

CENTENNIAL PARK

A VISION FOR NIAGARA FALLS



WHAT IS CENTENNIAL PARK



Centennial Park is a proposed 6,000 seat venue and campus that will host sporting events, concerts, indoor and outdoor gatherings and youth centered, educational, and cultural activities.

WHY IS CENTENNIAL PARK BEING PROPOSED?



Entertainment venues are essential to a robust travel and tourism industry and in this instance to the future of Niagara Falls. Residents from the City fill thousands of seasonal jobs at our local hotels, parks, and attractions that provide a world-class experience for tourists throughout the spring and summer months.



However, due to the seasonality of Niagara Falls, local businesses are unable to stay open year-round. We owe our hard-working residents in the tourism and hospitality the opportunity to work year-round and Centennial Park will provide that opportunity.



Centennial Park will attract new or non-traditional visitors from the United States and Canada, result in longer lodging stays, and create new entertainment options within an easy driving distance of Niagara Falls.

FEASIBILITY STUDY CRITERIA



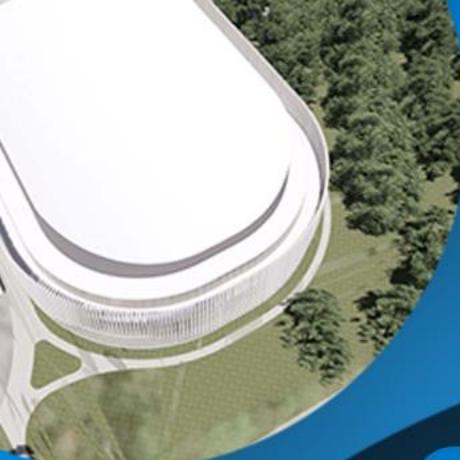
Increasing room stays at local hospitality venues that will increase tax revenues; more stay also increases spending at dining establishments and other venues.



Serving as a community asset that enhances the sense of place and quality of life for residents and creating access to top quality sports and recreation assets for all.



Capitalizing on the growth in youth and amateur sports and sports tourism to develop a premier athletic and community campus that attracts, hosts, and retains regional and national sports and non-sports tournaments and events.



FEASIBILITY STUDY FINDINGS

\$50 million of direct economic impact over the first five years

Approximately 94,411 annual non-local days in the market

Approximately 27,298 annual day trip visits

Approximately 14,496 annual new room nights

Approximately 15 million people live within a two-hour drive radius of Niagara Falls, and 23 million people live within a three-hour drive radius.

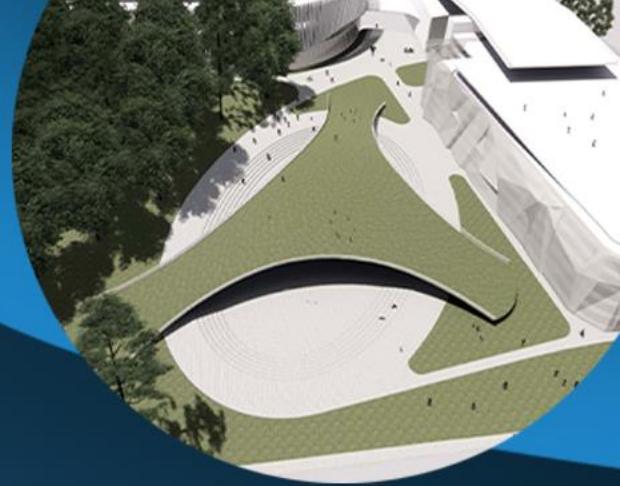
COST



The cost of Centennial Park is projected between \$178 million and \$219 million; city of Niagara Falls is estimating the cost of the project to be \$200 million.



New York State has a long history of financially supporting transformative economic development projects. In this instance, Niagara Falls stakeholders are advocating for state funding to support the development of Centennial Park. Niagara Falls also is looking to other funding sources, including private equity, but as a regional and state asset where millions of people visit annually, financial support by New York for Centennial Park will provide a significant return on its investment.



WHAT THEY ARE SAYING



"As a hotel owner and developer and father of young children and a coach in various youth sports, I have seen firsthand the success of these venues and Niagara Falls would be an ideal location for such an attraction"

- Frank Strangio, Owner and Developer of and President of the Niagara Falls Hotel and Motel Association



"This project has the potential to add to the downtown revitalization of Niagara Falls by stimulating local businesses, encouraging new development, and increasing foot traffic by attracting year-round activities and events, and providing a safe, vibrant gathering place that reflects the pride and potential of our community. It is a bold step forward for economic development, tourism, and community well-being."

- John Percy, President and CEO, Destination Niagara



"We are witnessing the growth in demand for hotel rooms in Niagara Falls and are committed to making further investments to grow our portfolio from hotels to entertainment. This growth and investment will be greatly enhanced should Centennial Park come to fruition in a size and scale to meet the demand our city can currently hosts, and the anticipated needs for the next generation to follow. Centennial Park can be a multi-generational type of development, which is a project we can fully support."

- Nirel Patel, Owner, Element Development Group



"When women thrive, families and local economies thrive. In Niagara Falls, women's economic stability isn't a luxury, it's a necessity. That's why we're proud to support the City's Centennial Park Project, a bold investment in year-round tourism and job stability for women."

- Sheri Scavone, CEO, WNY Women's Foundation

SUPPORTING ORGANIZATIONS



City of Niagara Falls v. Niagara Falls Redevelopment, LLC (Quiet Title Action)

- The City filed a Motion for Summary Judgment to quiet title to 907 Falls Street and the corner of Tenth Street, commonly known as the Tenth Street Playground.
- The Tenth Street Playground was acquired in 1950 by the City to use as a public playground and for over 50 years was used as a four-acre park, baseball field, basketball court, picnic tables, pavilion, gazebo and public facilities.

City of Niagara Falls v. Niagara Falls Redevelopment, LLC (Quiet Title Action)

- In 2003, the City and NFR entered into a Development Agreement that would allow for NFR to acquire the Property subject to approval by the NYS Legislature pursuant to the public trust doctrine.
- Under the public trust doctrine, when a municipality takes land for the public's use as a park, it holds it in trust for that purpose, and it must have approval of the NYS Legislature to convey the land.
- The NYS Legislature never approved the transfer of the Property to NFR for non-park purposes.

City of Niagara Falls v. Niagara Falls Redevelopment, LLC (Quiet Title Action)

- The August 2004 deed filed in the Niagara County Clerk's Office purporting to convey the Property from the City to NFR was null, void and without legal effect.
- The City had no authority to transfer the Property without NYS Legislative approval.
- NFR had full knowledge of the risk associated with an unauthorized and unlawful Property transfer, as acknowledged and approved in the Development Agreement:

“NFR acknowledges that the Public Land known as the “Tenth Street Playground”, as more particularly described on Exhibit E attached hereto, is subject to certain additional requirements, approvals and/or conditions before it can be conveyed to NFR, including but not limited to, application to New York State and New York State’s approval to release the Tenth Street Playground from any restrictions. City’s conveyance of the Tenth Street Playground to NFR, and NFR’s right to accept such conveyance, shall be subject to compliance with such additional requirements, approvals and/or conditions.”

City of Niagara Falls v. Niagara Falls Redevelopment, LLC (Quiet Title Action)

- The City is pursuing an Order that will (1) declare the August 2004 deed null and void, (2) declare that the City is the lawful owner of the Property, and (3) directs NFR to immediately turn over possession of the Property to the City.
- The City is also seeking an order dismissing NFR's counterclaim alleging unjust enrichment/quantum meruit because no recovery is permitted against the City where the underlying contract or transaction that forms the basis of the claim is void as contrary to statute or public policy or conducted outside of the City's authority.
- The action is before the Hon. Deborah H. Chimes, JSC and will be heard on November 24, 2025.

City of Niagara Falls v. Blue Apple, Inc. (Vesting Proceeding)

- The City filed the Eminent Domain Procedure Law (“EDPL”) vesting proceeding against Blue Apple to acquire the 4.74-acre John Daly Memorial Parkway parcel in August 2025.
- The City is seeking an Order of Condemnation that will transfer title from Blue Apple to the City to allow the City to secure the property for the Centennial Park Redevelopment Project.
- The determination and findings which outlined the public purpose, benefits and uses of the project acquiring the Blue Apple property necessary for acquisition by eminent domain has been confirmed by the Appellate Division, Fourth Department. The Court of Appeals denied Blue Apple and NFR’s requests for leave to appeal.

City of Niagara Falls v. Blue Apple, Inc. (Vesting Proceeding)

- Blue Apple has moved to dismiss the vesting proceeding unlawfully challenging the public purpose of the project, which has already been confirmed by the state courts, and claiming the City's Centennial Park Project requires the acquisition of both the Blue Apple and NFR 907 Falls Street Property in the same proceeding. In the alternative, Blue Apple is seeking a stay of the vesting proceeding to allow for the conclusion of the Quiet Title Action.
- Blue Apple is trying to conflate the NFR proceeding with the Blue Apple proceeding. There is no requirement in law that requires the City to acquire both properties in one proceeding or at the same time.
- The Hon. Frank Sedita, JSC, will hear arguments on the matter on November 12, 2025.