



CORNERSTONE
REAL ESTATE ADVISORS

MAHONING VALLEY MARKET PULSE™

Issue #7 • Week of April 20, 2026

FROM THE EDITOR: The Mahoning Valley is in the middle of a generational transformation — \$12B+ in active capital commitments, a labor force beginning to rebuild, and a housing supply gap racing to catch up. This week, the data caught up to the narrative: Cotality ranked Youngstown-Warren the **#1 hottest real estate market in America**, Area Development put us 23rd out of 411 metros for economic development, and WRPA reported \$76 million in active grants supporting infrastructure, sites, and workforce. An ArcLight affiliate quietly acquired 161 acres next to 1,800 MW of gas-fired generation in Lordstown.

All items sourced Apr 13–18 unless marked **[ONGOING]** for developing stories from prior weeks. Capital Pipeline Tracker and Economic Indicators are cumulative reference tables updated weekly.

ON DECK — APRIL 20 - APRIL 26

- **Tue, Apr. 21 — Trumbull County Commissioners Workshop (10:30 AM):** Regular weekly session. [Trumbull County](#)
- **Tue, Apr. 21 — Ashtabula County Commissioners (9:00 AM):** Regular meeting. [Ashtabula County](#)
- **Wed, Apr. 22 — Columbiana County Commissioners (9:00 AM):** Regular meeting, downtown courthouse, Lisbon. [Morning Journal](#)
- **Thu, Apr. 23 — Mahoning County Commissioners (10:00 AM):** Commissioners Hearing Room, courthouse basement, 120 Market St., Youngstown. [Mahoning County](#)
- **Mark your calendar — Wed, Apr. 29 — Lake to River Annual Meeting (11:30 AM–1:30 PM):** Eastwood Event Centre, Niles. Track for pipeline updates, JobsOhio alignment, and new metrics. [Lake to River](#)

VALLEY EARNS NATIONAL RECOGNITION

- **Youngstown-Warren Named #1 Hottest Real Estate Market in the US (Apr 16).** Cotality (formerly CoreLogic) ranked the region first nationally. Area Development magazine ranked the MSA 23rd out of 411 metros for economic and business development, 5th among 91 Midwest MSAs, and 7th among 123 medium-sized MSAs. The region's civilian labor force has grown four straight years — 188K (2021) to 193K (2024) — and population grew 0.28% in both 2024 and 2025, the first consecutive gains after decades of decline. Announced at the Chamber Annual Meeting before 700 attendees at Waypoint 4180. Coviello: "Two years ago, the Valley ranked 234th. ... We're not going to take a victory lap. We're going to build on it." [Regional Chamber](#) · [BJD](#) · [WFMJ](#)

INFRASTRUCTURE & COMMUNITY DEVELOPMENT

- **WRPA Reports \$76M in Active Grants, Briefs Commissioners (Apr 18).** Executive Director Trevena presented the annual report, citing \$76M in grants spanning infrastructure, site readiness, brownfield remediation, workforce development, and airport initiatives. WRPA now owns 29 buildings, 2,140+ acres, and 18 development sites. DiFabio (Mahoning Commissioner): "incredible for a small team." Malloy (Trumbull Commissioner): economic growth "many thought impossible 20 years ago." [BJD](#)
- **K-C Construction Progress: 2,900 Tons of Steel Installed.** WRPA reported the \$800M Kimberly-Clark plant has poured 40,000 cubic yards of concrete, purchased 600,000 cubic yards of slag, and installed 1.2 million SF of roofing. First employee groups joining April/June; ~150 team members by year-end. [BJD](#)
- **EGCC Garage Demo: September Start, Razed by December.** WRPA confirmed timeline for demolishing the former Eastern Gateway parking deck, clearing the E. Federal Street footprint for the \$60M Mahoning County Government Center. [BJD](#)
- **Trumbull County Engineer Plans \$20M in 2026 Road/Bridge Projects.** Annual meeting drew 220+ local officials. County road and bridge capacity directly affects industrial corridors and township-level site access. [Tribune Chronicle](#)

POWER, DATA & SITE READINESS

- **ArcLight Affiliate Acquires 161 Acres in Lordstown for \$3.9M.** The acquisition sits adjacent to the Lordstown Energy Center and Trumbull Energy Center — two gas-fired plants totaling 1,800+ MW of generation capacity. No development plans disclosed, but the proximity to power infrastructure and the Stargate data-center project makes this the week's most important CRE/site item. [BJD](#)
- **FirstEnergy \$24M Grid Upgrade in Trumbull County.** American Transmission Systems is rebuilding nearly three miles of 138-kV transmission line serving Howland and Bazetta, improving reliability for 16,000 residents and businesses and supporting future load growth. Expected to finish by end of summer. [BJD](#)
- **Bitdeer Presents Data Center Plans to Niles Council (Apr 16).** Singapore-based crypto/AI company presented plans for a potential data center at 1047 Belmont Ave., purchased in 2025. Senior PM Paul Hanson cited the company's 221 MW facility in Massillon (completing July) and emphasized local hiring and construction jobs. Residents packed the senior center with protest signs. Council considering annexation; facility still in preliminary design. [Vindicator](#)
- **[ONGOING] Lordstown Stargate: Site Work Visible.** Backhoes unearthing portions of the plant's parking lot on the northwest side along Hallock Young Road. Crews dismantling a solar array near the former paint facility. [BJD](#)
- **Policy context:** Federal "No Harm Data Center Act" filed (Landsman); Ohio HB 303 would

authorize 1,500 MW of community energy; PA HB 2151 speeds data-center permitting; Ohio ballot petition to ban data centers active. See Legislative & Policy Watch below for details.

ENERGY & UTICA SHALE

- **Solar Development Pressure Grows in Trumbull County.** Reporting highlighted growing developer interest with lease and option agreements covering hundreds of acres. The strategic question: whether farmland, solar, grid capacity, and local opposition begin to collide in the Valley's site-selection environment. [BJD](#)
- **[ONGOING] Vallourec/Fervo Energy: \$800M Supply Agreement.** Five-year deal ties Vallourec to geothermal power growth linked to rising electricity demand from data centers. [BJD](#)
- **[ONGOING] Hormuz Volatility Remains a Cost Watch.** Iran announced the Strait of Hormuz was open to commercial vessels, while the U.S. said its blockade of Iranian ships and ports would continue pending a deal. Because roughly one-fifth of global oil shipments move through Hormuz, continued volatility can flow into fuel, construction and consumer-cost assumptions. [Vindicator](#) / [AP](#)

EMPLOYER WATCH

- **Everest Aluminum Eyes Warren for \$19.5M-\$33M Extrusion Plant (Apr 16).** Albania-owned Everest Aluminum LLC proposing a 152,000 SF facility on ~50 acres at the former Western Reserve High School site. Trumbull County Commissioners unanimously approved a 10-year, 75% tax abatement. Warren Council authorized parcel transfer to WRPA. 70 new jobs at ~\$70K average salary. Working with Lake to River. Warren is one of two finalist locations; announcement expected within 90 days. [Tribune Chronicle](#) · [BJD](#)

CRE / SITES

- **Warren Steel Foreclosure Could Reposition Major Industrial Site (Apr. 17).** A Trumbull County court approved foreclosure of the former Warren Steel property unless more than \$100 million in liens and back taxes are satisfied. The property spans roughly 360 acres across Champion and Warren townships and remains subject to environmental restrictions. [BJD](#)

RETAIL & RESTAURANT BEAT

- **Goodwill Plans Downtown East Liverpool Store & Training Center (Apr 15).** Renovation underway at 115 W. Fifth St. — 12,000 SF across two floors. Ground floor: retail and donation center. Upper floor: 20+ social service agency offices, training center, classrooms. Completion estimated in approximately three months. [BJD](#)
- **East Liverpool Walmart Among 18 Ohio Stores Getting Remodeled.** Walmart has invested \$672M in Ohio stores over five years and plans to remodel 650+ stores nationally. [BJD](#)
- **[ONGOING] Presidential Square Fire: Seven Businesses Still Closed.** Investigation ongoing; no reopening dates set. HoneyBaked Ham suffered \$500K+ in damages. [WFMJ](#)

MUNICIPAL & GOVERNMENT

- **Youngstown Weighing Former Bottom Dollar for Board of Elections (Apr 16).** Mayor McDowell “seriously” considering. 18,285 SF on Glenwood Ave, already \$1.1M in city renovations. WRPA would acquire and lease back. Meanwhile, Covelli Centre reported its strongest Q1 in history — four consecutive sellouts, 60,000 people drawn downtown, 57 events plus 30 hockey games booked for 2026. [BJD](#)
- **\$39M Lawsuit Over Failed Landfill Gas Project.** Lansing, MI-based energy company filed federal suit over a failed renewable natural gas project tied to the Poland Township landfill. [BJD](#)

HEALTHCARE

- **Insight Hospital: Three Months Post-Surrender, Limited ODH Talks (Apr 18).** Nearly three months after surrendering its license, Insight Health System has had only limited discussions with the Ohio Department of Health about reopening. Concrete barriers were placed this week across access points to the front of the building. Representatives have been talking to building owner Medical Properties Trust about capital improvement assistance. [Tribune Chronicle](#)

LEGISLATIVE & POLICY WATCH

- **Federal “No Harm Data Center Act” Filed (Apr 15).** Ohio Rep. Greg Landsman introduced legislation requiring data centers to pay for their power grid impact. Directly relevant to Lordstown and the broader Valley large-load conversation. [Ohio Capital Journal](#)
- **Ohio Senators Weigh HB 303: 1,500 MW Community Energy (Apr 17).** Would direct regulators to approve 1,500 MW of community-energy projects. Relevant because grid capacity, data centers, manufacturing load, and industrial competitiveness are becoming linked. [Ohio Capital Journal](#)
- **PA House Passes Data Center Model Ordinance (Apr 13).** HB 2151 passed with bipartisan support, speeding permitting for large facilities. Sharon residents raised concerns at the Apr 15 public hearing on Chapter 1060 zoning replacement. [Sharon Herald](#)
- **[ONGOING] Ohio Data Center Ballot Ban.** Petition drive active; 413K+ signatures needed from half of Ohio's 88 counties by ~July. [Ohio Capital Journal](#)

WATCH

Power is increasingly becoming a main site selection variable. The ArcLight land acquisition next to 1,800 MW of gas generation, the FirstEnergy \$24M grid rebuild, the Stargate factory under construction, the Sharon data center, Ohio's data center ballot ban, PA's fast-track ordinance, and the federal cost-sharing bill all point in the same direction: the Valley's next competitive edge depends on how quickly it aligns land, transmission, generation, water, and public approvals.

HOUSING & WORKFORCE

- **#1 Housing Market Ranking Reframes the Valley’s Story.** The Cotality ranking shifts the narrative from “low-cost market” to “high-demand, constrained-supply market.” Koch (Housing Council chair): “As demand continues to grow, we’re seeing the impact on the housing market in real time.” Nationally, existing home sales fell 3.6% in March to 3.98M annualized (median \$408,800), while Zillow reported newly pending listings hit their second-highest level since August 2022. [Regional Chamber](#)
- **Goodwill East Liverpool Adds Workforce-Support Infrastructure.** Project framed around job training plus wraparound barriers: transportation, child care, behavioral health, housing, education, and health services. More than a retail reuse project. [BJD](#)
- **[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
YW MSA Ranking	#1 / #23	#1 hottest RE market (Cotality); #23/411 MSAs econ dev (Area Dev)
US Unemployment	4.3%	+178K jobs Mar; Ohio 4.2% (Feb). Next BLS release May 8
US Crude Oil	~\$95/bbl	Volatile; Hormuz open/closed within 24 hrs this week
S&P 500	ATH	Hit all-time high Apr 17 on Hormuz reopening; Nasdaq also ATH
Valley Gas Prices	↑ ~70¢	Up roughly 70 cents since Iran conflict began (Vindicator)
Mahoning Co. Unemp.	6.5%	Jan '26; in line with Jan '25 (6.5%). Seasonal. (Ohio LMI)
Trumbull Co. Unemp.	7.0%	Jan '26; in line with Jan '25 (6.9%). Seasonal. (Ohio LMI)
Columbiana Co. Unemp.	5.5%	Jan '26; improved vs Jan '25 (6.5%). (Ohio LMI)
Existing Home Sales	3.98M	↓ 3.6% in Mar; median \$408,800; inventory 1.36M (Reuters)

Data sources: Ohio LMI Jan 2026 LAUS (Apr 8). BLS Employment Situation Mar 2026 (Apr 3). Ohio Feb unemployment via ODJFS. Oil/gas: AAA, Vindicator. Housing: Reuters, Zillow Mar 2026 report. Rankings: Cotality, Area Development via Regional Chamber.

 CAPITAL PIPELINE TRACKER

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

Project	Invest.	Jobs	Status	County
* SoftBank/Stargate — Lordstown	\$3B+	TBD	Site work visible; online '27	Trumbull
* Kimberly-Clark — Warren Mfg	\$800M	491+	2,900 tons steel; 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
NEW ArcLight — Lordstown 161 ac	\$3.9M	TBD	Acquired; no plans disclosed	Trumbull
NEW FirstEnergy Grid — Trumbull	\$24M	—	138-kV rebuild; done summer '26	Trumbull
NEW Warren Steel Site	\$15M loan	—	Foreclosure; 360 ac industrial	Trumbull
NEW Bitdeer Data Center — Niles	TBD	TBD	Preliminary design; annexation pending	Trumbull
NEW Everest Aluminum — Warren	\$19.5-33M	70	Tax abatement approved; 90-day decision	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 Sep-Dec '26	Mahoning
L2R Undisclosed Pipeline	\$3B+ (est.)	TBD	Multiple stages	Regional

Green = construction **Yellow** = planning **Blue** = awarded **Purple** = renovation **Red** = paused/distressed * = updated NEW = added this issue

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