

RACER TRUST PROPERTY



**PROPERTY SOLD**

Prime industrial land in **Lordstown, OH**

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## Property Summary

**Lordstown Industrial Land**  
**1829 Hallock Young Road**  
**Lordstown, OH 44481**

This 173.48-acre property is primarily unimproved wooded land with good road frontage and utilities. A portion of the land — which abuts a railroad line to the north, Tod Avenue to the east and commercial/industrial lands to the south and west — has a gravel road and three small buildings (a 400-square-foot shed and two 96-square-foot buildings). Two natural gas production wells are situated on-site, and the Property is leased to the East Ohio Gas Company for use as a natural gas wellfield.

**County:** Trumbull

**Land Area:** 173.48 acres

**General Description:** Vacant parcel

**Zoning:** Zoning details can be found in the Property Details pages.


**RACER Site Number:** 10110

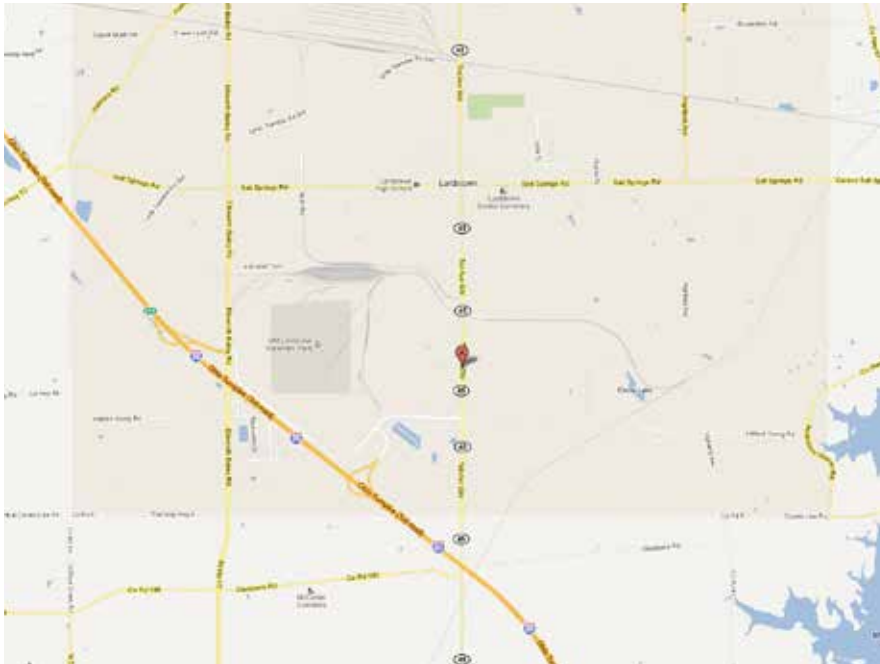


More information about this property may be reviewed on RACER's website at [www.racertrust.org/Properties/PropertyDetail/Lordstown\\_10110](http://www.racertrust.org/Properties/PropertyDetail/Lordstown_10110).



## Property Location

 Lordstown Industrial Land  
1829 Hallock Young Road  
Lordstown, OH 44481



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*\*Disclaimer: Property boundaries presented on this map are for informational purposes only and have not been prepared for legal, engineering, or surveying purposes. RACER makes no representations as to the accuracy of the maps, aerial photographs, or boundary depictions contained herein.*



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## Property Assets

- 173.48 acres of unimproved, wooded land
- Good road frontage and utilities
- Abuts a railroad line
- Gravel road
- Two natural gas production wells situated on-site



## Property Details

| Overview                            |   |
|-------------------------------------|---|
| Location                            | 1829 Hallock Young Road, Lordstown, OH 44481  |
| Total Land Area of Property (Acres) | 173.48  |
| Zoning                              | Industrial  |
| Shape                               | Irregular   |
| Number of Structures at Property    | 3   |
| Types of Structures at Property     | (1) 400-square-foot shed and (2) 96-square-foot buildings   |
| Water                               | 12" and 16" water lines running north and south along Route 45 (Tod Ave. SW). View water line map at <a href="http://www.racertrust.org/files/Lordstown-Water-Line-Map.pdf">www.racertrust.org/files/Lordstown-Water-Line-Map.pdf</a> |
| Sewer                               | 10" sanitary sewer line running north and south along Route 45 (Tod Ave. SW). View sewer line map at <a href="http://www.racertrust.org/files/Lordstown-Sewer-Line-Map.pdf">www.racertrust.org/files/Lordstown-Sewer-Line-Map.pdf</a> |
| Electric                            | 3 phase service line runs along Hallock Young road (south of site); can support power demands of large-scale industrial manufacturer  |
| Licenses for Temporary Use (If Any) | East Ohio Gas Company for use as a natural gas wellfield  |
| Sulfur Dioxide (2010)               | Attainment Area   |
| Particulate Matter 2.5 (2006)       | Attainment Area   |
| Lead (2008)                         | Attainment Area   |
| Carbon Monoxide                     | Attainment Area   |
| 8-Hour Ozone (2008)                 | Attainment Area   |
| Nitrogen Dioxide                    | Attainment Area   |
| Particulate Matter 10               | Attainment Area   |



## Property Details (continued)

|   |   |
|---|---|
| Surrounding Owners/Uses                             | Adjacent to the Lordstown Complex owned by GM, which currently is manufacturing the Chevrolet Cruze   |
| Rail Service  | Norfolk Southern Corporation (north of Property)  |
| Name and Proximity to Nearest Interstate Highway(s) | I-80 (approximately 4 miles)  |
| Name and Proximity to Nearest Commercial Airport(s) | Youngstown-Warren Regional Airport (19 miles); Akron-Canton Regional Airport (approximately 52 miles) |
| Name and Proximity to Nearest Commercial Seaport(s) | Port of Cleveland (62 miles)  |



## Environmental Conditions

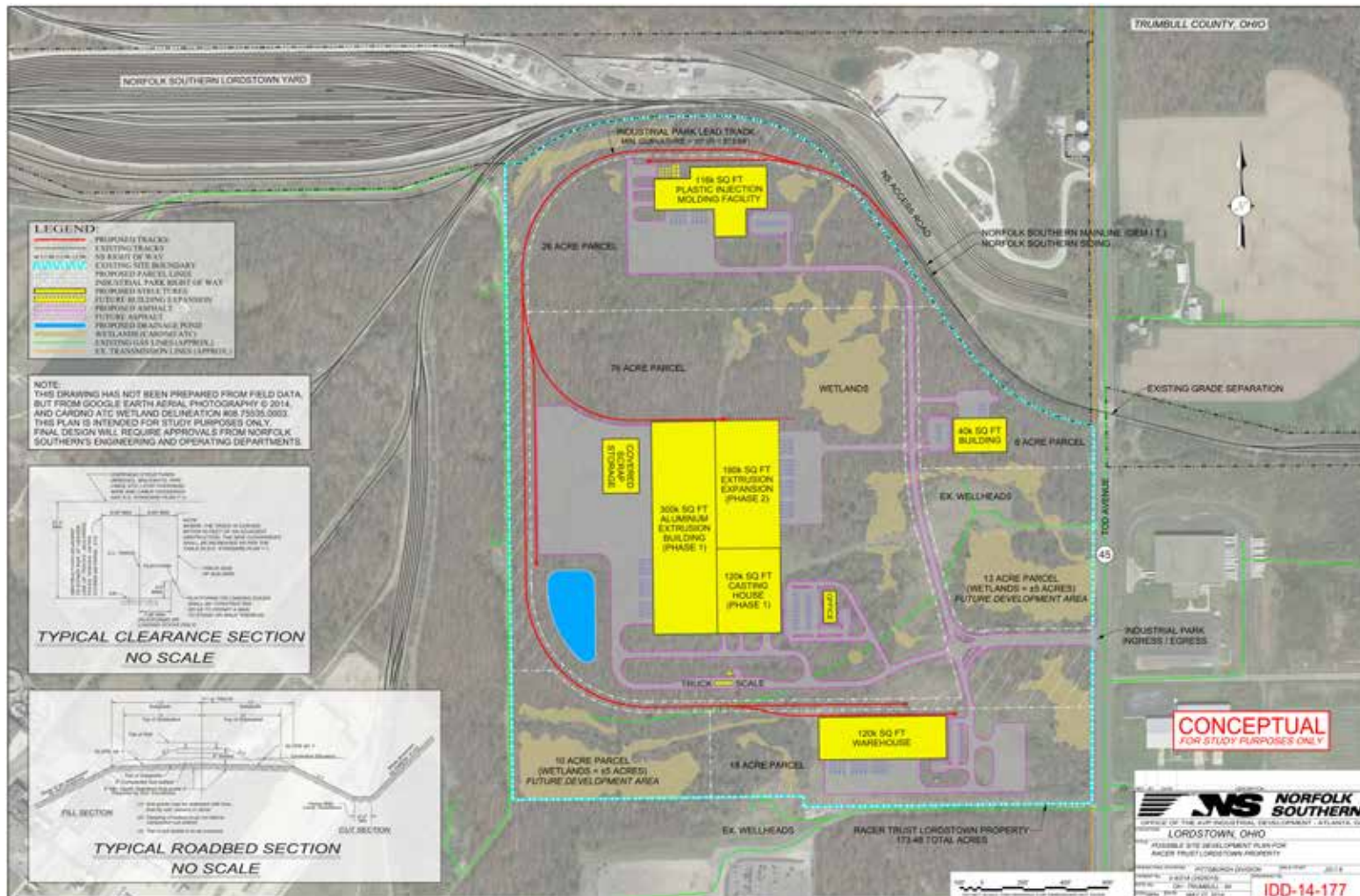
No contamination has been identified on these lands and there are no identified environmental issues requiring cleanup.

RACER Trust, U.S. EPA and State regulatory authorities offer a variety of buyer protections designed to shield your investment and restrict or eliminate your liability for environmental impacts resulting from previous uses, regardless of whether these conditions were known at the time of purchase or transfer. For more information about liability protections, please visit <http://bit.ly/1EsnxjB>.





## Conceptual Site Plan



## Collateral Information: Transportation Assets



5 mi  
10 km

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## Collateral Information: Access/Linkage

Lordstown is a village within Trumbull County, and is part of the Youngstown/Warren/Boardman Ohio-Pennsylvania metropolitan statistical area. Trumbull County is located midway between Cleveland and Pittsburgh.

Trumbull County is on the southern border of Ashtabula County, the eastern borders of Geauga and Portage counties and the western border of the State of Pennsylvania. The county is approximately 40 miles southeast of Cleveland. It encompasses 24 townships and 11 cities and villages, including Lordstown. According to the 2010 census, it has a population of 210,312, a decrease of 6.6 percent from 225,116 in 2000.

Lordstown Township, which nearly completely incorporated as the village of Lordstown in 1976, was one of the original survey townships of the Connecticut Western Reserve. The township, and subsequently the village, was named for Samuel P. Lord, who laid out the township. According to the 2000 census, the population was 3,417, and the village has a total area of 23.1 square miles. It is estimated that the current population of Lordstown is just over 3,000.



*\*Information obtained from RACER research.*



## Collateral Information: Access/Linkage (continued)

Lordstown, part of the Mahoning Valley, is best known for Lordstown Assembly, a General Motors plant comprising three facilities: Vehicle Assembly, Metal Center and Paint Shop. The plant opened in 1966, and is now the Youngstown/Warren/Boardman Metropolitan Statistical Area's largest industrial employer with approximately 4,500 employees. In fact, nearly 1,500 more people work at the plant than live in Lordstown itself. The Lordstown plant builds the Chevrolet Cruze compact car.

People seeking housing in the Lordstown area are drawn to its rural appearance, abundance of buildable land and proximity to downtown Warren.

Trumbull County is served by extensive and diversified transportation assets. Both CSX ([www.csx.com](http://www.csx.com)) and Norfolk Southern Corporation ([www.nscorp.com](http://www.nscorp.com)) offer direct rail routes to the Port of Cleveland, Ohio River ports and the rest of the continental United States. The Youngstown/Warren Regional Airport is located within Trumbull County and offers access to major airline carriers such as US Airways, United Express and Northwest Airlines. In addition, three other airports are within commuting and transport distance of Trumbull County — Cleveland Hopkins International Airport, Akron-Canton Regional Airport and Pittsburgh International Airport all provide comprehensive passenger and cargo services.

Lordstown is conveniently located at the crossroads of the Ohio Turnpike and Interstate 80, major east-west highways that converge just below the southern border of Trumbull County. In addition to the interstates, State Routes 4, 55 and 422 also serve as major arteries for Lordstown.



## Collateral Information: Airports

The Youngstown/Warren Regional Airport ([www.yngwrnair.com](http://www.yngwrnair.com)), located in Vienna, Ohio, is a small facility owned by the Western Reserve Port Authority. Located 18 miles from Lordstown, the airport is used for both public and military purposes. The airport has renovation plans and is putting in a fourth runway in 2012. Most residents take advantage of larger airports such as Cleveland Hopkins International Airport, Akron-Canton Regional Airport and Pittsburgh International Airport.

Cleveland Hopkins International Airport ([www.clevelandairport.com](http://www.clevelandairport.com)) provides direct flights to nearly 80 domestic and international locations, and handles more than 2,200 flights per week, with multiple direct flights to major airports such as Newark and Chicago O'Hare.

Since 1925, Cleveland Hopkins, the first municipal airport in the United States, has provided innovations in aviation for the U.S. and has served as a catalyst for economic growth in Cleveland and throughout Northeast Ohio. The airport handled 9.5 million passengers in 2010, and several air cargo and handling companies have operations at the airport.

Akron-Canton Airport ([www.akroncantonairport.com](http://www.akroncantonairport.com)) connects nearly 1.5 million passengers with their destinations annually, including non-stop access to more than a dozen locations throughout the U.S. Over the next decade, Akron-Canton Airport will extend its reach even further with a \$110 million capital investment, aimed at increasing runway capacity, upgrading



*\*Information obtained from RACER research.*





## Collateral Information: Airports (continued)

airport amenities and accommodating increased passenger traffic. It is one of the fastest-growing airports in the Midwest, and though much of the growth is in its commercial service, three-quarters of the airport's traffic remains general aviation.

Pittsburgh International Airport ([www.pittairport.com](http://www.pittairport.com)) is located just over a one-hour drive away from Lordstown, and is approximately 20 miles west of downtown Pittsburgh. The airport occupies more than 12,900 acres, making it the fourth-largest airport by land area in the nation. Pittsburgh International Airport serves more than 14 million business and leisure passengers each year with its 12 airlines. Market research leader JD Power and Associates named the airport among the top five airports in its two most recent customer satisfaction surveys. In 2011, Conde Nast Traveler ranked the facility the seventh-best for business travelers.

It also serves as the home of Pittsburgh Air Reserve Station, a combined facility of the Air Force Reserve Command and the Air National Guard, providing aerial refueling, air mobility and tactical airlift support to the U.S. Air Force and other U.S. Department of Defense activities.



## Collateral Information: Port Facilities

The Port of Ashtabula ([www.ci.ashtabula.oh.us](http://www.ci.ashtabula.oh.us)) is approximately one hour north of Lordstown. It borders Lake Erie and has a prominent harbor where the Ashtabula River flows into the lake. Commodities handled through the Port of Ashtabula include coal, iron ore, sand, gravel, stone and limestone.

At one time, the port was considered to be the third-largest receiving port in the world. The construction of the Pittsburgh, Youngstown and Ashtabula Railroad in 1873 helped to further advance the ore and coal trade at the Ashtabula Harbor. In the 1960s the Ashtabula Harbor was the third-largest iron ore port in the world. In the 20th century, its access to Lake Erie and nearly 30 miles of shoreline helped position Ashtabula as a major shipping and commercial center.

Interstate 90 runs east/west and is located approximately 5 miles from the Ashtabula Harbor. The interstate provides Ashtabula with regional access to major markets east and west of the city, such as Chicago and Buffalo. State Route 11 is a four-lane highway that runs north/south terminating at State Route 531. The Ashtabula City Industrial Park is located just to the east of where Route 11 terminates at the north. Route 11 extends south, providing additional access to major markets in Ohio, Pennsylvania and West Virginia.

Lordstown also is conveniently located a one-hour drive from the Port of Cleveland ([www.portofcleveland.com](http://www.portofcleveland.com)), operated by the Cleveland-Cuyahoga County Port Authority. As the largest port in Ohio, the Port of Cleveland has extensive logistical



*\*Information obtained from RACER research.*



## Collateral Information: Port Facilities (continued)

capabilities to meet shipping and receiving needs. The port specializes in steel and heavy machinery transport, with a stationary 150-ton capacity crane, as well as two mobile 75-ton capacity cranes.

With a constant draft level of 26.6 feet (equal to that of the St. Lawrence Seaway), the port is able to accommodate seaway-size vessels (766 feet) for international shipments and thousand-footers for inter-lake travel. The port also houses nine berths for docking to ensure adequate space for its 1,100 annual vessel shipments.

The Port of Cleveland's maritime activities help sustain the regional economy in Northeast Ohio by supporting 11,000 jobs that generate \$572 million in personal incomes.

The city of Cleveland began shipping operations at the Port of Cleveland in 1825. During its first year of operation, the port recorded \$38,000 in exports and imports of \$196,000. Now the third-largest port on the Great Lakes, the Port of Cleveland averages nearly \$1 billion annually in imports and exports



## Collateral Information: Utilities and Natural Gas

First Energy ([www.firstenergycorp.com](http://www.firstenergycorp.com)), headquartered in Akron, is one of the largest electricity providers in Trumbull County. Its 10 regulated distribution companies comprise the nation's largest investor-owned electric system, serving 6 million customers in the Midwest and Mid-Atlantic regions.

Stretching from the Ohio-Indiana border to the New Jersey shore, the companies operate a vast infrastructure of more than 194,000 miles of distribution lines and are dedicated to providing customers with safe, reliable and responsive service.

Dominion East Ohio ([www.dom.com/dominion-east-ohio](http://www.dom.com/dominion-east-ohio)) serves more than 400 cities and towns in Ohio. The company distributes natural gas to about 1.2 million residential, commercial and industrial customers in eastern and western Ohio. The East Ohio Gas Company is the largest gas distribution subsidiary of Dominion Resources.

Columbia Gas of Ohio ([www.columbiagasohio.com](http://www.columbiagasohio.com)) is the region's largest natural gas provider, serving more than 1,000 communities in Ohio, including Lordstown. Headquartered in Columbus, Columbia Gas of Ohio is one of the nine energy distribution companies of NiSource Inc. and serves approximately 1.4 million customers.

Trumbull County has broad access to cable, Internet and phone service providers. The nation's fiber-optic east-west trunk lines (i.e., superhighway) pass through the heart of the region, enabling area businesses and residents access to state-of-the-art technology. Internet and fiber-optic access are available through major telecom companies.



## Collateral Information: Zoning and Business Assistance

Zoning details can be found in the Property Details pages.

The Property is located within the boundaries of Foreign Trade Zone 181. A FTZ provides competitive advantages to companies involved in international trade through deferral, reduction or elimination of U.S. Customs duties. Potential buyers interested in applying for FTZ status or as a foreign trade subzone should contact the FTZ 181 grantee, the Northeast Ohio Trade and Economic Consortium, at 330-672-2259.

The Lordstown property is zoned Industrial, and it borders other Industrial properties. The surrounding residential areas are very scenic and are situated in rich farmland.

Lordstown has very defined zoning districts for commercial and residential property. The Trumbull County Planning Commission ([www.planning.co.trumbull.oh.us](http://www.planning.co.trumbull.oh.us)) is authorized by ORC, Section 713 to make plans, maps and studies for the betterment of the county. Since the mid-1980s, this has included a Revolving Loan Fund and Enterprise Zone to assist businesses with low-interest loans and tax abatements to create or retain jobs through new private investment. The county also assists businesses with public infrastructure improvements, such as the extension of water and sanitary sewer facilities and road improvements through state and federal grants and Tax Increment Financing. For the past 15 years, the county has partnered with the City of Warren and local banks to provide “mini-loans” to start-up businesses through the Reinvestment Partnership Corporation.

The Trumbull County Planning Commission engages in a multitude of community development elements, including comprehensive planning, grant procurement and administration, and mapping. The primary focus of the Community Development Program is the management of the Community Development Block Grant (CDBG) program and the Neighborhood Stabilization Program (NSP). The Community Development Program provides funding to Ohio’s non-entitlement counties and cities for housing rehabilitation, economic development and public works improvements that meet federal and state objectives to benefit low- and moderate- income persons and/or eliminate blighted areas.

The Plats and Zoning Department provides community planning and zoning assistance to the unincorporated areas of Trumbull County on a wide variety of issues, including subdivision of land information and processing, site plan reviews and recommendations, administration of subdivision regulations, zoning text and map amendment reviews and zoning techniques and recommendations.





## Collateral Information: Zoning and Business Assistance (continued)

Established in 1980, Warren Redevelopment and Planning Corporation (WRAP) (<http://bit.ly/UPNi3m>) is a non-profit economic development corporation located in the City of Warren, Ohio. WRAP provides technical assistance to the city on economic and business development issues, owns and manages commercial properties, directs the City Design Review process and administers the city and RPC loan programs. WRAP also monitors the on-street and deck parking within Downtown Warren.

The Western Reserve Port Authority ([www.westernreserveportauthority.com](http://www.westernreserveportauthority.com)) can assist with financing economic development projects. The Port Authority may acquire, construct, enlarge, maintain, sell, lease or operate Port Authority facilities, and may make those facilities available to businesses. Additionally, the Port Authority has the ability to issue revenue bonds and operate foreign trade zones.

Youngstown Business Incubator's ([www.ybi.org](http://www.ybi.org)) mission is to cultivate, accelerate and promote the formation, growth, commercialization and innovation of technology-based businesses by providing comprehensive, high-quality entrepreneurial services and resources in a robust environment that promotes company success, attraction and retention. YBI has been integral to the success of companies that, in aggregate, have been awarded 17 intellectual property patents, developed 24 new commercial software applications, created over 230 jobs, have customers in 80 countries and have won prestigious awards.

Youngstown/Warren Regional Chamber ([www.regionalchamber.com](http://www.regionalchamber.com)) is a private, non-profit organization whose mission is to provide leadership and business services that promote the growth of its nearly 3,000 members — representing more than 150,000 employees in the Mahoning Valley — and enhance the essential partnership between economic development and education to improve quality of life. The Chamber's Economic Development Action Team has successfully helped some 350 new/existing entities invest more than \$1.3 billion and create about 15,000 new jobs, develop more than \$28 million of office and industrial real estate and led campaigns to save the GM Lordstown Complex and the 910th Airlift Wing, USAFR.

The Youngstown/Warren Regional Chamber's Economic Development Division has helped more than 400 firms and organizations, from small companies to multi-national corporations, resulting in new investments totaling more than \$2.8 billion, 19,500 new jobs and the construction/absorption of more than 21 million square feet of building space.

The Mahoning Valley Economic Development Corporation (MVEDC) ([www.mvedc.com](http://www.mvedc.com)) is a principal, private, non-profit economic development corporation, serving communities and companies in Mahoning, Trumbull, Columbiana, Ashtabula,



## Collateral Information: Zoning and Business Assistance (continued)

Geauga and Portage counties in Northeastern Ohio and Beaver, Lawrence and Mercer counties in Pennsylvania. A partnership of public and private interests focused on the revitalization and diversification of the Mahoning Valley, MVEDC has assisted more than 1,500 companies, which have retained or added 16,000 jobs. Designated by the U.S. Small Business Administration as a Certified Development Company, MVEDC operates a variety of revolving loan funds for business relocation and expansion, including a mini-loan fund. MVEDC's Technical Procurement Center assists companies bidding on federal agency contracts. MVEDC owns and develops the Warren Commerce Park in Warren and the Youngstown Commerce Park in North Jackson. These industrial parks total 411 acres. MVEDC also owns a network of industrial railroads that service industries in Mahoning and Trumbull counties.

The Business Resource Network ([www.thebrn.net](http://www.thebrn.net)) is a nationally unique, locally driven partnership of chambers of commerce, economic development and workforce organizations, government agencies and elected officials, schools, colleges and universities and other organizations offering a wide range of business incentives, services and training for businesses in Mahoning, Trumbull and Columbiana counties.

The Eastgate Regional Council of Governments ([www.eastgatecog.org](http://www.eastgatecog.org)) is directly responsible for a variety of federal, state and local planning and project implementation and administration programs. As the Metropolitan Planning Organization and Areawide Water Quality Management Agency for Mahoning and Trumbull counties, and the designated Economic Development District, Eastgate maintains required certifications and planning documents to qualify the region for federal and state funding. Eastgate performs the administration of: District 6 Public Works Integrating Committee State Capital Improvement Program, Department of Defense Procurement Program, regional Rideshare program, Clean Ohio Conservation & Revitalization Funds and the Local Development District of the Appalachian Regional Commission. Other major areas of responsibility include: air quality planning and air advisory day programs, intergovernmental review and local project sponsor for the Mahoning River Dredging Project.

The Ohio Department of Development's Economic Development Division ([www.development.ohio.gov](http://www.development.ohio.gov)) works to create, retain and expand job opportunities. The division focuses on issues affecting Ohio's economy and provides a variety of business development resources to help Ohio remain at the forefront of economic development.

The division offers companies direct financial assistance in the form of low-interest loans, grants, bonds, and state and local tax incentives. The division also offers assistance with employee training and infrastructure development.



## Collateral Information: Zoning and Business Assistance (continued)

From new entrepreneurs starting small businesses to large corporations, the Economic Development Division provides business owners and executives with the information and support they need to make informed, critical decisions on location, infrastructure, job creation and retention, training and financial assistance.



## Regional Overview: Community Snapshot

Trumbull County consists of a combination of urban and rural communities situated in the northeast corner of Ohio, between Youngstown, Cleveland and Akron. It was established on July 10, 1800, serving as the seventh county in the Northwest Territory. It is named after Jonathan Trumbull, Governor of Connecticut, who once owned the land in this region. The county's population is approximately 210,000.

The county has a total area of 635 square miles. It is the only square county in Ohio, with each side approximately 25 miles. Trumbull County consists of seven cities: Cortland, Girard, Hubbard, Newton Falls, Niles, Youngstown and Warren, the county seat; and five villages: Lordstown, McDonald, Orangeville, West Farmington and Yankee Lake.

Lordstown is minutes from Warren and Youngstown, and only a one-hour drive from Cleveland and Pittsburgh. The village has a great parks system with youth soccer, baseball and softball programs, making the village appealing to young families. Outstanding museums, theaters, art galleries, sporting events, golf courses, country clubs, live concert and event venues, biking and hiking trails, lakes, night-spots, health clubs and much more provide residents with a dynamic choice of recreational opportunities.

Built upon a foundation of steel-making, automobile assembly and parts manufacturing, the local economy has diversified to accommodate various industry, including light manufacturing, service, wholesale and retail sales. Local and regional corporations place high emphasis on strategic research and technological policies that have resulted in continued diversification, investment and productivity throughout the region.

Lordstown is an excellent location to live and raise a family. The cost of living and housing in the region remains below state and national averages, and the affordable and diverse neighborhoods, access to a riverfront park system, superior restaurants and nightclubs, year-round festivals and cultural events all add to the quality of life.

The quality and accessibility of medical facilities for city residents rivals those of major metropolitan areas. Warren is home to two excellent health care systems, both of which offer a full range of services, including extensive diagnostic and



## Regional Overview: Community Snapshot (continued)

therapeutic services, in a cost-effective manner. In addition, three of the nation's most respected medical centers (Cleveland Clinic, Case Western Reserve University Hospital and University of Pittsburgh Medical Center) are located within an hour's drive of the village.

Lordstown residents enjoy an exceptional range of educational choices. Home to high-quality comprehensive public and parochial school systems, Lordstown is located within minutes of Kent State University's Trumbull Campus. Kent State University's main campus can be reached in 50 minutes, and Youngstown State University is just a brief 20-minute drive. In all, more than 40 accredited colleges and universities are located within 90 miles of Lordstown.

Lordstown's central location between Cleveland and Pittsburgh in the Northeast Ohio-Western Pennsylvania TechBelt allows area residents and businesses the ease of taking advantage of a well-established network of businesses and services. This area is successfully transitioning to a technology- and knowledge-based economy by leveraging its industrial and academic strengths.





## Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 7.1 percent in the Youngstown labor market for September 2017, the most recent month for which statistics are available. The state rate was 5.3 percent and the national rate was 4.2 percent.

The Youngstown/Warren Metropolitan Statistical Area is located at the heart of the TechBelt Region. Encompassing Cleveland and Pittsburgh, the TechBelt region extends south to Morgantown, W.Va. With more than 7.2 million people, including a workforce of nearly 4 million, the region supports 185,000 businesses.

The TechBelt region came about through its named initiative conveying the collaboration of multiple economic development agencies; federal, state and local government offices; technical groups; foundations; and private corporations. Recent investments in support programs, research, technology infrastructure and other assistance have created attractive opportunities for companies choosing to locate within the TechBelt.

The TechBelt Initiative targets two primary industry sectors, life sciences and energy. Within the area, there are more than 4,800 life sciences companies employing more than 88,000 workers. If hospitals are included, the numbers increase to more than 10,000 companies and nearly 300,000 employees. The initiative concentrates on three specific life science subsectors — regenerative medicine, medical imaging and medical devices.

The TechBelt Region's energy industry comprises more than 9,700 establishments that provide jobs for 166,000 people. The energy subsector focuses on traditional energy including coal, nuclear and gas; and emerging and efficient technologies, including wind, solar, fuel cell and high-performance building.

The TechBelt Region attracts capital from regional and national investors.

The Youngstown/Warren/Boardman Metropolitan Statistical Area has attracted 107 businesses over the past two years, resulting in an investment of \$682 million and 4,510 new jobs. *Entrepreneur* and *Site Selection* magazines have ranked the area as one of the best locations to position a business. The area also was designated Ohio's Entrepreneurial Hub of Advanced Materials Commercialization and Software Development.

The area's cost of doing business and its cost of living are consistently below the U.S. average, and the housing market is ranked as one of the most affordable in the nation. In addition, there is an abundant supply of available, affordable and



## Regional Overview: Workforce (continued)

highly productive labor. With a midwestern, get-it-done attitude, the diverse workforce has proven it can meet the demands of any business setting.

The Youngstown/Warren Regional Chamber of Commerce works closely with K-12 educators, universities, training providers and the local One-Stop locations to ensure curriculum and training programs are applicable to industry needs for the emerging and incumbent workforce. In addition, career and technical education is provided by 20 public and private institutions within the Youngstown/Warren/Boardman Metropolitan Statistical Area and two adjacent Pennsylvania counties. Most providers offer extensive workforce development and technical training programs, many of which are geared toward certification. The providers also will develop customized training programs for individual employers' needs, and training will be conducted at the place of employment or on the campus of the vocational school.

The Ohio Department of Job and Family Services (ODJFS) ([www.jfs.ohio.gov](http://www.jfs.ohio.gov)) is a \$20-plus billion agency with nearly 4,000 employees. A division within ODJFS, the Office of Workforce Development (OWD) provides information and tools to Ohio's workforce system. They interpret federal and state law and serve as primary policy makers for workforce programs. The office administers federal programs that create a comprehensive statewide workforce system of employment services, hiring support, labor market information and tax credits to employers and workers.

OWD assists job seekers through Ohio Means Jobs ([www.ohiomeansjobs.com](http://www.ohiomeansjobs.com)), an online job-matching system that brings both employers and job seekers to one easy-to-use website.

One-Stop ([www.onestopohio.org](http://www.onestopohio.org)) is a collaborative partnership that brings all of these resources together in one place. Now, employers and job-seekers need make only one stop to take advantage of all the help available to them. One-Stop provides this help by tapping into a wide array of employment services, training programs and informational resources on the state and federal level.

OWD also administers Workforce Investment Act programs. The Dislocated Worker Program is designed to assist laid-off employees in obtaining new jobs with comparable wages. OWD also oversees Adult Programs that help eligible Ohioans find and retain meaningful employment. OWD has a special interest in Ohio's youth, serving as an information clearinghouse of innovative programs that foster leadership, work experience and literacy to prepare youth for careers.



## Regional Overview: Education

Trumbull County, with 20 local school districts, provides educational leadership and instruction to meet the diverse needs of the school-aged population. The county is committed to embracing teaching and learning changes to ensure that the children are prepared to enter the world with 21st-century skills.

The Lordstown Local School District ([www.lordstown.k12.oh.us](http://www.lordstown.k12.oh.us)) is a suburban public school system with about 600 students. The district operates a traditional elementary school (grades K-6) and high school (grades 7-12). Lordstown Elementary School is among the few public elementary schools in Ohio to receive a distinguished Great Schools Rating of 10 out of 10. In the 2010-11 Local Report Card assessments, the Lordstown Local School District achieved an “excellent” rating from the Ohio Department of Education. The rating is based on the district’s achievement on standardized tests, graduation rates and qualified teachers.

Beyond Lordstown, the Youngstown/Warren/Boardman Area is served by four educational service centers with 229 public schools in 57 school districts enrolling 106,858 students, and seven alternative/online schools with 1,000 registered students. Additionally, there are more than 64 accredited private and parochial schools, including nine high schools with 11,620 students.

Within a 75-mile radius of Lordstown, 56 colleges and universities in Ohio and Pennsylvania provide opportunities in advanced education. From 101 campus locations, these public and private institutions furnish firms competing in the global marketplace with a highly trained and motivated workforce, and many of these institutions have gained national recognition in particular fields of study.

Nearby in the Youngstown/Warren/Boardman Area, 10 university campuses and six community college sites provide businesses with a pool of extremely talented individuals. More than 22,400 students are enrolled at these institutions. In 2006, the schools awarded nearly 2,237 bachelor’s degrees and 400 master’s and doctorate degrees.

Youngstown State University ([web.yzu.edu](http://web.yzu.edu)), with approximately 13,500 students, provides a high-quality education in a broad range of associate, baccalaureate and graduate degrees and certificate programs, including engineering, business



Lordstown Elementary School



Lordstown High School



## Regional Overview: Education (continued)

and computer information systems. YSU's College of Engineering recently was ranked as one of the top undergraduate engineering programs by U.S. News and World Report. YSU awards more bachelor's degrees in chemistry than any other college or university in Ohio, and the 14th-most in the nation.

Kent State University ([www.kent.edu](http://www.kent.edu)) has three nearby regional campuses: Trumbull, Salem and East Liverpool. The regional campuses of Kent State University provide associate degree coursework that can be applied to the bachelor's program administered at the main campus in Kent, Ohio. In addition, each regional campus provides specific industry-related courses for area employers.

Eastern Gateway Community College ([www.egcc.edu](http://www.egcc.edu)) has seven regional locations in Mahoning, Trumbull, Columbiana and Jefferson counties, with more than 3,000 students enrolled annually. The college offers dozens of associate degree programs in business, health, engineering and information technologies, criminal justice and other areas aimed at preparing students to enter the workforce immediately. For students interested in transferring to a four-year college or university, Eastern Gateway offers associate of arts and associate of science degrees, as well as numerous courses guaranteed to transfer to state universities and other colleges. Classes are delivered online and through traditional and interactive distance learning methods.

The National College's Youngstown Campus ([www.ncbt.edu/campus-location/youngstown\\_OH.lasso](http://www.ncbt.edu/campus-location/youngstown_OH.lasso)) provides focused career training and education, primarily for adult learners. The school offers eight associate's degree and seven diploma programs, and a certificate program in fields of business, health care and information technology. These programs are developed with specific curriculum that is stripped of all non-essentials so that students receive the maximum amount of practical skill needed for employment.

Notre Dame College ([www.notredamecollege.edu](http://www.notredamecollege.edu)) and Walsh University Canfield ([www.walsh.edu](http://www.walsh.edu)) both have Youngstown campuses, and each has approximately 25 students enrolled.



## Regional Overview: Largest Employers in Youngstown/Warren/Boardman

The Youngstown/Warren/Boardman Metropolitan Statistical Area, including Lordstown, has a rich history in the manufacturing sector. Recently, growth in the transportation industry and health care has diversified the economy. The following list represents the largest employers in the area.

### Companies and organizations with more than 1,000 employees:

- Diocese of Youngstown (Youngstown)
- General Motors (Lordstown)
- Humility of Mary Health Partners (Youngstown)
- Infocision (Austintown/Boardman)
- Mahoning County (Youngstown)
- RG Steel (Warren)
- Sharon Regional Health System (Sharon)
- Trumbull County (Warren)
- U.S. Postal Service (Youngstown)
- UPMC Horizon — Shenango Valley Medical Center (Farrell/Greenville, Pa.)
- ValleyCare Health System (Youngstown/Warren)
- West Corporation (Niles)
- Windsor House, Inc. (Several locations)
- Youngstown Air Reserve Base (Vienna)
- Youngstown City Schools (Youngstown)
- Youngstown State University (Youngstown)





## Regional Overview: Medical Facilities and Emergency Services

Lordstown residents have access to excellent health care in the region. Nearby, Humility of Mary Health Partners, Akron Children’s Hospital-Mahoning Valley, ValleyCare Health System, Sharon Regional Health System and UPMC Horizon have full-service hospitals and emergency care as well as various diagnostic, urgent care and surgical support facilities.

The largest health care facility in the area is Humility of Mary Health Partners (HMHP) ([www.hmpartners.org](http://www.hmpartners.org)). HMHP is the region’s largest employer with more than 5,000 employees and nearly 1,000 patient beds. HMHP’s core values of compassion, excellence, human dignity, justice, sacredness of life and service are promoted within each entity, blending pioneering technology and innovative equipment to provide the best care possible to the residents of Mahoning, Trumbull and Columbiana counties. HMHP strives to deliver clinical excellence, combined with unsurpassed service in an atmosphere of comfort, individualized attention and spirituality. HMHP is affiliated with Catholic Health Partners (CHP) in Cincinnati, the largest health system in Ohio and one of the largest Catholic health systems in the United States.



HMHP has the only Level I trauma center — located in the St. Elizabeth Health Center — between Pittsburgh and Cleveland authorized and equipped to also treat pediatric patients. In addition, the first verified Level III trauma center is located in St. Joseph Health Center in Trumbull County.

St. Elizabeth and St. Joseph health centers, part of HMHP, were the first hospitals in Ohio, and among the first 60 hospitals in the nation, to achieve Magnet Recognition for Excellence in Nursing from the American Nurses Credentialing Center (ANCC). They became the first hospitals in Ohio to receive Magnet re-designation in November 2006. Less than 4 percent of U.S. hospitals have earned this honor and even fewer receive re-designation.

ValleyCare Health System ([www.valleycareofohio.net](http://www.valleycareofohio.net)) has more than 500 physicians, 3,300 employees and 400 volunteers who share a commitment to deliver high-quality health care.



## Regional Overview: Medical Facilities and Emergency Services (continued)

Northside Medical Center, Trumbull Memorial Hospital, Hillside Rehabilitation Hospital and affiliated health care facilities all are part of the ValleyCare Health System. ValleyCare Health System facilities share a commitment to provide high-quality care for patients.

With 344 beds, the skilled staff at Trumbull Memorial ([www.trumbullmemorial.net](http://www.trumbullmemorial.net)) has been providing excellent care for nearly a century. Located in nearby Warren, it offers a wide array of services — from new procedures to maternity services — to meet the changing needs of children and adults.

Northside Medical Center ([www.northsidemedicalcenter.net](http://www.northsidemedicalcenter.net)) is a university-affiliated hospital offering a wide range of inpatient, outpatient, emergency, diagnostic and therapeutic services for patients throughout the region.

Since 1963, Hillside Rehabilitation Hospital ([www.hillside rehabhospital.net](http://www.hillside rehabhospital.net)) has focused on providing high-quality rehabilitative care. Comprehensive specialized programs are designed to help people with permanent or temporary disabilities achieve their maximum potential and the highest level of independence to lead the most productive life possible.

The Akron Children's Hospital Mahoning Valley ([www.akronchildrens.org](http://www.akronchildrens.org)) provides high-quality care to infants, children, teens, burn victims of all ages and adults with congenital, genetic and maternal/fetal conditions. Centered at its hospital campuses in Akron and the Mahoning Valley, the integrated health care system has more than 80 locations to serve a multi-state region.

Akron Children's Hospital Mahoning Valley has a dedicated staff of nearly 740 pediatric providers and handles more than 600,000 patient visits each year. Akron Children's has been recognized as a Best Children's Hospital by U.S. News & World Report and has earned Magnet Recognition Status for nursing excellence from the American Nurses Credentialing Center.

In addition to primary, critical and specialized care, Akron Children's Hospital Mahoning Valley offers more than 100 advocacy, education and outreach programs to promote the well-being of children. As a major teaching affiliate of Northeast Ohio Medical University, Akron Children's Hospital Mahoning Valley has helped train a new generation of pediatricians and specialists, and the research institute is dedicated to advancing pediatric medicine and improving standards of patient care.



## Links to Helpful Resources

- ✧ Local/Regional Resources
  - City — [www.lordstown.com](http://www.lordstown.com)
  - County — [www.co.trumbull.oh.us](http://www.co.trumbull.oh.us)
  - Regional Economic Development — [www.regionalchamber.com](http://www.regionalchamber.com)
- ✧ State Resources
  - State — [www.ohio.gov](http://www.ohio.gov)
  - State Economic Development — [www.odod.state.oh.us](http://www.odod.state.oh.us)
- ✧ Federal Resources
  - U.S. Census Bureau — [www.census.gov](http://www.census.gov)
  - U.S. Department of Commerce — [www.commerce.gov](http://www.commerce.gov)
  - U.S. Economic Development Administration — [www.eda.gov](http://www.eda.gov)
  - U.S. General Services Administration — [www.gsa.gov](http://www.gsa.gov)
  - U.S. Small Business Administration — [www.sba.gov](http://www.sba.gov)



## Regional Overview: Demographic Information for Lordstown, OH

### Population:

2010: 3,417  
2000: 3,633

### Population Growth:

2000 – 2010: -216

### Median Age:

2010: 45.0  
2000: 39.6

### Median Household Income:

2010: \$46,875  
2000: 51,144

### Per Capita Income:

2010: \$22,171  
2000: 22,683

### Housing Units:

2010: 1,496  
2000: 1,483

### Vacant Units:

2010: 105  
2000: 71

### Owner Occupied:

2010: 1,186  
2000: 1,212

### Renter Occupied:

2010: 205  
2000: 200

### Housing Value:

2010: \$128,900  
2000: 116,800

### 2010 Household Income:

|                            |       |
|----------------------------|-------|
| Income less than \$15,000: | 11.7% |
| \$15,000 to \$24,999:      | 9.7%  |
| \$25,000 to \$34,999:      | 13.9% |
| \$35,000 to \$49,999:      | 17.5% |
| \$50,000 to \$74,999:      | 22.7% |
| \$75,000 to \$99,999:      | 9.7%  |
| \$100,000 to \$149,999:    | 12.0% |
| \$150,000 to \$199,999:    | 2.3%  |
| \$200,000 and Higher:      | 0.5%  |

### Average Household Size:

2010: 2.46  
2000: 2.57

### 2010 Population by Race and Origin:

|  |       |
|--|-------|
| White:   | 3,251 |
| Black:   | 109   |
| Hispanic or Latino (of any race):              | 30    |
| Asian:   | 12    |
| Native Hawaiian and<br>Other Pacific Islander: | 0     |
| American Indian/Alaska Native:                 | 5     |
| *Some Other Race:                              | 4     |
| Two or More Races:                             | 36    |

### 2010 Population by Age:

|                          |              |
|--------------------------|--------------|
| <b>TOTAL POPULATION:</b> | <b>3,417</b> |
| Aged Under 5 Years:      | 151          |
| Aged 5 to 9 Years:       | 197          |
| Aged 10 to 14 Years:     | 216          |
| Aged 15 to 19 Years:     | 232          |
| Aged 20 to 24 Years:     | 137          |
| Aged 25 to 29 Years:     | 125          |
| Aged 30 to 34 Years:     | 182          |
| Aged 35 to 39 Years:     | 227          |
| Aged 40 to 44 Years:     | 244          |
| Aged 45 to 49 Years:     | 235          |
| Aged 50 to 54 Years:     | 292          |
| Aged 55 to 59 Years:     | 274          |
| Aged 60 to 64 Years:     | 317          |
| Aged 65 to 69 Years:     | 239          |
| Aged 70 to 74 Years:     | 150          |
| Aged 75 to 79 Years:     | 85           |
| Aged 80 to 84 Years:     | 74           |
| Aged 85 Years and Over:  | 40           |

\*Includes people who self-identified as Hispanic or Latino.



## Regional Overview: Demographic Information (continued)

### 2010 Population Over 25 by Educational Attainment:

|                               |       |
|-------------------------------|-------|
| Did Not Complete High School: | 14.1% |
| Completed High School:        | 48.8% |
| Some College:                 | 16.7% |
| Completed Associate Degree:   | 7.5%  |
| Completed Bachelor's Degree:  | 7.7%  |
| Completed Graduate Degree:    | 5.1%  |

### 2010 Owner Occupied Units by Housing Value:

|                                |       |
|--------------------------------|-------|
| Valued Less than \$50,000:     | 23.9% |
| Valued \$50,000 to \$99,999:   | 13.5% |
| Valued \$100,000 to \$149,999: | 26.6% |
| Valued \$150,000 to \$199,999: | 20.8% |
| Valued \$200,000 to \$299,999: | 11.3% |
| Valued \$300,000 to \$499,999: | 3.8%  |
| Valued \$500,000 to \$999,999: | 0.0%  |
| Valued More than \$1,000,000:  | 0.0%  |

### 2010 Estimated Housing Units by Year Structure Built:

|                                  |       |
|----------------------------------|-------|
| Structure Built 2000 or Later:   | 9.7%  |
| Structure Built 1990 to 1999:    | 16.0% |
| Structure Built 1980 to 1989:    | 10.4% |
| Structure Built 1970 to 1979:    | 27.3% |
| Structure Built 1960 to 1969:    | 8.7%  |
| Structure Built 1950 to 1959:    | 6.1%  |
| Structure Built 1940 to 1949:    | 8.1%  |
| Structure Built 1939 or Earlier: | 13.8% |





Trustee:



**Elliott P. Laws**  
trustee@racertrust.org

## Who is RACER and What Do We Do

The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy.

Offers for purchase must be evaluated by RACER against six criteria required by a Settlement Agreement that, with the Court's approval, created the Trust. You may view the Settlement Agreement at [www.racertrust.org/About\\_RACER/Settlement\\_Agreement](http://www.racertrust.org/About_RACER/Settlement_Agreement). While purchase price is a factor, RACER also must consider each proposal's ability to create jobs and generate new economic opportunity in the communities hurt by the GM bankruptcy. RACER will require prospective buyers to furnish detailed information to demonstrate that its offer satisfies each of the six criteria described in the Settlement Agreement.



## The RACER Trust Redevelopment Team:



**Bruce Rasher**  
Redevelopment Manager  
brasher@racertrust.org



**Patricia Spitzley**  
Deputy Redevelopment Manager  
pspitzley@racertrust.org



**Steven Black**  
Transaction Manager  
sblack@racertrust.org

## Conditions

The material contained in this brochure is for the purpose of considering the purchase of the Property (the "Property") described herein.

The information contained in this brochure was prepared on May 10, 2012 and last updated on November 2, 2017 by the Revitalizing Auto Communities Environmental Response Trust ("RACER" or "Trust"), which owns the Property. It is intended to be used by prospective buyers in evaluating this Property for sale. Neither RACER, nor its respective officers, employees or agents, makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained herein or any of its contents, and no legal commitments or obligations shall arise based upon this brochure or any of its contents.

Prospective buyers are advised (i) that changes may have occurred in the Property or property value described herein, as well as the condition of the Property since the time this brochure was issued and that (ii) all information is provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RACER and, therefore, are subject to material variation. Prospective buyers are advised and encouraged to conduct their own comprehensive review and analysis of the information contained herein.

This brochure is a solicitation of interest only and is not an offer to sell the Property. RACER expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice.

RACER has no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to RACER has been fully executed, delivered and approved by RACER and any conditions to RACER thereunder have been satisfied or waived.

By accepting this brochure, you agree that the information contained herein (i) will be used solely for the purpose for which it is intended; (ii) will remain the property of RACER and; (iii) will not be used by you for your own purpose except in connection with a potential agreement with RACER.

The terms and conditions stated in this section relate to all sections of this brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly destroy any downloaded due diligence at your earliest possible convenience.

## Contact Us by Mail

To send correspondence to RACER Trust staff:

RACER Trust  
500 Woodward Avenue, Suite 2650  
Detroit, MI 48226



## Transaction Guidelines/Offer Instructions

Prospective buyers interested in making an offer on the Property described herein must first execute a Confidentiality Agreement, schedule a Property inspection through RACER's Redevelopment office and then submit a Letter of Intent form. A Confidentiality Agreement and Letter of Intent form are available for download at RACER's website: [www.racertrust.org](http://www.racertrust.org).

RACER will evaluate all Letters of Intent for the Property against six criteria (the "Sales Criteria") required by the Settlement Agreement that established the Trust. These Sales Criteria are described in detail on RACER's website and generally include:

- i. whether the monetary value of the purchase price is sufficient in light of the projected budget for the sale of the Property, taking into account any surplus from past Properties sold or projected shortfall on the sale of the remaining Properties;
- ii. the potential for the proposed reuse to create jobs in the State and the affected community;
- iii. other benefits to the State and affected communities (such as increasing tax revenue, reducing blight, and providing a sense of renewal);
- iv. avoiding a material increase in the cost of or interference with the Environmental Action;
- v. the views of the State and affected communities; and
- vi. the reputation and credibility of the prospective buyer.

The Letter of Intent will not constitute a binding offer by prospective buyers to purchase the Property for the price submitted. Letters of Intent must include a detailed proposal for the redevelopment of the Property and a detailed explanation with supporting information for how the proposal would satisfy all of the Settlement Agreement Sales Criteria.

RACER will evaluate the Letters of Intent received for the Property and may, in its sole discretion, select one or more for further due diligence and may request submission of final proposals for sale. If RACER approves a Letter of Intent, RACER is not obligated to sell the Property. RACER reserves the right to accept or reject any

or all proposals, regardless of purchase price, or to withdraw the assets from the sale, in its sole discretion, for any or no reason. Approval or consent by any community or stakeholder is not needed for RACER to move forward with a particular project.

Prospective purchasers may be asked to participate in the negotiation of a Purchase and Sale Agreement, which will be available for download on RACER's website. Purchase and Sale Agreements for the Property will be evaluated against the Settlement Agreement Sales Criteria generally described above and more fully described on RACER's website.

Each transaction involving Trust property will have unique circumstances, which may require RACER to consider additional factors, and balance their relative merits and weight differently, after analyzing the requisite due diligence, including a careful review of objective information, consultations with community officials and local community investment in the subject project, with due consideration given to any intangible benefits of the offer. The Trust will strive to balance all of these factors, with the ultimate goal of achieving the optimum outcome for stakeholders in every case, but the Trust retains the ultimate discretion on how best to weight these factors and which offer or project, if any, best satisfies the Sales Criteria and the Trust's other requirements.

As Purchase and Sales Agreements are evaluated, RACER also will encourage local community officials to execute a development agreement with prospective buyers describing, among other things, the level of investment, schedule for the project and specific job creation goals.

The Property will be sold for cash, due at closing, based upon the terms and provisions described in the Purchase and Sales Agreement. RACER will not pay a seller's commission to brokers, unless approved in advance by RACER in writing.

### File Review:

Prospective buyers are encouraged to review the information contained in this Brochure and on RACER's website prior to submission of a Letter of Intent.



## Links for Buyers

- \* Settlement Agreement — [www.racertrust.org/About\\_RACER/Settlement\\_Agreement](http://www.racertrust.org/About_RACER/Settlement_Agreement)
- \* Sale Process — [www.racertrust.org/Economic\\_Development](http://www.racertrust.org/Economic_Development)
- \* Sales Criteria — [www.racertrust.org/Economic\\_Development/Sales\\_Criteria](http://www.racertrust.org/Economic_Development/Sales_Criteria)
- \* Confidentiality Agreement — [http://buyfromracer.org/confidentiality\\_agreement](http://buyfromracer.org/confidentiality_agreement)
- \* Letter of Intent — [http://racertrust.org/Properties/Submitting\\_Offers](http://racertrust.org/Properties/Submitting_Offers)
- \* Online Property Information — [www.racertrust.org/Properties/PropertyDetail/Lordstown\\_10110](http://www.racertrust.org/Properties/PropertyDetail/Lordstown_10110)

