

Northeast Ohio continues to forge ahead as development activity abounds and employment grows stronger. The Cleveland Plus economy continues to improve but perhaps a bit more slowly than anticipated due to world economic events and conditions.

DEVELOPMENT ACTIVITY

DEVELOPMENT CONTINUES TO FUEL YOUNGSTOWN-WARREN AREA

Boasting more than \$770 million in 2010 development projects, the Youngstown-Warren region is bustling with activity in 2011. Among its most recent projects:

- + **V&M Star** – V&M Star is building a new \$650 million rolling mill next to its existing plant in Youngstown, employing hundreds of construction workers now and promising to create 350 new jobs by the end of 2012. The mill, which will produce steel pipes to transport natural gas, is strategically positioned above the Marcellus and Utica shale natural gas exploration fields – potentially the world's largest natural gas reserve.
- + **Extrudex** – Extrudex Aluminum has begun work on a \$14 million, 80,000-square-foot expansion of its Mahoning County plant in North Jackson. A manufacturer of customer aluminum extrusions for the industrial and residential architecture, transportation, consumer, electrical and marine industries, Extrudex also plans to add 25 employees to its staff of 110. The expansion project will bring the facility size to 242,000 square feet and is scheduled for completion by May 2012

AMERICAN GREETINGS INVESTS

\$125 MILLION IN NEW WORLD HEADQUARTER

The Fortune 1000 greeting card maker has renewed its commitment to the Cleveland Plus region by announcing plans to construct a new world headquarters here. Construction of the 700,000-square-foot facility will begin in 2012, and nearly 2,000 employees are expected to move into the new offices in 2014.

VXI GLOBAL SOLUTIONS TO BRING 1,000 JOBS TO CANTON

VXI Global Solutions Inc. has opened a customer care center in Canton that is expected to create nearly 1,000 jobs within the next three years. This effort represents VXI's second sizable investment into the Cleveland Plus region; the company established a customer care center in Youngstown in 2009.

DIEBOLD PLANS NEW WORLD HEADQUARTERS IN AKRON/CANTON AREA

Diebold Inc., a global leader in integrated self-service delivery and security systems and services, plans to build its \$100 million world headquarters in the Canton/Akron area.

NORTHEAST OHIO NOTABLES

The Cleveland Plus region has been getting a lot of attention lately, ranking among the best in a variety of categories.

- + Case Western Reserve University takes its place among the likes of Yale and Columbia as one of the nation's hippest colleges as it's named the "Trendiest School That Flies Under the Academic Radar ... But Shouldn't." (*The Huffington Post, June 2011*)
- + Wooster ranks among the top 10 micro-cities for cost effectiveness and business friendliness in the inaugural American Cities of the Future, which ranks North and South American cities according to their prospects for inward investment, economic development and business expansion. (*fDi Magazine, April 2011*)
- + Ohio ranks fifth in cost of doing business in CNBC's Top States for Business 2011. Overall, Ohio advanced 11 points in the ranking, lending it most improved status for the year. (*CNBC, June 2011*)

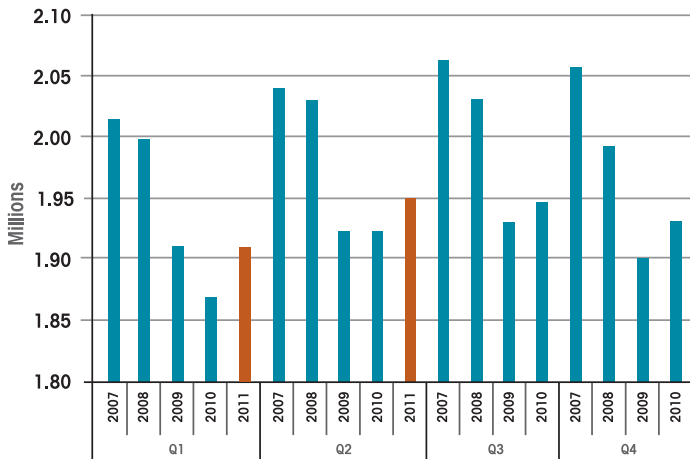
In the Youngstown-Warren metro area, job creation is the hot topic:

- + #1 in one-year unemployment rate improvement and top 20 for economic recovery among the largest 100 U.S. metro areas (*The Brookings Institution, June 2011*)
- + #1 nationally for Q2 2010 manufacturing employment increase (*The Brookings Institution*)
- + #3 nationally in percent job growth over the past year (*U.S. Bureau of Labor Statistics, April 2011*)
- + #4 nationally among best places to find a job (*Forbes and Manpower, January 2011*)
- + #5 nationally in manufacturing job growth over the past year (*Forbes*)
- + #6 nationally in 2010 unemployment rate improvement (*U.S. Bureau of Labor Statistics*)

Development activity continues on back page.

Visit www.clevelandplusbusiness.com and click on **NEWS** to get more information about these stories and other activity in our vibrant region.

NEO Total Employment (Not seasonally adjusted)

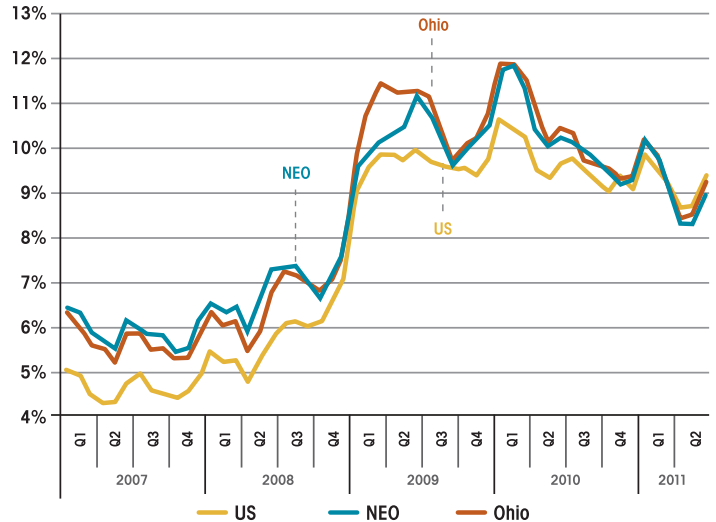


CLEVELAND PLUS EMPLOYMENT SHOWS YEAR-OVER-YEAR GROWTH

Employment from Q1 2011 to Q2 2011 rose by nearly 41,000 jobs (2%) – to 1.95 million workers. This growth represents a year-over-year Q2 increase of nearly 25,000.

Source: Ohio Labor Market Information (LMI)

Unemployment Rates (Not seasonally adjusted)

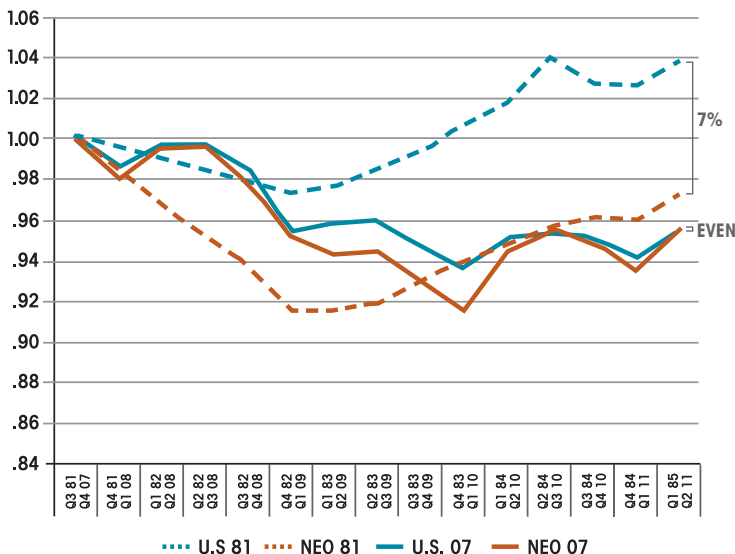


NEO UNEMPLOYMENT RATE CONTINUES TO IMPROVE IN Q2

With an unemployment rate of 8.5% in Q2 2011, Northeast Ohio outperformed both Ohio (8.7%) and the U.S. (8.9%). June represented the fourth consecutive month the Cleveland Plus region's unemployment rate has been below the U.S. rate, and Q2 was the first quarter the rate has fallen below 9% since December 2008. Overall, unemployment dropped 1.6% since Q2 2010, when it was 10.1%.

Source: Ohio Labor Market Information (LMI)

Recession Employment Comparison (0 = Employment at Start of Recession)

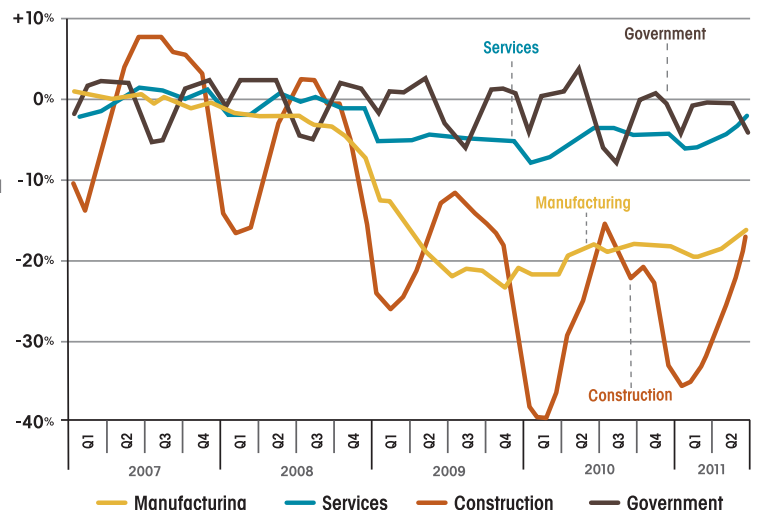


EMPLOYMENT TRACKING EVEN TO U.S. COMING OUT OF RECESSION

Through 15 quarters of the 2007 recession, the employment index for Cleveland Plus is trending identically to the U.S., with both at about 4.5% below the employment level of Q4 2007, when the recession began. This compares to a dramatic gap through 15 quarters of the 1981 recession, when Northeast Ohio's index was 7% lower than the U.S. index.

Source: Ohio Labor Market Information (LMI)

Change In Employment By Sector (0 = 2007 Sector Average)

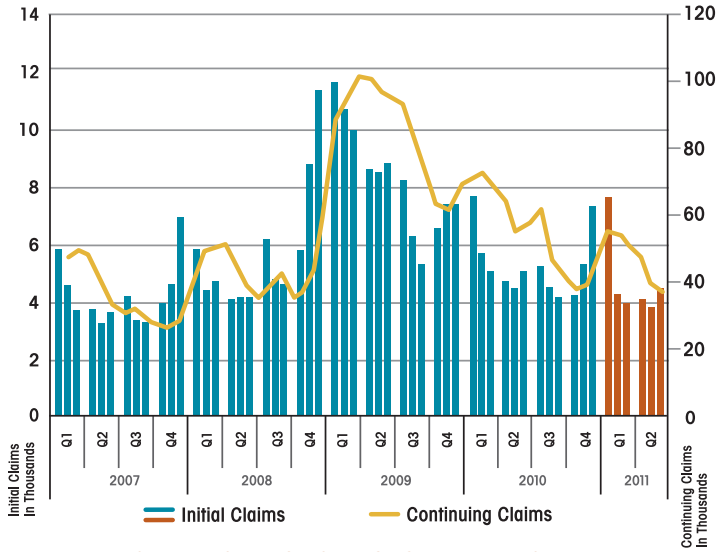


CONSTRUCTION EMPLOYMENT CONTINUES TO CLIMB

Warmer weather brings employment opportunities to Northeast Ohio, as construction saw a 17.3% uptick in employment Q2 over Q1 2011. Over the same time period, service jobs were up 2.3% and manufacturing 2.1%. These sectors also experienced year-over-year gains: 3.5% for the construction sector, 2% for manufacturing and 1.2% for services. Government employment remained steady.

Source: Bureau of Labor Statistics (BLS)

Average Monthly Unemployment Claims

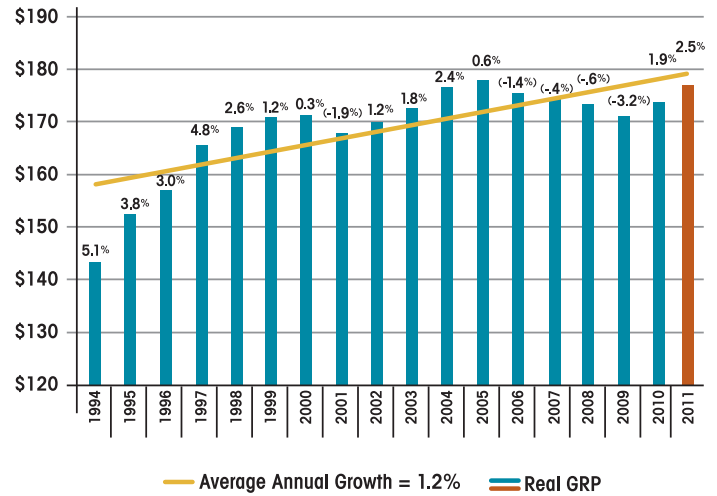


UNEMPLOYMENT CLAIMS DOWN SLIGHTLY YEAR-OVER-YEAR

Continued claims dropped to 35,600 in July 2011, their lowest level since November 2007. Year-over-year continued claims for July were down by about 25,000 and initial claims by 600. For Q2 2011, initial claims averaged 4,100; continued claims nearly 41,000.

Source: Ohio Labor Market Information (LMI)

NEO Real Gross Regional Product (GRP) (in billions)

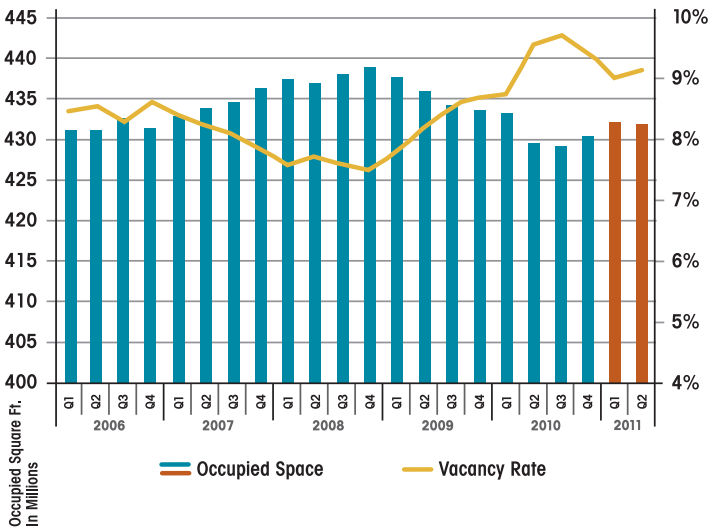


NEO ON TRACK TO ACHIEVING 2.5% GROWTH IN 2011

The Cleveland Plus economy is expected to grow approximately 2.5% in 2011, compared to growth of 2.0% (\$172 billion) in 2010, according to Moody's Economy.com. Q2 figures support this projection, as the economy continues on its upward path.

Source: Economy.com

Northeast Ohio Occupied Industrial Space

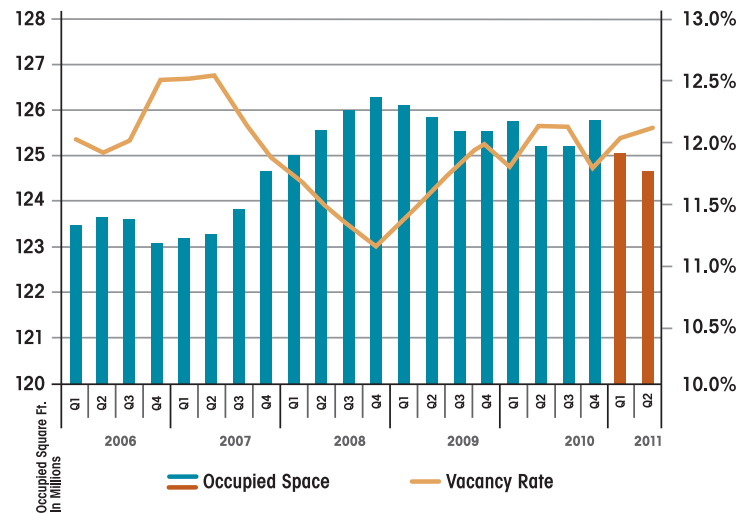


INDUSTRIAL SPACE USAGE REMAINS STABLE

In Q2 2011, Northeast Ohio's occupied industrial space dropped negligibly, to just below 432 million square feet. The vacancy rate increased slightly, to 9.1% from 9.0% in Q1 2011.

Source: CoStar

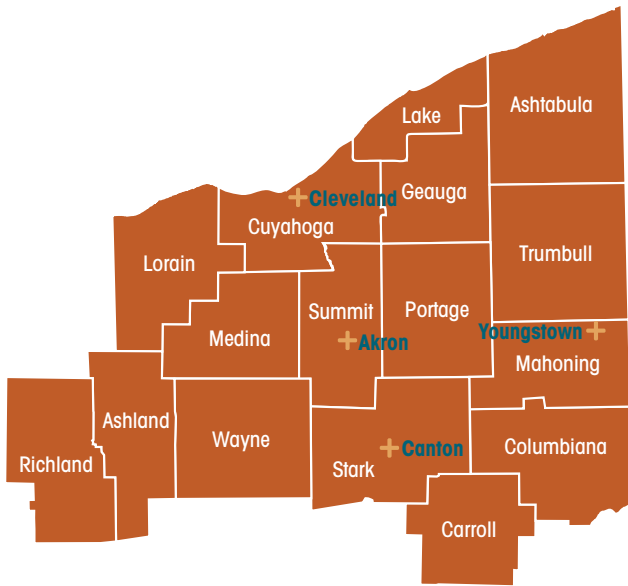
Northeast Ohio Class A, B, C Office Space



OFFICE SPACE REMAINS CONSISTENT

Class A, B, and C office space in Cleveland Plus declined slightly in Q2 2011, to just below 125 million square feet, with vacancy rates increasing slightly, to 12.1% from 12.0% in Q1 2011. Overall, the office market has remained fairly consistent over the past several years.

Source: CoStar



DEVELOPMENT ACTIVITY (CONTINUED)

POLYONE OPENS \$3 MILLION INNOVATION CENTER

PolyOne Corporation has opened The Innovation Center, a new \$3 million laboratory, at its Avon Lake headquarters. The company, which manufactures specialized polymer materials, employs about 800 workers in Ohio.

ADVANCEPIERRE EXPANDS FACILITY AND WORK FORCE

With a commitment to create 452 jobs in Amherst over three years, AdvancePierre Foods has hired 100 additional workers and is investing \$1.5 million in building and equipment upgrades. AdvancePierre provides meat and sandwich products for the retail and foodservice markets.

OUR PARTNERS INCLUDE:



ABOUT TEAM NEO:

Team NEO advances Northeast Ohio's economy by attracting businesses worldwide to the 16-county Cleveland Plus region. The organization is a joint venture of the region's largest metro chambers of commerce. Since 2007, the organization has attracted 47 new company expansions or relocations, 3,800 new jobs and more than \$151M in annual payroll to Northeast Ohio, leading to a total annual regional payroll benefit of \$257M. For more information, visit www.clevelandplusbusiness.com.

DATA SOURCES:

Team Northeast Ohio uses a number of data sources for the Regional Economic Review. One of the primary sources is the Moody's Economy.com (www.economy.com) data for Northeast Ohio.

Moody's Economy.com county-level output, employment and payroll historical data are estimated from several publicly available sources and are summarized into the Team NEO regional footprint. It is important to understand data provided by Economy.com are estimates of economic activity.

Team NEO also uses data from federal and state sources as part of the report. We rely heavily on data from the U.S. Bureau of Labor Statistics (www.bls.gov) and Ohio's Labor Market Information (www.lmi.state.oh.us) for information on wages, unemployment and both general and industry-specific employment.

Industrial and office real estate data for this edition were derived from the CoStar Group. Due to market limits within the CoStar database, historic trend data for the Team NEO region are reflective of 13 of the 16 counties forming the regional footprint. These counties include Ashtabula, Carroll, Cuyahoga, Geauga, Lake, Lorain, Mahoning, Medina, Portage, Richland, Stark, Summit and Warren.