

MAHONING VALLEY MARKET PULSE™

Published by Cornerstone Real Estate Advisors

Issue #18 | July 6, 2026

FROM THE EDITOR

Downtown Youngstown's steam-heat problem moved into a new phase this week. After emergency rate increases kept the aging SOBE system operating for now, local and federal officials are now discussing whether building-level or cluster-level replacement systems could give downtown property owners a practical way off the steam network before winter.

SOBE has become a real-estate, infrastructure and downtown-confidence issue: if core buildings cannot count on affordable, reliable heat, the challenge reaches tenants, owners, lenders, employers and redevelopment prospects.

A proposed 16-building data center on the Pennsylvania side of the Valley is moving into public review, while Mahoning County's property revaluation is colliding with tax-relief efforts, Central Tower continues to assemble public support for downtown housing, and LCCTC's budget dispute is testing a Lawrence County workforce-training asset.

All items sourced June 29-July 5 unless otherwise dated. Capital Pipeline Tracker and Economic Indicators are cumulative reference tables updated weekly.

ON DECK - JULY 7-14

- **Tuesday, July 7** - Lawrence County Career and Technical Center Joint Operating Committee special meeting, 6:30 p.m., 750 Phelps Way.
- **Wednesday, July 8** - Ellwood City School Board special meeting to discuss the LCCTC budget.
- **Wednesday, July 8** - Lawrence County Planning Commission review of the North Beaver/Mahoning data-center preliminary plan.

MARK YOUR CALENDAR

- **Monday, July 13** - North Beaver Township supervisors meeting; data-center preliminary-plan review expected.
- **Monday, July 13** - Girard final reading expected on one-year data-center moratorium.
- **Tuesday, July 14** - Mahoning Township supervisors meeting; data-center preliminary-plan review expected.
- **Monday, July 20** - Youngstown Innovation Hub technical-startup program applications due.
- **Wednesday, July 29** - First in-person Youngstown session for selected Innovation Hub applicants.