City of Warren, Ohio

Economic Development

CELEBRATING OUR HISTORY. CREATING OUR FUTURE.

The City of Warren Welcomes You!

Thank you for taking an economic interest in our community!

Strategically located on the "Crossroads of America" – Interstates 76 and 80 – Warren is the perfect place for both large and small firms looking for a viable location and a skilled labor force. Just an hour's drive from Cleveland or Pittsburgh, the City is a significant contributor to the regional manufacturing belt and easily reached by a variety of rail, highway, and air transportation systems.

The City is located within 500 miles of 50 percent of the United States population and over 60 percent of national purchasing income, including ten of the top 25 US metropolitan markets. As a result, we are able to provide local business and industry with unparalleled access to major metropolitan markets, including overnight ground service throughout the nation. Warren's hands-on approach to economic development gives our city a competitive edge over communities in our region and beyond.

Why choose the City of Warren?

Warren has the unique advantage of being midway between major metropolitan areas (Cleveland, OH and Pittsburgh, PA, and New York City and Chicago, IL) while still retaining our small town charm. Our first-class quality of life is exemplified by our award winning hospital systems, great schools, inviting neighborhoods, and our hometown charm. We also boast a healthy business community with everything from retail to heavy industry, all while fostering a strong entrepreneurial spirit. The City of Warren and the Mayor's Office welcome and invite you to immerse yourself in the Warren experience.

Our History

In 1801 Warren was established as the seat of Trumbull County, which encompassed the entire Connecticut Western Reserve at that time. General Arthur St. Clair, Governor of the Northwest Territory, is said to have selected Warren over regional rivals Cleveland and Youngstown as a result of political support from local leaders. This distinction led to Warren's status as religious, social, and commercial hub of the early Western Reserve; for more than thirty years after its settlement, Warren was the largest and most prosperous town in the region.

The industrial era was well under way by the beginning of the twentieth century. In 1906, the Trumbull Steel facility (later Republic Steel, then WCI Steel) became the first integrated steelworks built in Trumbull County. Immigration increased as a result of this new industry, and the surrounding farmland was subdivided into thriving residential neighborhoods. Between 1910 and 1920, population increased by 144 percent, giving Warren the distinction of being the fastest growing town in Ohio during that decade.

By the mid-1920s, industrial and business expansion had swept the county. Additional steelworks were established, and the wealthy Perkins and Packard families donated land that has become the backbone of Warren's picturesque riverside park system. The skyline of downtown Warren reached its present outline in 1923 and has not since changed; the city has the distinction amongst major Ohio cities of having the only downtown skyline still standing in the shadow of the spire of a grand nineteenth-century church.

After the Second World War, the region witnessed the growth of Packard Electric and other local divisions of national corporations, including the General Motors Lordstown Assembly Complex. Local civic leadership was devoted to keeping up with the burgeoning demand for social, educational, and cultural facilities. In the 1970s, the collapse of the steel industry caused economic distress on regional and national levels that would last nearly two decades.

Today, the City of Warren and Trumbull County have diversified their interests in the manufacturing industry, are more closely in step with national employment trends, and look confidently toward promoting growth and development in the twenty-first century.

Location! Location! And Location!

Time in transit from Warren:

Mode of Transport From Warren, OH:	Truckload Days	Rail Carload Days	Air Flight Time
Atlanta, GA	1	4	1 hour, 6 minutes
Boston, MA	1	3	1 hour , 1 minutes
Chicago, IL	1	2	43 minutes
Denver, CO	2	5	2 hours, 33 minutes
Detroit, MI	1	1	30 minutes
Houston, TX	1	4	2 hours, 6 minutes
Los Angeles, CA	2	6	4 hours, 11 minutes
Miami, FL	1	4	2 hours, 8 minutes
New Orleans, LA	1	3	1 hour, 52 minutes
New York City	1	2	43 minutes
Philadelphia, PA	1	2	47 minutes
Seattle, WA	2	7	4 hours, 9 minutes
St. Louis, MO	1	5	1 hour, 4 minutes

Some of the major highways easily accessed from Warren:

- State Route 5
- State Route 45
- State Route 82
- State Route 305
- State Route 11
- State Route 534
- I-76
- I-80
- U.S. Route 422

Railroads:

- Amtrak
- CSX
- Norfolk and Southern

Bus Services:

- WRTA

Airports:

- Youngstown-Warren Regional Airport (9 miles)
- Akron-Canton Regional Airport (53 miles)
- Cleveland Hopkins International Airport (63 miles)
- Pittsburgh International Airport (72 miles)

Living in Warren

Cost of Living:

The cost of living in Warren is one of the lowest in the State of Ohio. A low cost of living, comparative housing values, and numerous local amenities ensure that Warren continues to be a great place to work, live, and retire.

Demographics:

- Population: 41,557
- Median Age: 38.3
- Gender: Male…48.1% Female…51.9%
- Median Household Income: $28,764
- Median Home Value: $72,200

Top Employers:

- Trumbull County
- Valley Care Health System
- AVI Foodsystems
- Covelli Enterprises
- Delphi Packard Electric Systems

Tax Rates:

- The current sales tax rate for the City of Warren is 6.5%.
- The Warren City income tax rate is currently 2%.
- Ohio individual income tax rates are based upon Federal Adjusted Gross Income and are graduated in nature with a maximum rate of 5.925%.
- An individual with an unincorporated business would pay income taxes on an individual basis.
- All entities with a trade or business in Ohio are subject to the Commercial Activity Tax (CAT) if their gross receipts for the year are greater than $150,000.
- With receipts between $150,000 and $1,000,000, there is only a $150 fee.
- Receipts in excess of $1,000,000 must be reported quarterly and are taxed at a rate of .26%.

Government

William "Doug" Franklin, Mayor

Enzo Cantalamessa, Director of Service and Safety

Mayor's Office:
391 Mahoning Avenue N.W.
Warren, OH 44483
(330) 841-2601

City Website:
http://www.warren.org

Public Safety & Utility Services

- Water: City of Warren. Rates are approximately 30% cheaper inside city limits.
- Sewer: City of Warren. The rate is based on a 100 cubic foot (748 gallon) unit.

  Note: Water and sewer are subject to updates to reflect changes in rates and policies.
- Electricity: Ohio Edison
- Police & Fire: City of Warren. Warren's safety forces are second-to-none in Trumbull County.
- Telecommunication: CenturyLink and Time Warner Cable
- Fire Insurance Rating: 3
- Bond Rating: A1 – Moody's

Education

High Schools

- Warren G. Harding High School
- John F. Kennedy High School

Elementary and Middle Schools

- Jefferson K-8
- Lincoln K-8
- McGuffey K-8
- Willard K-8
- John F. Kennedy Lower Campus

Charter Schools

- Life Skills Center of Trumbull County
- STEAM Academy of Warren
- Summit Academy Community School
- Summit Academy School for Alternative Learners

Colleges

- Kent State Trumbull Branch Campus
- Eastern Gateway Community College
- Trumbull Business College
- Trumbull Career and Technical Center

Arts and Culture

Dave Grohl Alley

Off Main Avenue S.W., between West Market Street and Franklin Street

A living urban art exhibit showcasing works from local artists — all centering on the Foo Fighters frontman and Nirvana drummer who calls the City of Warren his hometown.

John Stark Edwards House and Museum

303 Monroe Street N.W.
(330) 394-4653

One of the oldest structures in Trumbull County, this museum is a legacy to the pioneers of the Connecticut Western Reserve. The Edwards House is furnished as it would have been in 1807 except for its Victorian parlor.

National Packard Museum

1899 Mahoning Avenue N.W.
(330) 394-1899

Featuring the history of the Packard family, the Packard Motor Car and other Packard enterprises that have influenced the growth and industry of Warren, this museum hosts special exhibits throughout the year.

The Sutliff Museum

444 Mahoning Avenue N.W.
(330) 399-8807 Ext. 121

The life and times of the Sutliff Family are featured here — from pioneer times of the Ohio Western Reserve through the days of the Underground Railroad to the height of the Victorian era.

Trumbull Art Gallery

196 East Market Street
(330) 395-4876

This gallery sponsors exhibits throughout the year. Visitors to the TAG Gift Shop will find artwork, fine crafts, and specialty items made by local artisans available for purchase.

The Upton House and Women's Suffrage Museum

380 Mahoning Avenue N.W.
(330) 395-1840

This national historic site was home to prominent suffragist Harriet Taylor Upton and served as headquarters for the National American Women's Suffrage Association from 1903 until 1905.

Information courtesy of the Trumbull County Tourism Bureau.

Incentives and Taxes

Programs

- Enterprise Zone (EZ)
- Community Reinvestment Area (CRA)
- Foreign Trade Zone (FTZ)
- Ohio Job Creation Tax Credit (JCTC)
- Ohio Research and Development Tax Credit
- Warehouse Machinery and Equipment Sales Tax Exemption
- Research and Development Sales Tax Exemption
- Reinvestment Partnership Corporation (RPC)
- Mahoning Valley Economic Development Corporation (MVEDC)

Loans, Grants and Bonds

- GrowNOW Small Business Linked Deposit Program
- Direct (166) Loan Program
- 166 Regional Loan Program
- Tax-Exempt Industrial Revenue Bonds (IRB)
- SBA 504 Direct Loan Program
- Business Development Loans
- USDA Business and Industry Loan Guarantees
- Façade Improvement Loans
- Downtown Façade Grants
- Revolving Loan Fund (RLF)

City Business Services

- Site Selection
- Business Development
- Zoning Assistance
- Infrastructure Support
- Fees Assistance
- The Warren Business Exchange

Tax Incentives

- City of Warren Property Investment Reimbursement
- Warren Profits Tax Credit
- Enterprise Zone Abatements
- Community Reinvestment Area (CRA) Abatements

Other Incentives

- Ohio Workforce Guarantee Program (OWG)
- Ohio One Stop Workforce Center
- Public Infrastructure Support
- Sales Tax Exemption on Building Materials combined with On/Off Balance Sheet Leasing
- Technology Investment Tax Credit

Redevelopment

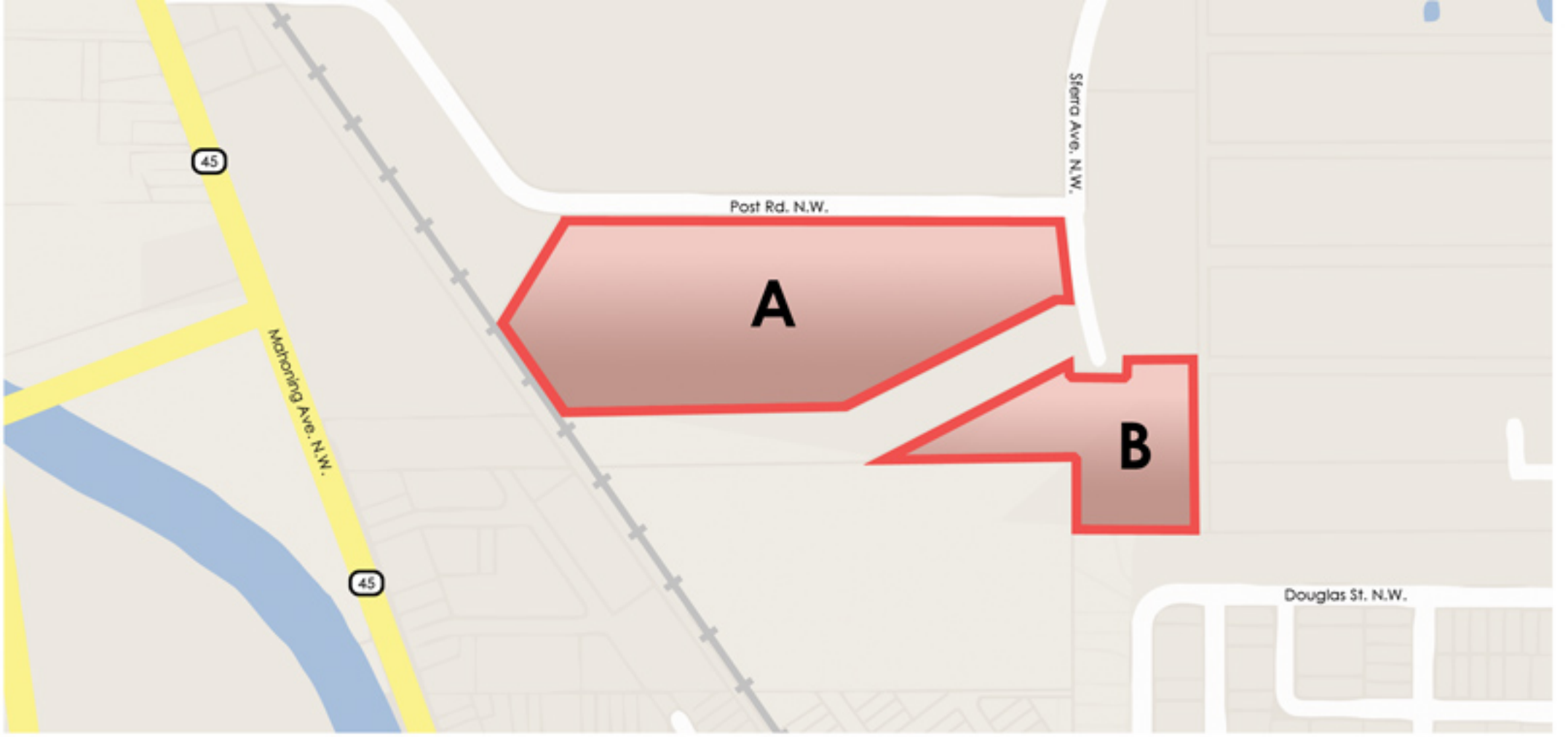
West Market Street Renovations

The Chesler Group has recently finished a 10-month, $2.5 million renovation of the historic Market Block Building in downtown Warren. The 17,000 square foot building, which is fully leased out to the Raymond John Wean Foundation, has been in existence since the late 1800s and is now a centerpiece in the downtown district.

Other Redevelopment Projects

Two buildings adjacent to the Raymond John Wean Foundation office and the next building down on West Market Street are undergoing restorations: Warren Fire and Water, and the Tech Belt Energy Innovation Center. Along with the renovations taking place on West Market Street, the former Comfort Inn in downtown Warren has also undergone a transformation, re-opening as a Best Western after extensive restoration.

Some major gas extraction companies, including BP, have recently rented space throughout downtown. These companies will be hiring individuals to manage the property that they have leased in Trumbull and Mahoning Counties. The Trumbull County Planning Commission, the Trumbull County Building Department, and the Trumbull County Metro Parks are actively pursuing space within downtown Warren.



Warren Commerce Park Sites A & B

Located within the city of Warren, this 172-acre park contains two prime building sites – each larger than 5 acres – for industrial and commercial businesses. The park has close proximity to the state highway system and the availability of rail service. The location of this park is five miles from the Ohio Turnpike, Interstate 80. The Economic Development Rail II Corporation provides rail service with connections to the CSX and Norfolk Southern Railroads. All the utilities within the park are underground. The property has an Enterprise Zone designation as well as being within a Foreign Trade Zone (FTZ). Site A has approximately 9.7 of its 19.3 acres located with the FTZ.

Both sites are located in the Major Tenants Complex. Current Major Tenants include Kellogg's, Charles Manufacturing, Frito-Lay, Current Inc., Rally Time Trailers, and the Consolidated Container Company. These sites are located within three miles of the Warren City Police and Fire Departments, which offer 24-hour protection.

SITE A INFORMATION:

Total Acres (acres): 19.3
Maximum Acres Available (acres): 19.3
Minimum Acres Available (acres): 3

SITE B INFORMATION:

Total Acres (acres): 6.55
Maximum Acres Available (acres): 3

For additional information on these shovel-ready sites, contact:

MICHAEL CONWAY - EXECUTIVE DIRECTOR
Mahoning Valley Economic Development Corporation
4319 Belmont Avenue
Youngstown, OH 44505
Youngstown office: (330) 759-3668 Ext. 20
Warren office: (330) 369-6026
Fax: (330) 759-3686
Website: www.mvedc.com

TBEIC Tech Belt Energy Innovation Center

Looking Into the Future

The Tech Belt Energy Innovation Center is a federally-funded center aimed at the development and commercialization of early stage clean technologies. Building deep industry relationships and supporting energy entrepreneurs, TBEIC coalesces entrepreneurial activity and success with a three-fold approach:

- Energy and Natural Resource Business Accelerator
- Grid Connectivity Shared Resource Technology Center
- Outreach, Education, and Entrepreneurial Support

Coming in 2013

Under construction now, and opening in 2013, TBEIC's new home in the historic and beautiful Warren town square will be a national center for energy entrepreneurship and will feature:

- More than 15,000 sf of incubator space
- Conference and meeting space
- More than 10,000 sf combined high-bay and lab space for grid connectivity work
- High speed, fiber delivered internet access

Future address of the Tech Belt Energy Innovation Center:

125 West Market Street
Warren, OH 44481
Website: www.tbeic.org

Produced by the City of Warren. For further information about the city's economic development initiatives and services offered to local businesses, please contact:

Michael Keys, Director of Community Development
(330) 841-2595 Ext. #14

Anthony Iannucci, Executive Director of WRAP
(330) 841-2566

Our thanks goes to the following organizations for making the information in this brochure available: The Warren-Youngstown Regional Chamber of Commerce, the Mahoning Valley Economic Development Corporation, the Trumbull Neighborhood Partnership, and the Trumbull County Tourism Bureau.

The paintings featured on the cover of this brochure are on display in the Raymond John Wean Foundation office building.