

October 16, 2021

Newburyport City Council
City of Newburyport, Massachusetts
By Email

Public Comment - MGL c. 139, s. 1 Public Hearing re 107 State Street

Dear Newburyport City Council Members:

I have been asked by fellow residents if the abandoned gas station owner has some hardship due to the pandemic, or a deed restriction it didn't know about, or both.

1. Global Companies LLC is a subsidiary of **Global Partners LP**, a publicly traded (**NYSE:GLP**) company based in Waltham, Massachusetts. According to GLP investor information, it is "one of the region's largest independent owners, suppliers and operators of gasoline stations and convenience stores."
2. In September 2010, Global Companies LLC purchased from Exxon Mobil Corporation 42 retail gasoline stations in Massachusetts, New Hampshire, and Rhode Island, including the now-abandoned station at 107 State Street.
3. When purchasing 107 State Street, Global entered into a **private agreement with Exxon Mobil**, a deed restriction which defied then, as it does now, Newburyport's zoning ordinance. It is not reasonable to believe a publicly traded company did this unknowingly, but for the record, neighbors learned about the deed restriction in January 2019, when Global turned down a developer's offer to buy the property for residential use, because of it.
4. GLP's assets as of June 30, 2021 were \$2.7 billion. This compares to assets at the end of 2020, the height of the pandemic, of \$2.5 billion. "Global delivered extraordinary results in 2020," according to a company press release. In December 2020, GLP announced an agreement to purchase 27 retail fuel and convenience stores in Connecticut.

So, what I tell my fellow residents is: No. **The only hardship is ours.** Global is a prosperous multi-billion dollar company. From the day Global closed the station in May 2018, it walked away, not maintaining or monitoring the use, structures, or landscaping, and not clearing sidewalks of snow and ice in the winter. The only reason Global has done anything -- and just within the past two months -- is because of city action based on resident complaints. Global knows it signed a private deed restriction which would not survive abandonment of a grandfathered zoning use. Global has had more than three years to repair that misstep. Global needs to clean up its mess, now.

The source of my information for Global financials, statements, and purchases is its website, www.globalp.com.

Thank you,

Stephanie Niketic, 93 High Street

Cc: Honorable Mayor Donna Holaday, City Clerk Richard Jones