

Downtown Worcester Business Improvement District Hardship Provision Policy

Adopted 3-13-2019; Revised 2-28-2024

The Downtown Worcester Business Improvement District (BID) may waive or reduce the annual District fee for any member for whom the imposition of such a fee would create a significant financial hardship.

Consideration for a waiver or reduction may include, but are not restricted to such criteria as:

1. Protection sought under the Massachusetts or Federal laws of bankruptcy or insolvency;
2. Foreclosure by a mortgage holder;
3. Less than 30% occupancy and documentation of inability to cover debt service obligations of the building.

Additionally, the BID may consider:

- In a multi-use building, “significant financial hardship” will be based on the entire property, not on the individual uses.
- The adjustment of District fees, which may result from an abatement, granted either by the City of Worcester or the Appellate Tax Board, shall be made upon notification and submittal of documentary evidence from the member to the BID.
- Requests for the waiver or adjustment of District fees will be considered based upon information and facts in place at the time the request is considered.
- In fairness to all BID members, the standards for the waiver or reduction of District fees shall be stringent and will be applied consistently.

A request for a waiver or reduction of the District fee shall be granted only for the basis of the fiscal year in which the decision is made.

Applications for waivers or reductions are available online or at the BID office located at 44 Portland Street, Suite 508, Worcester, Massachusetts 01608. The BID may request from a member any additional information deemed necessary by the BID to evaluate a member’s claimed hardship. The Finance Committee will review applications for waivers or reductions and make a recommendation to the BID Executive Committee or Board of Directors. A member, not satisfied with the initial decision on the waiver or reduction, may request a meeting with the Executive Committee to review the recommendation of the Finance Committee. The decision, however, by the Executive Committee shall be final.

DOWNTOWN WORCESTER BUSINESS IMPROVEMENT DISTRICT
WAIVER APPLICATION

DATE _____

PROPERTY ADDRESS _____

OWNER _____

OWNER ADDRESS _____

OWNER PHONE _____ EMAIL _____

THE DOWNTOWN WORCESTER BUSINESS IMPROVEMENT DISTRICT (BID) MAY GRANT A WAIVER AND/OR REDUCE THE ANNUAL BUSINESS DISTRICT IMPROVEMENT FEE FOR ANY MEMBER FOR WHOM THE IMPOSITION OF SUCH A FEE WOULD CREATE A SIGNIFICANT FINANCIAL HARDSHIP. PLEASE INDICATE YOUR REASON BELOW AND PROVIDE COMPLETE DOCUMENTATION OF ELIGIBILITY CRITERIA IN SUPPORT OF A WAIVER/FEE REDUCTION REQUEST PURSUANT TO THE POLICY SET FORTH IN THE IMPROVEMENT PLAN OF THE DOWNTOWN WORCESTER BUSINESS IMPROVEMENT DISTRICT AND ADOPTED BY THE BOARD OF DIRECTORS. (SEE ATTACHED.)

PROTECTION SOUGHT UNDER MASSACHUSETTS OR FEDERAL LAWS OF BANKRUPTCY OR INSOLVENCY

FORECLOSURE BY THE MORTGAGE HOLDER

LESS THAN 30% OCCUPANCY AND INABILITY TO COVER DEBT SERVICE OBLIGATIONS OF THE BUILDING

OTHER

SEND COMPLETED FORM AND DOCUMENTATION OF ELIGIBILITY CRITERIA (BANKRUPTCY FILING, FORECLOSURE NOTICE, MOST RECENT THREE YEARS OF FINANCIAL STATEMENTS, CURRENT RENT ROLL) TO DOWNTOWN WORCESTER BID FINANCE COMMITTEE, 44 PORTLAND ST., SUITE 508, WORCESTER, MA 01608 OR EMAIL DIRECTOR@DOWNTOWNWORCESTER.ORG.