



THE COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE
BOSTON, MA 02133

DEVAL L. PATRICK
GOVERNOR

December 30, 2014

Walter Flynn, Chairman
Board of Directors
Southfield Redevelopment Authority
223 Shea Memorial Drive
South Weymouth, MA 02190

Dear Chairman Flynn:

Pursuant to Section 14 of Chapter 291 of the Acts of 2014 (the "Act"), the reuse plan and master plan for NAS South Weymouth ("Southfield") were rescinded and terminated in their entirety, subject only to certain modified elements of the reuse plan that expressly remain applicable to the project. The Act provided a process for the Southfield Redevelopment Authority (the "Authority") and the master developer (as defined in the Act) to produce a new redevelopment plan for Southfield, consistent with the requirements and conditions of the Act.

Under Section 34 of the Act, the Authority and the Secretary of Administration and Finance (the "Secretary") are authorized to enter into amendments to the Parkway Financing MOA (as defined in the Act) to allow for deficiency payments allocated to fiscal years 2013 to 2018 to be deferred until the beginning of fiscal year 2019. Such authorization takes effect upon approval by the Secretary and the Secretary of Housing and Economic Development ("HED Secretary") of a redevelopment plan submitted by the Authority or by any of the three constituent municipalities.

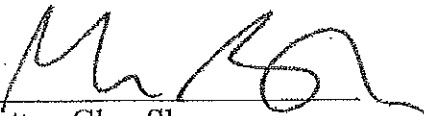
The Authority submitted a redevelopment plan on November 14, 2014. We appreciate the hard work of the Authority in working with the master developer to produce and refine the redevelopment plan, as well as its swift implementation of the other steps required under the Act.

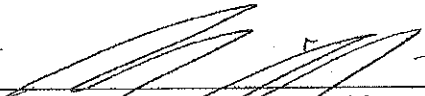
The purpose of the redevelopment plan is to outline an updated vision for the phased redevelopment of Southfield, including the infrastructure needed to support each phase, and the market and financial projections supporting the project. In determining whether to approve the redevelopment plan as submitted, we have assessed whether the plan meets the specific requirements and the overall intent of the Act. The Act does not require us to evaluate or agree with the plan's market and financial projections, and we have not independently tested those projections.

We find that the Authority has made a comprehensive and good faith effort to provide an updated redevelopment plan for Southfield, and that the plan meets the specific requirements and overall intent of the Act. Accordingly, we hereby approve the redevelopment plan. Based on this approval, those parties have reached agreement on a second amendment, which is attached to this letter.

With respect to further public funding of the Parkway, as contemplated in Section 34(c) of the Act, the Commonwealth will continue discussions with the Authority and the master developer, with the goal of making this decision as expeditiously as practicable.

We look forward to continuing our work together on Southfield's future.


Secretary Glen Shor
Executive Office of Administration & Finance


Secretary Gregory Bialecki
Executive Office of Housing and Economic Development