

Downtown Worcester Business Improvement District Hardship Provision

Adopted 3-13-2019; Revised 10-26-2022

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 the mortgage holder;
3. Less than 30% occupancy and documentation of inability to cover debt service obligations of the building.

The following policies are in effect for the BID's hardship provision:

- 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 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.

If a waiver or reduction of the District fee is granted, such a decision will be effective only for the basis of the fiscal year in which the decision is made.

Applications for waivers or reductions are available. The BID may request additional or sufficient information from the member to evaluate the claimed hardship. The Finance Committee will review all waiver or reduction requests and make recommendations to the BID Board of Directors for action. A member not satisfied with the initial decision on the waiver or reduction may request a meeting with the Board of Directors to review the decision. The decision, however, by the Board of Directors shall be final.