



## MANHATTAN SAILING CLUB

385 SOUTH END AVE #7G - NEW YORK, NY 10280 - 212-786-3323 - [WWW.MYC.ORG](http://WWW.MYC.ORG)

January 15, 2005

Dear Member,

There was an important announcement at the Annual Dinner. It was one of the most important announcements I have ever made to members.

In June of this past year, the Battery Park City Authority issued a "Request for Expressions of Interest" for the management of North Cove.

As you know, North Cove has been our home for 11 years. We love this location. It is the most beautiful spot on the Manhattan waterfront. After 9/11, this is a home we fought for, first to preserve it as a recreational marina and second to stay as a tenant.

The last two years have been great at North Cove with Battery Park City Authority in charge of the marina and managing it through their Parks Conservancy. In fact, one of our members, Ted Wallace, has been the dock master making our arrivals and departures at North Cove a great pleasure.

We, of course, had applied to be managers of North Cove. Starting in June, working on the REFI became my full time job. It is one of the reasons I was absent part of the summer and not able to oversee other projects like the new clubhouse. Because of the importance of this project and the possible ramifications to our club, I had to conduct my efforts quietly without informing our full membership. We were in a competition and had to keep our hand close to the vest.

In the end, we were joined by America's most famous sailor, Dennis Conner. He agreed to be the public face of our proposal. We were joined by Jordan Gruzen, one of our members who is a wise and committed veteran of Battery Park City. We were also joined by the largest stakeholder in Battery Park City, Brookfield Financial Properties which owns the World Financial Center. We put together what we felt was the best team possible.

Well, on Tuesday, January 11, the Board of Directors of Battery Park City Authority met and voted to designate a new operator for North Cove. I can announce to you now, as I did to members at the Annual Dinner, that we won. Starting this year, we will be in charge of the management of North Cove.



*Commodore Fortenbaugh at the podium during the Annual Dinner about to make one of the biggest announcements ever to the club membership.*

It is a great day for sailing in New York Harbor, a great day for our club and if we are successful with the marina, we hope a great day for our community.

The actual entity in charge of the marina will be known as North Cove Marina Management, Inc. For several reasons, including managing risk, we have created this new entity to run the marina. The website will be [www.thenorthcove.com](http://www.thenorthcove.com).

The effect of this major development on our club will be very positive. First, assuming that everything goes well, we have secured our club's future at North Cove for the next 10 years. And, we are



*Joe DiFranks, last year's winner of the Jon Overton Memorial Award, announces this year's winner to be TJ Shea. This award is presented to the member who has helped others the most during the past year. In addition to doing Fleet Captain and mentoring, TJ served on the membership committee.*

more in the drivers seat. If we would like to expand the number of school boats at North Cove, we can negotiate with ourselves.

There will be additional staff which runs the marina on a day to day basis. There will be no change to how we have run the club in the past. I will still be in overall charge of the club and Zander Lassen will be in charge of the school.

North Cove is the crown jewel of our waterfront. It has incredible potential. Now we have an opportunity to make this potential come true. We will be reaching

out to all sailors and boaters who live or visit New York Harbor. We want North Cove to become the major stopping and visiting port. Battery Park City Authority is looking to us to help bring back the mega yachts who used to visit before 9/11. By rebuilding, we will help lift up our community and make this area like "Monaco on the Hudson."



*TJ Dalton is congratulated by the Commodore for winning the Commodore's Award which is awarded to the member who has contributed the most to the club during the past season. TJ has served as Race Committee Chair of the Tuesday and Wednesday evening races for the past three years.*



*James Sinclair, flanked by Rear Commodore John LaGrassa and the Commodore, wins the Sportsmanship Award.*

Sincerely,

A handwritten signature in black ink that reads "Michael W. Fortenbaugh".

Michael W. Fortenbaugh  
Commodore