

## Why The BOLT Innovation Center?

The BOLT Innovation Center is an economic and workforce development initiative. Its core focus is to create opportunities for diverse entrepreneurs to start and grow businesses while providing a space for workforce development, innovation and community events. It builds on Northmont's existing strengths and competitive advantages to grow the next generation of businesses and a well-trained workforce. The BOLT Innovation Center aims to be a place that lowers barriers of opportunity to a diverse pool of entrepreneurs. It will bring together dozens of early-stage businesses under one roof in a space that offers a built-in customer base, affordable rents, and support services.

The BOLT Innovation Center will house the Workforce Innovation Hub (WIH). The WIH will be a workforce development center in collaboration with Ohio Means Jobs, Learn to Earn Dayton, Sinclair Community College, University of Dayton, Wright State University and local businesses around the region. It will focus on innovation in the northern Dayton area and developing workers who are ready to fill needed positions in the region.

The BOLT Innovation Center will become a cherished community destination. The BOLT Innovation Center will serve the greater Northmont area consisting of not only the communities that make up Northmont, the cities of Clayton, Englewood, Union, the Village of Phillipsburg and the northwest part of Clay Township, but also our surrounding communities of Brookville, Trotwood, West Milton, Vandalia, Butler Township, Huber Heights, Tipp City, Troy and more.

The BOLT will not only bring together entrepreneurs, established businesses, innovation, and workforce development, it will also feature indoor and outdoor event space where businesses, community groups and individuals can host community events, music, festivals, craft markets, community classes, children's activities and public art.

Along with this event space, The BOLT will offer cloud kitchen space for local chefs to hone their craft and have the opportunity to provide cuisine for the events taking place at the center.

The BOLT creates a powerful catalyst for entrepreneurship, as well as a unique and inviting community space that will become one of Northmont's beloved destinations for residents and visitors alike.

The BOLT Innovation Center will be located south of Northmont High School. The BOLT will be built as part of a public/private partnership.

The selection of the site was made in 2023 after analysis of the surrounding communities and opportunities for growth.

The site selection was based on several factors:

- **Opportunity for Public/Private Partnership** - Current plans call for the BOLT Innovation Center to be built as part of a multi-use, public/private development of farmland south of the Northmont Middle School/High School campus. This development will be the Northmont Innovation District. This public/private partnership will maximize the impact of the community's investment. Being adjacent to the Northmont Middle School/High School campus will increase activity at the BOLT.
- **Visibility & Access** - The BOLT will be located prominently south of the Northmont Middle School/High School campus. This campus serves approximately 3,000 students on a daily basis along with their parents. National Road carries approximately 7000 vehicles per day. The BOLT will be visible from National Road and Crestway Road. Haber Road will be extended South from National and East from Crestway Road to provide access to the BOLT. This site is also accessible by bike trail and walking trail. This location is less than three miles from the Hoke Road exit on Interstate 70, a major cross country corridor. The center is also located less than ten miles from the Dayton International Airport.
- **Potential for Sales** - As part of The BOLT Center business plan, the Foundation will commission a "Huff Gravity Model" analysis to evaluate the sales potential of our location. Based on population density and spending patterns of people within different travel time distances to the site, the analysis will estimate the millions of dollars in annual sales at The BOLT.
- **Site Size** - The BOLT Innovation Center parcel is 20 acres. This includes the center itself, an outdoor amphitheater, and a loop road for access and ample parking. The total parcel for the project is 138.5 acres, creating the Northmont Innovation District. The Foundation will work with developers to purchase the land and build the Master Plan of the Northmont Innovation District, allowing for growth and future projects on the adjacent land to The BOLT Innovation Center.

The BOLT Innovation Center Building Program is the mix of uses that occupy space in the facility. The BOLT consists of the components below.

## The Marketplace

The Marketplace is the marquee space at The BOLT. The Marketplace accommodates several uses:

- **Permanent Vending Stalls** - The space offers small permanent vending stalls (10'x10'), larger permanent vending stalls (20'x10' or 20'x20') These spaces are designed for food sellers with full utility access. The stalls will be designed for flexibility. There will also be the same size stalls available to retail vendors. These stalls will not have hoods and full utility access. Overall this area consists of approximately 7,000 square feet of leasable space for vendors of various sizes.
- **Anchor Retail/Restaurant Spaces** - These larger spaces are for more established businesses interested in a larger footprint space at the marketplace. These spaces

will be 500 to 3000 square feet and will function as semi-independent storefronts within the marketplace. Overall this area consists of approximately 5,000 square feet of leasable space for businesses.

- **Commissary Kitchen Space** - The Commissary Kitchen Space will allow food entrepreneurs to lease a space while growing their business. The space will also help support the Flex/Event space when larger events take place. The collaboration between the commissary kitchen and event space will allow caterers and restaurants to grow their brand following while not having the expense of a storefront. There is one commissary kitchen space of approximately 1900 square feet planned. This space can be split into two separate kitchens to be used at the same time.

## The Event Space

**Event Space** - The Event Space will be a large, open-span, flexible indoor space that can be used for temporary pop-ups, special events, indoor farmers markets, craft fairs, banquets, and other community uses. This space will host large indoor events, while being flexible enough to host smaller more intimate events. This will be accomplished through the use of modular walls to reconfigure the space. On a daily basis this space will be split into six (6) individual spaces for use. Once all walls are removed the space will accommodate up to 1300 people in theater format.

**Outdoor Amphitheater**- The amphitheater will be used for concerts, theater productions and other community uses. This space will be semi-covered with grass seating, allowing for the community to come together.

## The Workforce Innovation Hub

Working with local partners, the Workforce Innovation Hub provides a vital piece of workforce development in the Northmont area. Northmont has amazing opportunities for our citizens between Northmont City Schools, Miami Valley Career Technology Center and Sinclair Community College's Englewood Branch all located within our boundaries. Northmont is also within 25 miles of Wright State University and the University of Dayton. However, we can do more to help connect our community to the businesses located right in their backyards. This is where the WIH comes in. The WIH will include programming focused on connecting people to job opportunities in the Northmont and surrounding areas. The components of the WIH include:

- **Collaboration Center** - The Collaboration Center will take advantage of the activity, resources, entrepreneurs, and energy of The BOLT Innovation Center to support connections throughout Northmont and surrounding communities. The space features a multi-tenant office space for small businesses and entrepreneurs. This includes leasable small office suites, as well as a shared community conference

room, office services and other common areas. This space will bring together researchers, individuals, startups, innovators and accelerators all in one place.

- **Meeting Room** - The Workforce Innovation Hub includes a training room that can be flexibly scheduled and used for a variety of meetings - neighborhood associations, local business and non-profit meetings etc.
- **Job Center** - In collaboration with Learn to Earn Dayton, Ohio Means Jobs and Sinclair Community College, the space will include a Job Center/Computer Lab. This space will be an area where local employers can post jobs and local citizens can come to find them. The space will include resume building classes, professional help on applications, and a bank of computers to fill out online applications.
- **Office Space** - This space will be located on the second floor of the NWIH and will be leasable to larger employers who wish to be centrally located within The BOLT. This space will include office services, common areas and multiple small conference rooms.
- **Incubator/ Maker Space** - Space for community members to utilize innovative machinery and techniques they otherwise might not have access to. In an effort for innovation equity this space will provide tools such as a sound booth for audio recording and editing, video recording and editing equipment, art studio, 3D printers, vinyl printers, carpentry equipment, robotics, CNC, and computer equipment. The list of equipment for the space is currently being crafted to represent the needs of the community. Space will also include rentable lockers and cages for storage of projects and equipment. The maker space will also house a designated space for our local employers, such as our Advanced Manufacturing partners, to bring in equipment in order to train employees. Working with these businesses will allow the businesses to continue uninterrupted production and services while training new talent. This space will also allow our businesses the opportunity to showcase what they do to the students and community to further career exploration and opportunities.

## Outdoor Plazas

Multiple outdoor plaza spaces are planned for The BOLT. These spaces provide different experiences and opportunities. The market plaza, or farmers market plaza, is the marquee outdoor gathering place on site. The plaza will include events, outdoor markets, music and other activities. Another outdoor plaza space planned for The BOLT is an outdoor amphitheater. This space will be utilized for outdoor concerts, plays and other activities.

**The BOLT Innovation Center** will have a substantial economic impact by creating jobs, promoting local businesses, developing new businesses, catalyzing redevelopment, and providing a large pool of opportunity to start a business.

The Vision for the Northmont Innovation District is a place with bustling activity including events, community meetings, farmers markets, workforce development, inventing,

entrepreneurship, walking and biking trails. These uses need ample space for trails, parking, trucks, loading docks, etc.

- **Job Creation-** The BOLT will have the opportunity to house approximately 50 permanent businesses. In addition to the businesses utilizing the leasable space within The BOLT, The BOLT will have its own staff, and a variety of businesses utilizing the Event Center. The BOLT's range of employment opportunities should be at least 200 employees.
- **Entrepreneurial Opportunities-** The BOLT will offer a unique opportunity for entrepreneurs to build a business in a small space. Many will be first-time business owners testing a concept and taking advantage of The BOLT's unique ability to generate foot traffic. The Foundation will work to ensure that The BOLT fulfills its mission of creating a platform for diverse entrepreneurship within Northmont.
- **Business Growth-** Over time, some startup businesses at The BOLT will grow and graduate into different types of spaces. This includes businesses moving into a more traditional storefront space. The goal is that some businesses develop concepts and products that grow into national brands.
- **Catalyst for Development** - The BOLT is a critical site in the Northmont area and the City of Clayton. It will be located in previous farmland and will spark additional development of the Northmont Innovation District. Investment in this area will create more jobs and a tax base for the area. The BOLT is a regional economic development project. The project has benefited from support of the Dayton Development Coalition, who recognizes the catalyst The BOLT will be for the entire north Dayton, Ohio region.
- **Visitor Draw** - The BOLT will help attract visitors to the Northmont area. With its location next door to the Northmont Middle School and High School Campus it will give families visiting for sporting events, extracurricular activity clubs, and competitions a place to go before, during and after.

The municipalities and school districts that make up the Northmont area are excited about this project and the potential it will bring to our region of Ohio. Below are artistic renderings of The BOLT exterior as well as letters of support from the City of Clayton, City of Englewood, Northmont City Schools and the Miami Valley Career Technology Center.



September 2023



THE BOLT INNOVATION CENTER  
TOWER ENTRANCE



September 2023



THE BOLT INNOVATION CENTER  
MARKETPLACE





October 24, 2023

Ms. Angie Clifford  
Executive Director  
Northmont Area Chamber of Commerce  
4001 Old Salem Road  
Englewood, Ohio 45322

RE: Northmont Area Chamber of Commerce's BOLT project

Dear Ms. Clifford:

Please consider this letter as the city of Clayton's support for the Northmont Area Chamber of Commerce Business Center, also known as the BOLT. The construction of this multipurpose, 90,000 square foot, business development and event center will not only be a much needed and welcomed addition to the area, it will also assist in complimenting existing development projects in and around Clayton. The future BOLT will serve as an anchor for future development projects along the National Rd. and Hoke Rd. corridors. These corridors serve as the heartbeat of the Northmont community and having the BOLT in the Northmont community will serve as both a community and business attraction, further assisting future development projects for the entire region.

If you have any questions, please feel free to contact me at 937-836-3500 or [jkuntz@clayton.oh.us](mailto:jkuntz@clayton.oh.us).

Sincerely,



Jack Kuntz  
Director of Development



## CITY OF ENGLEWOOD

333 West National Road, Englewood, Ohio 45322-1495, (937) 836-5106

Fax (937) 836-7426 Internet Address: [www.engagewood.oh.us](http://www.engagewood.oh.us)

October 24, 2023

Ms. Angie Clifford  
Executive Director  
Northmont Area Chamber of Commerce  
4001 Old Salem Road  
Englewood, Ohio 45322

**RE: The BOLT Innovation Center**

Dear Ms. Clifford:

This letter is being provided to express Englewood's support for the Northmont Area Chamber Foundation's The BOLT Innovation Center grant funding application. The construction of this multipurpose, 100,000 square foot, business development and event center will be a much needed and welcomed addition to the area. This project is important to the area as it will provide needed space to facilitate small business development and provide workforce training to the area.

Please contact me at (937) 771-2880 should you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "William J. Singer, Jr.", is written over a faint, larger version of the same signature.

William J. Singer, Jr., AICP  
Development Director







**NORTHMONT CITY SCHOOL DISTRICT**

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Office of the Superintendent

**Tony Thomas**  
tthomas@northmontschools.net

October 24, 2023

Ms. Angie Clifford  
Executive Director  
Northmont Area Chamber of Commerce  
4001 Old Salem Road  
Englewood, Ohio 45322

**RE: The BOLT Innovation Center**

Dear Ms. Clifford:

The Northmont City School District is in full support of the development of The Bolt Innovation Center. Creating amenities that attract residents, businesses, and commerce from those living outside the area makes strong communities, undoubtedly, The Bolt meets those objectives. Your leadership in creating partnerships to bring this project to completion will make this a stronger community. This place will attract a generation to contribute to the economic development of our community and the region. It meets the needs of our graduates, who have completed surveys saying they want exactly what you are attempting to bring to our community.

Without reservation, I believe this is what we need to keep to make sure this excellent community is not complacent but rather aggressive in making the Northmont community a destination for all generations. Attractions like this will spur growth and make us a stronger community.

I can be reached at [tthomas@northmontschools.net](mailto:tthomas@northmontschools.net) or 937-832-5035. Let me know if I can assist in making this dream become a reality.

Sincerely,

Tony Thomas  
Superintendent  
Northmont City School District

**Our Mission**

*The mission of Northmont City Schools is to provide students an exceptional education with diverse opportunities so they maximize their potential and are productive, responsible citizens.*



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October 26, 2023

To: Mrs. Angie Clifford, Executive Director, Northmont Area Chamber of Commerce

Re Letter of Support for the BOLT Innovation Center

Mrs. Clifford,

On behalf of the Miami Valley Career Technology Center (MVCTC), I submit this letter of support for the BOLT Innovation Center facility being proposed by the Northmont Area Chamber Foundation. The MVCTC supports the grant application that will help establish this important regional initiative.

Further, the BOLT Innovation Facility directly aligns with the Mission Statement of the MVCTC:

*We are dedicated to providing premier educational choices and advanced employment preparation for youth, adults and organizations of the Miami Valley.*

MVCTC recognizes the numerous regional benefits that the BOLT Innovation Center will provide and we look forward to working with the Northmont Area Chamber Foundation in ensuring that the needs of our region are met.

Feel free to contact me at 937-854-6272 or [nweldy@mvctc.com](mailto:nweldy@mvctc.com) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Weldy".

Dr. Nick Weldy  
Superintendent/CEO

*We are dedicated to providing premier educational choices  
and advanced employment preparation for youth,  
adults, and organizations of the Miami Valley.*