing use, but full council still must approve the transfers.

Council discussion also raised the fiscal risk if the city assumes ownership and brownfield grants do not materialize. The issue connects obsolete public buildings, neighborhood blight, possible housing reuse and the practical limits of grant-dependent remediation.

Sources: [WKBN](#)

Central YMCA Begins Brownfield-Funded Upper-Floor Reuse

Asbestos abatement is underway on the upper three floors and basement of downtown Youngstown's Central YMCA using a \$1 million Ohio brownfield-remediation grant. The work is the first step toward reactivating portions of more than 100 existing residential units.

Plans call for rehabilitating a portion of the upper-floor housing for young adults aging out of foster care, along with communal, educational and workforce-development space. The project adds another downtown adaptive-reuse effort to the region's housing and brownfield pipeline.

Sources: [Vindicator](#)

Mercer and Lawrence Counties Receive LSA Awards

Several Mercer and Lawrence County projects received Local Share Account grants from Pennsylvania's Commonwealth Financing Authority. The strongest development item is a \$200,000 award to Lawrence County Economic Development Corp. to redevelop the former R.E. Whittaker Roto Wash property in New Castle.

Plans call for demolition of about 19,000 square feet of deteriorated structures, construction of a 10,500-square-foot leasable industrial building and utility, stormwater, parking and lighting improvements. The building is expected to support multiple small businesses.

Sources: [WFMJ](#)

ECONOMIC DEVELOPMENT

Youngstown Technology Park Moves Toward September 29 Groundbreaking

Western Reserve Port Authority board members approved final documents tied to a capital lease for Top Property Holding - Exal Court LLC, which plans a 12-acre industrial park focused on light and advanced manufacturing in Youngstown. The first building is planned as an approximately 50,400-square-foot speculative warehouse/light-manufacturing facility capable of subdivision into four roughly 12,600-square-foot spaces.

The agreement authorizes up to \$6 million in taxable development revenue lease bonds to finance part of the project, along with a ground lease, construction agreement and sales-tax exemption on qualifying building materials. A September 29 groundbreaking is planned for the first phase of a broader 200,000-square-foot Class A industrial-space concept.

Sources: [Business Journal Daily](#)

POWER, DATA & SITE READINESS

Mahoning Township Denies Powder Mill Data Center Appeal

Mahoning Township's Zoning Hearing Board rejected Stonebridge Associates and S.S. Penn's appeal over permit applications for the proposed Powder Mill Works data center, following a similar zoning dispute in North Beaver Township. The company is seeking to develop a 16-building data center across 569 acres in the two Lawrence County townships near the Hickory Run Energy power plant.

The dispute centers on whether earlier June permit applications should have been processed under the township's original ordinance or under later amendments that made data centers conditional uses with stricter standards. The company has 30 days to appeal to Lawrence County Court of Common Pleas.

Sources: [New Castle News](#)

Weathersfield Extends Data Center Moratorium

Weathersfield trustees approved a six-month extension of the township's data center moratorium, saying additional time is needed to complete zoning regulations and guidelines. The extension carries the review into April 2027.

Sources: [Tribune Chronicle](#)

SOBE Rate Challenge Remains Active

Youngstown and the Ohio Consumers' Counsel filed arguments asking PUCO to establish an end date for SOBE Thermal's emergency rate increases and require "subject to refund" language. The filings keep the downtown utility issue active while customers continue to watch both the regulatory case and the receiver's operating-finance situation.

Sources: [Business Journal Daily](#)

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](#).

EMPLOYER WATCH

MacPherson Receives State Loan for Warren Safety-Glass Facility

MacPherson Industries LLC and MacPherson Engineering Inc. received a \$250,000 Ohio Department of Development Regional 166 Direct Loan to help fund construction of a safety-glass manufacturing facility at 2809 Mahoning Ave. NW in Warren. The project is estimated at \$340,795.72 and is expected to create three new full-time-equivalent jobs while retaining 31.

Sources: [WFMJ](#)

WORKFORCE & EDUCATION

MCCTC Opens Medical, Wellness & Education Center

Mahoning County Career and Technical Center opened its new 13,000-square-foot Medical, Wellness & Education Center, bringing healthcare, behavioral-health services and hands-on clinical training onto the Canfield campus. The center includes primary and preventive care, walk-in care, mental-health counseling and wellness programming, with Mercy Health and Cadence Care Network staffing the facility.

Sources: [WKBN](#)

MVMC Grant Supports Recovery-Friendly Workplaces

The Mahoning Valley Manufacturers Coalition received \$188,000 from the OneOhio Recovery Foundation to help manufacturers develop recovery-friendly workplaces and support employees affected by substance-use disorder. MVMC plans a manufacturer cohort in early 2027, giving the grant a direct workforce-retention and employer-support angle.

Sources: [Business Journal Daily](#)

HEALTHCARE

Insight Worker Settlement Awaits Court Approval

A proposed class-action settlement between Insight Health System and former employees is pending federal court approval. If approved, Insight would pay \$5.1 million between December 31, 2026, and December 31, 2029, beginning with a \$1.5 million payment and followed by \$300,000 quarterly payments.

The proposed class includes employees alleging unpaid vacation time, medical-benefit issues and terminations tied to Insight's March 2025 closure. Insight denies wrongdoing and says it agreed to settle to avoid further disputes and litigation.

Sources: [WFMJ](#)

Sharon Regional Employees Receive Delayed Payroll

Sharon Regional Health System employees were paid by Tuesday night after the hospital missed its regular Friday payroll and an expected Monday payment. The delayed transfer therefore was resolved during the week, although the episode remains relevant as an employer-stability signal.

Sources: [Sharon Herald](#)

RETAIL & RESTAURANT BEAT

Cornersburg Sparkle Grant Fails

Youngstown City Council voted 3-3 against a proposed \$350,000 grant for Cornersburg Sparkle Market, causing the ordinance to fail and leaving the store's future unclear. The proposal had been intended to help the owners restock depleted shelves and included a repayment provision if the store closed within five years.

Council discussion also raised a broader policy question: whether city assistance should be handled through a wider framework for struggling businesses rather than as a single-store grant.

Sources: [WKBN](#)

L’Uva Bella Begins \$1.1M Production Expansion

L’Uva Bella Winery in Poland has begun a \$1.1 million expansion that will add a 7,000-square-foot production warehouse beside its current building. The project is supported by a \$630,000 Resilient Foods Infrastructure Grant and is expected to be completed by year-end, giving the company more on-site production and storage capacity as it expands through the Midwest.

Sources: [WKBN](#)

LEGISLATIVE & POLICY WATCH

Core Ohio Measures Remain on the Watch List

Official Ohio legislative pages were checked for the principal measures before production. No new action was identified on HB 646, HB 292, HB 361, HB 756 or HB 844 beyond the stages shown below.

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; no later action identified in this check.
HB 756	R&D tax credit	Referred to House Ways and Means March 18, 2026; committee hearings followed, with no passage reported.
HB 844	Technology investment credit	Referred to House Ways and Means May 13, 2026; no later action identified in the Sunday verification.

Also monitoring: [HB 983](#) (data-center accountability requirements), [HB 613](#) (tax enforcement and appeals), [HB 921](#) (E-Verify requirements), [SB 462](#) (employer-higher-ed workforce partnerships), [SB 428](#) (Build Smart Act / four-family housing), [SB 250](#) (Promised Land Act / housing tax credit).

ECONOMIC INDICATORS

County unemployment and Valley home-sales observations remain carried from Issue #28 because the next BLS metropolitan-area release is scheduled for September 30. State unemployment, Ohio initial claims and mortgage rates have been updated with releases available through September 18.

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	3.3% Aug.	3.4% July	down 0.1 pt.	New series low
Pennsylvania unemployment	3.7% Aug.	3.9% July	down 0.2 pt.	Improvement
U.S. unemployment	4.1% Aug.	4.1% July	flat	Stable
Ohio initial unemployment claims	4,021 w/e Sept. 12	4,331 w/e Sept. 5	down 310	Weekly series
Valley home sales	491 July	488 July 2025	up 0.6%	Essentially flat YoY
30-year fixed mortgage rate	6.95% Sept. 17	6.76% Sept. 10	up 0.19 pt.	Financing costs rose
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 State Employment](#) · [BLS Employment Situation](#) · [BLS CPI](#) · [Ohio claims](#) / [FRED](#)

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)	Charter amendment / power cap; moratorium	BALLOT MEASURE SET / MORATORIUM REJECTED	Council rejected a one-year moratorium; a separate proposed 25-MW charter amendment is scheduled for the Nov. 3 ballot.
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	Sept. 15 Article XX hearing occurred; no verified enactment or post-hearing disposition has been established.
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	APPEAL DENIED - FURTHER APPEAL POSSIBLE	Zoning Hearing Board denied the appeal Sept. 15; applicant has 30 days to appeal to Lawrence County Court of Common Pleas.
* McDonald Village (Trumbull OH)	Moratorium / former McDonald Steel site review	MORATORIUM ADOPTED	One-year emergency moratorium adopted Sept. 16; village will not accept or process data center applications during the pause. Oppidan says it intends to continue discussions.
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	Prior Sept. 10 denial remains; related Mahoning Township appeal was also denied this week.
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 and SB 1345 municipal-pause measures remain pending. A separate statewide hyperscale moratorium proposal, SB 1359, remains pending in Senate Local Government.
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 / zoning standards	MORATORIUM EXTENDED	Trustees approved a six-month extension into April 2027 while zoning regulations and guidelines continue.
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: McDonald · Weathersfield · Mahoning Township · Conneaut.

CAPITAL PIPELINE TRACKER

\ * = current-issue update; NEW = first appearance. This cumulative tracker contains 48 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

Project	Investment	Jobs / Units	Status	County
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
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
NEW - MacPherson Safety Glass Facility	\$340,795.72 project / \$250K state loan	3 new / 31 retained	Regional 166 loan supports construction of a safety-glass manufacturing facility at 2809 Mahoning Ave. NW in Warren.	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	Healthcare-training capacity	Opened Sept. 18; 13,000-SF center includes primary/preventive care, walk-in care, behavioral-health support and clinical training.	Mahoning
* McDonald Steel Site	\$3.25M prior site figure	Potential project; no approved site plan	Oppidan continues discussions, but village adopted a one-year moratorium on data centers. Cleanup/demolition still required before any construction.	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
NEW - Niles / JRD Stillwagon Housing	\$1M REDD infrastructure grant	~100 homes	Commissioners approved annexation of about 62 acres into Niles for JRD Holdings' planned housing development near Niles-Vienna and Stillwagon roads.	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
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	\$7.4M	Workforce-training facility	Groundbreaking held Sept. 18; construction underway. YSU expected to provide academics; FAA-related approval/accreditation remains part of program implementation.	Trumbull
NEW - YNG Runway & Airfield Lighting Upgrades	\$22M+ infrastructure package / \$1.71M JobsOhio grant	Not reported	Runway rehabilitation includes resurfacing both runways, drainage and lighting upgrades supporting airport reliability and military operations.	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	Up to \$6M WRPA development revenue lease bonds; prior city site-readiness funding	Initial 50,400-SF spec building	WRPA authorized final capital-lease documents; Sept. 29 groundbreaking planned for first phase of a broader 200,000-SF Class A industrial-space concept.	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: [Niles housing](#) · [YNG Airport](#) · [MCCTC](#) · [MacPherson](#) · [McDonald](#) · [Youngstown Technology Park](#).

FINAL THOUGHT

The week's strongest signals are increasingly operational: construction is underway at YNG, Niles has cleared a key housing-annexation step, Penn State Shenango has an approved buyer, and brownfield work has begun at the Central YMCA. In parallel, McDonald, Weathersfield and Lawrence County continue to show that data center activity is being shaped as much by local governance as by developer interest.

The next measures are execution: construction progress at YNG and Niles, defined reuse plans for Shenango and the YMCA, and written zoning or appellate outcomes for data center proposals. Those steps will determine which announcements become durable operating capacity.

Cornerstone Real Estate Advisors · Mahoning Valley Market Pulse™

MARKET INTELLIGENCE. | STRATEGIC INSIGHT. | REAL RESULTS.

[Subscribe](#) · [Past Issues](#) · [Unsubscribe](#)