



CORNERSTONE
REAL ESTATE ADVISORS

MAHONING VALLEY MARKET PULSE™

Issue #6 • Week of April 13, 2026

FROM THE EDITOR: The Mahoning Valley is in the middle of a generational transformation — \$12B+ in active capital commitments, a tightening labor market, and a housing supply gap racing to catch up. This week underscores the pace: a \$1.7 billion data center just landed in Sharon, a decade of patient infrastructure work in Trumbull's Golden Triangle reached the finish line, and Islamabad peace talks collapsed — with President Trump announcing an immediate US Navy blockade of the Strait of Hormuz. All items sourced Apr 6–12 unless marked **[ONGOING]** for developing stories from prior weeks. Capital Pipeline Tracker and Economic Indicators are cumulative reference tables updated weekly.

ON DECK — APRIL 13 - APRIL 19

- **Tue, Apr. 14 — Liberty Twp. CDBG Public Hearing (5:00 PM):** Liberty Township Administration Building. Trumbull County \$317K storm drainage project public comment. [Tribune Chronicle](#)
- **Tue, Apr. 15 — CFMV Quarterly Grant Deadline:** Community Foundation of the Mahoning Valley accepts applications for Q2 grantmaking. [CFMV](#)
- **Wed, Apr. 15 — Sharon City Council Public Hearing (5:30 PM):** Council Chambers, 155 W. Connelly Blvd. Final reading on zoning ordinance replacement (Chapter 1060) — potentially related to data center development. [Sharon Herald](#)
- **Wed, Apr. 16 — Regional Chamber Annual Meeting (7:30-9:30 AM):** Waypoint 4180, Canfield. Valley Champion Award to Jan Prisby Bryson (BenchMark Management), Spirit of the Valley to Eric Ryan (JAC Management), Spirit of the Chamber to Samuel Miller (Trumbull Industries). [Regional Chamber](#)

INFRASTRUCTURE & COMMUNITY DEVELOPMENT

- **\$1.5-\$1.7B Data Center Announced for Sharon, PA (Apr 8).** Keel Infrastructure unveiled plans for a massive data center on 17 acres of former industrial land along Clark Street. The two-story, 140,000 SF facility would draw 110 megawatts and employ 134 full-time workers over a minimum 20-year lifespan — converting what was once a Bitcoin mining operation. City Manager Fiscus called it “the largest project to ever happen in Sharon.” A zoning variance for building height is required. [Sharon Herald](#) · [WFMJ](#)
- **Golden Triangle: \$1.4M in Contracts Awarded, Decade-Long Project Nears Completion (Apr 9).** Trumbull Commissioners approved three EDA-funded contracts: Larchmont/Bronze/Overland intersection widening (\$506K), Bronze Road resurfacing (\$271K), and Paige/Dana realignment. Total investment to date: \$10M. Julie Green (Trumbull Planning Commission): the coalition has been “focusing on the needs of the Golden Triangle area which houses dozens of businesses with a lot of manufacturing skilled jobs.” [BJD](#) · [WFMJ](#)
- **I-680 Mahoning Ave On-Ramp Permanently Closed.** The southbound on-ramp connecting Mahoning Avenue to I-680 is now permanently closed, part of the broader \$137M I-680 reconstruction through August 2028. [WFMJ](#)
- **[ONGOING] K-C Plant On Schedule; First Hires This Month.** Kimberly-Clark's \$800M Warren facility remains on pace for H1 2027 production, full capacity by 2030. First employee groups joining April and June 2026, with ~150 team members expected by year-end. [BJD, Mar 10](#)
- **[ONGOING] Graphite One Budget Jumps to \$1.4B (Phase 1).** Full seven-phase buildout now projected at \$3.9B on 220 acres in Weathersfield. EXIM Bank issued LOI for potential financing (70% of capital costs). Construction expected to start Aug–Nov 2026, first shipping 2027. [WFMJ, Feb 20](#) · [BJD, Dec 19 '25](#)
- **[ONGOING] EGCC Garage Demo Timeline Set.** Bid-opening targets July, demolition September through December — clearing the E. Federal Street footprint for the \$60M Mahoning County Government Center. [BJD, Mar 19](#)

ENERGY & UTICA SHALE

- **Islamabad Talks Collapse; Trump Orders Hormuz Blockade (Apr 12).** After 21 hours of face-to-face negotiations in Pakistan, Vice President Vance announced no deal was reached — with Iran's nuclear ambitions and control of the Strait of Hormuz as the key sticking points. Trump immediately ordered the US Navy to blockade the strait, interdicting “any and all ships” and targeting vessels that paid tolls to Iran. Trump warned gas prices may remain elevated through the November midterms. Oil had crashed 16.4% midweek on ceasefire hopes before rebounding above \$99; this escalation could push prices higher still. [CNBC](#) · [Investing.com](#)
- **[ONGOING] Infinity Natural Resources \$1.2B Utica Acquisition.** Deal closing expected Q1 2026. Adds 71,000 net acres in Guernsey, Belmont, and Harrison counties plus midstream infrastructure. [YourRadioPlace](#)
- **[ONGOING] EOG Resources: 3 Rigs, Top-Tier Priority.** Utica now competes directly for capital with EOG's Delaware Basin and Eagle Ford assets. [Oil Gas Leads](#)

RETAIL & RESTAURANT BEAT

- **Presidential Square Fire: Seven Businesses Closed, \$500K+ Damages (Apr 5).** Fire originating in Cafe India's kitchen forced closures across the Route 224 plaza, including HoneyBaked Ham (\$500K+ in damages), Jersey Mike's, Great Clips, Domino's, Chico's, and Menchie's. HoneyBaked had to cancel 330 Easter orders. No reopening dates set; fire investigation ongoing. [WFMJ](#) · [WKBN](#)
- **Sparkle Market Closes 7th Store Since 2020 (Mar 22).** Western Reserve Road location in

Beaver Township shuttered permanently after road construction caused \$1.3M in lost revenue. Owner cited rising costs and traffic disruptions from the county widening project. [Vindicator](#)

 MUNICIPAL & GOVERNMENT

- **Boardman Township Names Mark Ragozine as New Administrator (Apr 6).** Selected from 115+ applicants to replace 20-year veteran Jason Loree, who is awaiting a kidney transplant. Ragozine previously served as Eastgate COG’s economic development program manager and Girard’s Safety Service Director. Starts Apr 27. Girard Mayor Zuppo: “Our loss is Boardman’s gain.” [Vindicator](#) · [Tribune Chronicle](#)
- **Mahoning County Ballot Issue 1: 0.25% Sales Tax Renewal (May 5).** County Engineer Ginnetti asking voters to renew road and bridge maintenance tax for a five-year term starting 2027. [WFMJ](#)

 LEGISLATIVE & POLICY WATCH

- **Data Center Ballot Ban Clears Hurdle (Apr 3).** Ohio Ballot Board voted unanimously to keep the proposed “Prohibition of Construction of a Data Center” constitutional amendment intact. Petitioners need 413,000+ signatures from half of Ohio’s 88 counties in approximately three months for the November ballot. [Ohio Capital Journal](#)
- **NEO Lost Manufacturing Jobs Despite Healthcare Gains.** Northeast Ohio saw net job losses over the past year as healthcare growth could not offset manufacturing and other sector declines — a departure from the national trend. [Crain’s Cleveland, Apr 6](#)
- **[ONGOING] Data Center Regulation Update.** HB 646 (study commission) passed the House and awaits Senate action. HB 710 would ban all government incentives for data centers. HB 706 would extend AEP’s data center tariff statewide. [Ohio Capital Journal](#)
- **[ONGOING] Southern Park Mall Taxes Delinquent (\$338K).** Kohan Group behind again just three months after December 2025 payoff. [NewsBreak](#)

WATCH

Data center geography reshaping: While Ohio debates banning data centers (ballot petition now active) and regulating their energy demands (HB 646, 706, 710), a \$1.7B facility just landed across the state line in Sharon, PA — and SoftBank’s Lordstown Stargate factory is already under construction. The regulatory divergence between Ohio and Pennsylvania could reshape where the next wave of capital lands in the six-county region.

 HOUSING & WORKFORCE

- **January 2026 LAUS Data Released (Apr 8).** Ohio LMI finally released January county-level unemployment numbers after a months-long delay. Valley rates jumped sharply: Mahoning Co. 6.5% (from 4.8% in Dec), Trumbull Co. 7.0% (from 5.1%), Columbiana Co. 5.5% (from 4.6%), Youngstown 8.5% (from 6.0%), Warren 9.4% (from 6.3%). While the increase is significant, January rates are generally in line with the same measurement period in 2025 — Mahoning was 6.5% in Jan ’25 and Trumbull was 6.9%. The seasonal pattern reflects winter construction slowdowns and post-holiday retail adjustments. Ohio and US both at 4.3%. [BJD, Apr 9](#) · [Vindicator](#)
- **Community Foundation Awards \$944K in Q1 2026 Grants (Apr 7).** Increased funding over prior year. Key recipients include YNDC (\$20K), Mahoning County Land Bank HEALS (\$30K), Valley EDC/GrowBiz CDFI (\$20K), MV Manufacturers Coalition (\$7.5K). Next deadline Apr 15. [CFMV](#)
- **YSU Board Approves 3% Tuition Increase for New Students.** State-maximum increase effective Fall 2026. Residents pay \$5,859/semester. Existing students locked in under Penguin Tuition Promise. [WFMJ](#)
- **[ONGOING] \$3.35M in REDD Grants Advancing.** \$2.5M to Youngstown (220 infill units) and \$851K to Warren’s Peninsula Project (306 units). [BJD](#)

 ECONOMIC INDICATORS

Indicator	Value	Trend / Notes
US Unemployment	4.3%	Flat; +178K jobs in Mar (BLS, Apr 3). Ohio also 4.3%
US Crude Oil	~\$98/bbl	Volatile; blockade announced Apr 12 could push higher; pre-war \$65-70
National Gas Prices	\$4.17	Per gallon avg (AAA, Apr 10). Trump: may stay elevated through Nov
Mahoning Co. Unemp.	6.5%	↑ from 4.8% (Dec); in line with Jan ’25 (6.5%). Seasonal. (Ohio LMI, Jan ’26)
Trumbull Co. Unemp.	7.0%	↑ from 5.1% (Dec); in line with Jan ’25 (6.9%). Seasonal. (Ohio LMI, Jan ’26)
Columbiana Co. Unemp.	5.5%	↑ from 4.6% (Dec); improved vs Jan ’25 (6.5%). (Ohio LMI, Jan ’26)
City of Youngstown	8.5%	↑ from 6.0% (Dec); up from 7.5% Jan ’25. (Ohio LMI, Jan ’26)
City of Warren	9.4%	↑ from 6.3% (Dec); up from 7.8% Jan ’25. (Ohio LMI, Jan ’26)
Ultium Cells Layoffs	1,334	Eff. Jan 5, 2026: 484 indef. / 850 temp; upgrades underway
YSU Fall ’26 Tuition	\$5,859	+3% for new students (state max). Existing students locked in.
Starter Home Rank	#4 US	House Buyers of America 2026; avg sale \$162,557 (pub. Mar 18)

Data sources: Ohio LMI ([ohiolmi.com](#)), Jan 2026 LAUS release Apr 8. National: BLS Employment Situation, Apr 3. Oil/gas: AAA, CNBC, Apr 10-12. YSU: WFMJ.

 CAPITAL PIPELINE TRACKER

Cumulative reference table updated weekly. Color key below. * = updated this issue.

Project	Invest.	Jobs	Status	County
* SoftBank/Stargate — Lordstown	\$3B+	TBD	Modular DC factory; online '26	Trumbull
* Kimberly-Clark — Warren Mfg	\$800M	491+	On Sched; hiring Apr '26	Trumbull
K-C Distribution Center	\$160M	65	Board Decision Pending	Trumbull
* Keel Data Center — Sharon	\$1.5-1.7B	134	Zoning Variance Pending	Mercer PA
* Graphite One — Weathersfield	\$1.4B	160-625	Design; const. late '26	Trumbull
Innovation Hub — A&D	\$62M	450 by '29	Reno Start Summer '26	Mahoning
Mercy Health — Champion ER	\$50M	75	Steel Rising; Q4 '26	Trumbull
Vallourec — Premium Thread	\$48M	40	Commissioning Q1 '27	Mahoning
EOG/Encino — Utica Drilling	\$6.5B	1,000s	3 rigs; top-tier priority	Regional
Ultium Cells (Lordstown)	\$2.3B	~900	Reduced Ops / Upgrades	Trumbull
Youngstown REDD Infill	\$2.5M	220 units	Awarded Mar 6	Mahoning
Warren Peninsula Project	\$851K	306 units	Awarded Mar 6	Trumbull
Mahoning Nat'l Bank Bldg	\$18.5M	71 units	Crane placed; reno active	Mahoning
Mahoning Co. Gov't Center	\$60M	400+	Demo Spring '26	Mahoning
EGCC Garage Demo	\$2.5-3.5M	—	Bids July '26	Mahoning
L2R Undisclosed Pipeline	\$3B+ (est.)	TBD	Multiple stages	Regional

Green = construction **Yellow** = planning **Blue** = awarded **Purple** = renovation **Red** = paused * = updated this issue

Mahoning Valley Market Pulse™

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