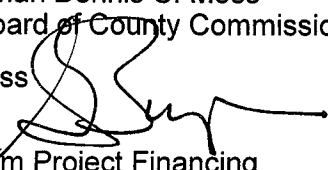


Date: May 26, 2009

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager 

Subject: Update on Stadium Project Financing

I am very pleased to provide the following update on the credit ratings provided by the major national rating agencies for the tourist-tax backed bonds for the baseball stadium project.

Financing Issuance

On April 30, 2009, you were advised that in preparation for a proposed sale of the bonds, the Financing Team (comprised of County staff, together with the County's financial advisor and bond counsel), the County Attorney's Office, and I presented information to three rating agencies (Fitch Ratings, Standard and Poor's, and Moody's Investors Service) and a bond insurer (Assured Guaranty) in anticipation of going to market early in June for both the Professional Sports Tax (PST)/Tourist Development Tax (TDT) and Convention Development Tax (CDT) backed debt issuances.

For the past three weeks staff has been responding to follow-up questions subsequent to the credit presentations in order for the rating agency teams to complete their research and report to their respective credit committees to finalize ratings on the proposed financings. While we had expected ratings as early as May 15, 2009, we understood that in these times, all proposed credits are being examined with increased scrutiny and due diligence from all quarters.

The following information was received late last week, which is expected to be formally announced by each rating agency through its own press release. These ratings reaffirm the relative quality of investing in Miami-Dade County and the strength of its credit. Standard and Poor's assigned an "A+" to the PST credit, affirmed the CDT credit an "A" and in addition, affirmed the County's general obligation rating "AA-". Moody's assigned an "A2" to the PST credit and has yet to release a rating for the CDT financing, which is expected as early as May 27. Fitch Rating's assigned an "A" with a stable outlook to both the PST credit and CDT credit. In addition, Fitch Rating's reaffirmed the general obligation as well as the public service tax bond rating a "AA-", the County's special obligation and refunding bonds an "A", the Courthouse Center bonds an "A+" and outstanding subordinate special obligation and refunding bonds an "A" with stable outlook for all listed. These ratings reflect a standard by which the County's debt is marketed and sold in both primary (new issuance) and secondary (trading) markets and therefore, we are pleased with the results obtained.

Next Steps

While we have remained confident that projected tourist tax revenues will support the financing necessary to fund the stadium project for the long run, despite the near term downward pressure on revenues as reflected in these credit ratings, certain hurdles remain before we can finalize pricing on the bonds. The County still waits to finalize terms and conditions relating to a bond insurance commitment for the PST-backed financing as well as a Letter of Credit relating to that portion of the PST financing which is variable rate. This is anticipated late this week.

We will provide new updates as additional information on the financings is confirmed and subsequently as we go to market. If you have any questions regarding this information, please feel free to contact me directly.

- c: Honorable Carlos A. Alvarez, Mayor
- Robert A. Cuevas, County Attorney
- Denis Morales, Chief of Staff, County Executive Office
- Carter Hammer, Finance Director
- Jennifer Glazer-Moon, Special Assistant/Director, Office of Strategic Business Management
- Charles Parkinson, Office of Strategic Business Management
- Charles Anderson, Commission Auditor

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