



October 31, 2018

Michael Esposito, President
Irish Boat Shop, Inc.
400 E. Bay Street
Harbor Springs, MI 49740

Dear Mr. Esposito,

Thank you for attending the recent meeting of the LTYC Board of Directors and presenting the proposed site plan related to the new Irish Boat Shop building in Harbor Springs.

It is no exaggeration to say that the Little Traverse Yacht Club and Irish Boat Shop have had a long and mutually-beneficial relationship as neighbors and partners in building the boating community in Harbor Springs. The long-term success of IBS is inextricably linked to the success of the LTYC—and vice-versa. Therefore, we were gratified to hear that you are committed to working with the LTYC and its members to develop a plan that meets the commercial needs of IBS while maintaining the health of the LTYC, and especially its mission of bringing new families into the Harbor Springs sailing community.

To that end, we have the following concerns after our initial review of the IBS draft site plan:

A curtailed view of Little Traverse Bay and Harbor Point. The significant loss of view you propose is likely to hurt membership retention and the recruitment of new members for LTYC. LTYC members are among the most active boaters in Northern Michigan; accordingly, the long-term health and growth of the LTYC overlaps substantially with the future Irish Boat Shop customer base. Finding a solution that meets IBS's commercial needs while maintaining the LTYC's views of Harbor Point and perhaps Little Traverse Bay is, we think, important to the long-term viability of the LTYC.

Dinghy (Laser) racks and traffic flow for small boat launching. Although we accept your assurances that you are committed to supporting small boat sailing, it is very hard to see where dinghy racks would fit into the current site plan. Maintaining the health of small boat sailing is crucial to the long-term viability of both the LTYC and IBS. (To give just one example, more than 2/3 of the current J/70 owners are current or former Laser sailors.) We would like to see dinghy storage drawn into the plan. We are happy work with you if it involves re-landscaping the east side of the LTYC waterfront.

Small Keelboat (e.g. J/70) dry sailing storage and launching. We understand that the number of dry sailed J/70s in 2018 doesn't make a permanent hoist a current viability; however, that doesn't mean that we should give up on the vision. If we are going to continue to grow boating in Harbor Springs, we need to provide more people access to the water. Virtually every successful sailing waterfront community has dry sailing as one component of water access. We understand that at present City rules and regulations pose obstacles to commercial success for dry sailing. We would be willing to work with you to help convince the City of the importance of growing access to the water and come up with concrete ideas to make this work. For example, perhaps we could convince the City to put utilities underground and allow mast-up access to a lift from the parking lots at Zoll street. Or perhaps we could someday convince the City to allow more boat storage on the IBS lot. In either case, we would like to see a plan that allows for such a future, given its importance to access to the water and the overall health of sailing in the future.

Again, we thank you for coming to meet with us, and for your offer to work with us to make this plan as mutually-beneficial as possible. LTYC Directors Mac Jacob (Chair of the LTYC Waterfront Committee) and Polk Wagner (Rear Commodore), have agreed to be your points of contact as we move forward on this together. They look forward to hearing from you.

Thank you for your support of sailing in Harbor Springs,

Board of Directors, Little Traverse Yacht Club

Jack Carruthers, Commodore
Tom Trautman, Vice Commodore
Polk Wagner, Rear Commodore
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