

MAHONING VALLEY MARKET PULSE™

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FROM THE EDITOR

A local data center story this week has nothing to do with a site plan. Hynes Industries says demand from the sector now accounts for about a quarter of the material it expects to process this year, enough to support new equipment, a dedicated Youngstown production bay and more than 50 planned hires.

Other projects moved from discussion into funded work. West Warren secured \$1.33 million for industrial access, Youngstown Technology Park broke ground, Hermitage landed \$1.1 million for long-deferred industrial road work, and Mahoning County approved more than \$30 million in bonds for its government center. At the same time, SOBE's billing dispute reached Erie Terminal tenants and a proposed Union Township data center remains early in local review. The week offers measurable progress. Financing, utilities and local approvals will decide what actually gets built.

Reporting window: September 28-October 4, 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, October 5, 2026	Schwebel receivership - deadline for objections to the proposed appointment of Maynards Industries as liquidation agent.
Wednesday, October 7, 2026	Youngstown City Council is scheduled to consider the proposed \$350,000 sale of the former Bottom Dollar building on Glenwood Avenue to Potential Development for a school.

Mark your calendar

Date	Item
Tuesday, October 13, 2026	Federal court hearing scheduled on the Schwebel receiver's request to appoint Maynards Industries to liquidate substantially all machinery, equipment and personal property.
Wednesday, October 14, 2026	Vienna Township public hearing on proposed permanent data center zoning regulations.
Monday, October 19, 2026	Youngstown/Warren Regional Chamber Public Policy Conference , 7:30 a.m.-12:30 p.m., Stambaugh Auditorium. Program includes a data center policy discussion with Guy Coviello, Steve Stivers and Ken McDonald, moderated by Lake to River Economic Development.
Monday, October 26, 2026	East Palestine-Unity Township JEDD public hearing.
Friday, October 30, 2026	Youngstown Innovation Hub white-paper deadline.
Tuesday, November 3, 2026	Election Day: local data center ballot measures include the Hubbard permanent-ban question and Conneaut power-cap proposal . Boardman Township voters also will consider an additional 2.75-mill, five-year levy for police, fire and EMS equipment, facilities, vehicles and related operating costs.
Friday, November 20, 2026	Innovation Hub awards anticipated, subject to selection.

LEAD STORY

Hynes Expands Youngstown Capacity as Data Center Demand Grows

Hynes Industries says data center-related work has grown from roughly 5 million to 7 million pounds of material four years ago to about 30 million of the 120 million pounds it expects to process this year. The Youngstown-based manufacturer is clearing a 70,000-square-foot bay at its local plant for data center production, expects to add more than 50 Youngstown employees by year-end and plans more than \$15 million in equipment spending companywide this year. ClarkDietrich's Warren operation is also reporting increased demand for specialty products tied to data center construction.

This is a different measure of the sector's regional impact. The economic effect is not limited to the communities where data centers are proposed; power-distribution, structural and other components are creating work inside existing Valley plants. That does not answer the land-use, power or community questions surrounding individual projects, but it does show a supply-chain benefit already appearing in regional manufacturing.

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

ECONOMIC INDICATORS

Local county observations remain at their last verified release dates. The September U.S. employment report and the October 1 mortgage-rate reading are updated below; mixing observation dates should not be read as a same-month county comparison.

Indicator	Latest	Prior	Change	Signal
Mahoning County unemployment	5.0% Aug.	4.6% July	up 0.4 pt.	Higher unemployment
Trumbull County unemployment	5.1% Aug.	5.0% July	up 0.1 pt.	Slight increase
Columbiana County unemployment	3.7% Aug.	3.8% July	down 0.1 pt.	Modest improvement
Ashtabula County unemployment	3.1% July	3.6% June	down 0.5 pt.	Carried observation
Lawrence County unemployment	3.8% July	3.9% June	down 0.1 pt.	Carried observation
Mercer County unemployment	4.1% July	4.3% June	down 0.2 pt.	Carried observation
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

Indicator	Latest	Prior	Change	Signal
U.S. unemployment	4.2% Sept.	4.1% Aug.	up 0.1 pt.	Little changed
Ohio initial unemployment claims	4,433 w/e Sept. 19	4,019 w/e Sept. 12	up 414	State-reported weekly series
Valley home sales	455 Aug.	504 Aug. 2025	down 9.7%	Year-over-year decline
30-year fixed mortgage rate	7.28% Oct. 1	7.03% Sept. 24	up 0.25 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

Note: BLS also reported a 29,000 increase in U.S. payroll employment in September. Sources: [BLS Employment Situation](#) | [Freddie Mac PMMS](#)

STRATEGIC SIGNALS

Housing Summit Shifts Focus From Diagnosis to Execution

The Youngstown/Warren Regional Chamber's second annual Mahoning Valley Housing Summit moved beyond the shortage itself and focused on what can actually add units. Anthony Cafaro Jr. cited a proposed roughly 200-unit Niles development near Stillwagon and Niles-Vienna roads and 10 luxury apartments under construction above the former Dillard's at Eastwood, with leasing targeted for spring. Joe Koch Jr. reported approximately 800 homes or units built across Mahoning, Trumbull and Columbiana counties since 2024, while sessions addressed regulatory and labor pressures, prefabrication, automation, AI, energy systems and 3D concrete printing. The practical question now is which projects, financing tools and municipal actions convert that discussion into sustained production.

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

West Warren Industrial Park Wins \$1.33 Million Access Grant

The Ohio Controlling Board approved a \$1,329,138 Roadwork Development Grant for the West Warren Industrial Park. The project will reconstruct and widen about 650 feet of Nevada Avenue SW and about 730 feet of Victoria Street SW, with wider turning radii intended to accommodate truck traffic at the 86-acre industrial site. The grant moves a previously scheduled funding request into an awarded infrastructure project supporting existing and future industrial use.

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

Mahoning County Moves Government Center Financing Ahead

Mahoning County commissioners approved more than \$30 million in bonds to move the new downtown government center forward, with construction expected to begin in spring. The financing action does not replace the prior roughly \$60 million project estimate carried in the Capital Pipeline. Commissioners say Jobs and Family Services is expected to occupy a major share of the building, with lease revenue helping offset debt service.

Sources: [WFMJ](#)

CAPITAL PIPELINE TRACKER

* = current-issue update; NEW = first appearance. This cumulative tracker contains 55 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
BRT Extrusions / Can Art - Niles	Acquisition terms undisclosed	Combined platform 1,000+ employees	Can Art acquired BRT Sept. 24; previously planned Niles expansion/electrical-capacity work remains to be monitored separately.	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/drawings previously advancing; Sept. 23 SOBE disconnection notice creates utility-service risk. No actual cutoff verified.	Mahoning
Columbiana Stormwater	\$664,596	-	June 18 FEMA award for storm-sewer upgrades.	Columbiana
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; technology-development call remains open. Proposer-question deadline passed Oct. 2; white papers are due Oct. 30; no awards yet.	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	Sept. 26 PA DEP tentative decision to issue construction-stormwater permit PAD430004 for Mercer Node at 200/201 Clark St.; 14.64 acres of disturbance. Permit not issued; zoning/land-development approvals previously secured.	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
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 / >\$30M bonds authorized	400+ prior estimate	Commissioners approved more than \$30M in bonds Oct. 1; construction is expected to begin in spring. The bond authorization does not replace the prior project estimate.	Mahoning
Mahoning National Bank Bldg	\$18.5M	71 units	Interior renovation previously active; Sept. 23 SOBE disconnection notice creates utility-service risk. No actual cutoff verified.	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
McGuffey Mall Site Cleanup / Reuse	Cleanup cost not stated here	Reuse program TBD	WRPA says cleanup complete; Ohio EPA No Further Action approval still pending. Housing/daycare, commercial and industrial uses under discussion; no tenant.	Mahoning

Project	Investment	Jobs / Units	Status	County
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
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
Niles Masonic Lodge / Cadence Care	\$4.6M; \$750K final JobsOhio grant	180 jobs created/ retained projected	Funding package reportedly complete Sept. 24; redevelopment at 22 W. Church St. targeted for early 2027 completion.	Trumbull
NEW - Saadia / Union Township Data Center	TBD	100+ projected by developer representative	135,000-SF concept off Route 422; conditional-use application filed, but final plans have not been submitted. Further local review is expected after Jan. 1, 2027.	Lawrence PA
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
NEW - West Warren Industrial Park	\$1.329M roadwork grant	Industrial access	Ohio Controlling Board approved grant Sept. 28 for Nevada Avenue SW and Victoria Street SW widening/ reconstruction serving the 86-acre industrial park and truck traffic.	Trumbull
WRTA Belmont Avenue Route Improvements	\$2.2M; \$1.76M grant plus \$440K match	Transit access	ODOT workforce partnership grant announced Sept. 25 for two enhanced stops on Route 10 Belmont; \$1.76M federal + \$440K local; completion targeted by end of 2027.	Mahoning / 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
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	-	Sept. 24 award of up to \$743,192 for design of three dam removals; \$20,150 for 138-kV line right-of-way options. Separate \$1.19M Exal Court pump-station contract previously awarded.	Mahoning
* Youngstown Technology Park	\$4.775M current phase; \$2.387M JobsOhio support; up to \$6M WRPA bonds previously authorized	Initial 50,400-SF spec building	Groundbreaking held Sept. 29; construction underway on first 50,400-SF Class A speculative building, the first of two phases.	Mahoning
Youngstown Webb Road Booster Station	\$7.749M contract	Water capacity	Board of Control awarded contract Sept. 24 to Marucci & Gaffney; construction delivery pending.	Mahoning
Zuharis / Project Astralus	TBD	2,000-5,000	510-acre data center + power plant + water concept; Q3 2027 target.	Columbiana

Sources: [West Warren grant](#) | [Youngstown Technology Park](#) | [Union Township data center](#) | [Government Center](#)

INFRASTRUCTURE & COMMUNITY DEVELOPMENT

Hermitage Lands \$1.1 Million for Industrial-Corridor Roads

Hermitage received a \$1.1 million Pennsylvania Multimodal Transportation Fund grant to resurface Kirilla, Industrial and Llodio roads, three routes serving the city's industrial corridor. The roads have not been paved in roughly 30 years and carry substantial truck traffic; construction is expected to begin in 2027. The value is less the paving itself than the reliability of access for existing employers and industrial traffic.

Sources: [WFMJ](#)

Leavittsburg Dam Removal Reaches Completion

Trumbull MetroParks says the Leavittsburg Dam removal project reached its final stage September 30. The \$9.767 million project restored the Mahoning River's natural flow and added channel, streambank and river-access improvements, including protection along about 2,000 feet of riverbank. The completion closes one substantial piece of the broader regional low-head dam removal effort.

Sources: [WFMJ](#)

Williamson School Chosen for Board of Elections Reuse

Mahoning County's Board of Elections will relocate to the former Williamson Elementary School at 58 Williamson Avenue on Youngstown's South Side. Western Reserve Port Authority purchased the building for \$900,000 and will transfer it to the county after renovations. The board expects to continue operating from Oak Hill through the 2026 election cycle and move before the November 2027 general election, putting a vacant public building back into active use while ending a long-running site search.

Sources: [WFMJ](#)

ECONOMIC DEVELOPMENT

Youngstown Technology Park Breaks Ground

Construction is underway on the first phase of Youngstown Technology Park following a September 29 groundbreaking. JobsOhio places the current project investment at \$4.775 million and says it is providing \$2.387 million in grant and loan support for a 50,400-square-foot Class A speculative industrial building, the first of two planned phases. The project now moves from a financing and site-readiness story into an active construction milestone.

Sources: [JobsOhio](#) | [Lake to River](#)

Lake to River's September update reports \$3.61 billion in pending opportunities, 2,365 potential jobs and \$127.3 million in potential payroll across its project pipeline. Those are organization-reported prospective totals, not announced or completed projects, but they provide useful context for the scale of active attraction work.

Sources: [Lake to River September newsletter](#)

Union Township Data Center Proposal Enters Early Review

Saadia Holdings has presented an approximately 135,000-square-foot 'mini data center' concept in Union Township, Lawrence County, on a site near Route 422. Township officials say a conditional-use application has been filed, but final plans have not been submitted; more detailed plans are expected after January 1, 2027 before additional local review. The developer has described a closed-loop cooling system. A representative has projected more than 100 jobs, but that estimate should remain attributed until independently supported.

Sources: [WFMJ](#)

Vienna Sets Zoning Hearing; Hubbard Ban Goes to Voters

Vienna Township has scheduled an October 14 public hearing on proposed permanent data center zoning regulations while its extended moratorium runs through October 16. In Hubbard City, voters will decide November 3 whether to enact a permanent ban on data centers; the city's existing 12-month moratorium remains in effect. Neither action is a project approval, and the two communities' processes remain separate.

Sources: [Vienna Township](#) | [WFMJ - Hubbard](#)

Building Trades Back Development With Conditions

Western Reserve Building Trades President Marty Loney and Iron Workers Local 207's Tony Deley voiced support for regional data center development while calling for adequate grid capacity, developer-funded infrastructure upgrades, tighter emissions and noise controls, closed-loop water systems and community benefit agreements. The comments add a labor perspective to the Valley's debate: support for the investment and construction opportunity, coupled with expectations for local benefits and responsible development.

Sources: [WFMJ](#)

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](#).

EMPLOYER WATCH

Schwebel Liquidation Request Moves to an October Hearing

The Schwebel receiver has asked the federal court to appoint Maynards Industries USA to sell substantially all machinery, equipment and other personal property. The proposed arrangement guarantees at least \$3.1 million to the receivership estate. Judge John R. Adams set October 5 as the deadline for objections and October 13 for the hearing; the liquidation agent has not yet been finally appointed, and the sale has not been completed.

Sources: [WKBN](#)

WORKFORCE & EDUCATION

Manufacturing Day Gives Students a Hands-On Look at Valley Careers

About 60 students from six Mahoning Valley high schools took part in Manufacturing Day activities at Youngstown State University's Excellence Training Center. Students worked with collaborative robots and were introduced to programmable logic controllers, welding, machining, design and additive manufacturing while meeting local employers. The event is a modest but concrete piece of the region's effort to move students from general career awareness toward direct exposure to manufacturing work and training.

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

HEALTHCARE

Southwoods Lawsuit Challenges Planned YOA-Cleveland Clinic Transaction

The Surgery Center at Southwoods has sued two Youngstown Orthopaedic Associates physicians in an effort to block their participation in a planned YOA transaction with the Cleveland Clinic Foundation. The complaint alleges violations of non-compete and conflict-of-interest provisions and seeks temporary, preliminary and permanent injunctive relief. The filing establishes a legal dispute around the planned transaction, not a completed sale; Cleveland Clinic told WFMJ it had no information to share at the time of the report.

Sources: [WFMJ](#)

RETAIL & RESTAURANT BEAT

One Hot Cookie to End Operations

One Hot Cookie plans to close its remaining Eastwood Mall store and food truck October 31 and file for bankruptcy, according to the owner. The Hermitage location closed earlier this year and the Boardman store closed in August. The Eastwood store had opened May 1, making the shutdown a short-lived addition to the mall's food lineup rather than a broader retail-development signal.

Sources: [WKBN](#)

LEGISLATIVE & POLICY WATCH

Ohio legislative pages were checked for the principal measures before production. No new current-week movement was established on the principal Ohio bills below; HB 292 reaches its remaining effective date October 6.

Bill	Current treatment	Last verified posture
HB 646	Data center framework	Passed House March 18; recommitted to Senate Energy June 10.
HB 292	Defense and aerospace	Signed July 7; remaining provisions effective Oct. 6; appropriations took effect July 7.
HB 361	Development review	Referred to House Local Government June 18, 2025; no later action established in this review.
HB 756	R&D tax credit	Referred to House Ways and Means March 18, 2026; hearings followed, with no passage established.
HB 844	Technology investment credit	Referred to House Ways and Means May 13, 2026; no later action established.

Pennsylvania also advanced three data center-related measures from the House Energy Committee on September 30. [HB 2828](#) would require large computational-load customers to bear specified infrastructure costs and participate in emergency load controls; [HB 2775](#) targets speculative data center zoning applications; [HB 2755](#) addresses utility participation in regional transmission organizations. All three remain pending and should be treated as proposals, not enacted requirements.

Pennsylvania bill pages: [HB 2828](#) | [HB 2775](#) | [HB 2755](#)

Also monitoring: [HB 983](#) (data center accountability), [HB 613](#) (tax enforcement and appeals), [HB 921](#) (E-Verify), [SB 462](#) (employer and higher education workforce partnerships), [SB 428](#) (Build Smart Act and four-family housing), [SB 250](#) (Promised Land Act housing tax credit), Pennsylvania [HB 2496](#), [SB 1345](#) and [SB 1359](#).

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.

Issue 31 current updates are reflected in the Hubbard City, Vienna Township and Pennsylvania statewide rows. Unmarked rows retain their last verified posture.

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.
Braceville Township (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Effective June 2 for six months; scheduled to expire Dec. 2.
Bristol Township (Trumbull OH)	Data-center zoning regulations	ZONING REVIEW UNDERWAY	Sept. 14 discussion date has passed; no verified enactment or post-hearing zoning action was established in the current review.
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 / permanent-ban ballot measure	MORATORIUM IN EFFECT / BALLOT MEASURE SET	12-month moratorium remains in effect through June 1, 2027. City voters are scheduled to decide Nov. 3 whether to enact a permanent ban.
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.
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.
Niles City (Trumbull OH)	Moratorium	MORATORIUM IN EFFECT	Effective May 20 for 180 days; scheduled to expire Nov. 16.
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 / data center cost legislation	GRID REQUIREMENTS IN EFFECT / LEGISLATION PENDING	Executive Order 2026-05 remains in effect. HB 2496, SB 1345 and SB 1359 remain pending; HB 2755, HB 2775 and HB 2828 were reported from House Energy Sept. 30 and laid on the table after first consideration.
Sharon City (Mercer PA)	Zoning standards	ZONING STANDARDS ADOPTED	City adopted data center zoning standards in July. The Sept. 26 tentative stormwater decision concerns a separate project permit and does not change this governance row.
Vienna Township (Trumbull OH)	Moratorium / permanent zoning standards	MORATORIUM EXTENDED / ZONING HEARING SET	Extension runs Aug. 16-Oct. 16; township has scheduled an Oct. 14 public hearing on proposed permanent data center regulations.
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.

Sources: [Hubbard ballot coverage](#) | [Vienna Township notice](#) | [PA HB 2828](#) | [PA HB 2775](#)

FINAL THOUGHT

The most useful numbers this week are tied to visible work: a 70,000-square-foot manufacturing bay, \$1.33 million for industrial access, \$1.1 million for long-deferred roads and a 50,400-square-foot speculative building now under construction. Those investments add crucial capacity before the next project announcement arrives.

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