



# Preparing Your Building For Civil Unrest

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## Michael Rozin

President, Rozin Security Consulting LLC

- Served as Principal Security Consultant internationally for numerous Fortune 100-500 companies, law enforcement agencies, intelligence agencies, school districts, universities, municipalities, and critical infrastructure
- Developed SIRA proactive behavioral threat mitigation program
- Presented to US Congress, House of Representatives' Committee on Homeland Security
  - Israel Defense Forces
  - Israel Ministry of Finance
  - Israel Airport Authority / Israel Security Agency (Shin Bet)
  - Mall of America
  - Rozin Security Consulting LLC
  - University of Minnesota
  - Hennepin County Sheriffs Office



# Agenda

- Threat modeling for 2020 elections and implications on commercial real estate
- Planning for possible security implications
- Effective security risk management strategies
- Best practices for predictable crime modus operandi
- Emergency preparedness

# Threat Modeling

- Elections Outcomes & Security Implications:
  - Scenario #1: Decisive Biden Victory
  - Scenario #2: Decisive Trump Victory
  - **Scenario #3: Elections Results are Delayed and/or Contested**

# Threat Modeling: Contributing Factors

- Extremely high level of national divisiveness and polarization
- The death of George Floyd
- The COVID 19 pandemic
- The death of Supreme Court Justice Ruth Bader Ginsburg
- Increase in crime in Twin Cities



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# The Election That Could Break America

If the vote is close, Donald Trump could easily throw the election into chaos and subvert the result. Who will stop him?

# ‘It’s going to be like war.’ Voters eye 2020 election outcome with fear and loathing



Jackie Dodd, a Trump supporter in Georgia, says voters always get spun up around election time. (Jenny Jarvie / Los Angeles Times)

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## CORONAVIRUS AND PANDEMIC >

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Limited reopening of L.A. County elementary schools allowed if waivers are approved

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So much for shaking hands and kissing babies: How COVID-19 is reshaping L.A. campaigns

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L.A. County sees no post-Labor Day spike in coronavirus numbers

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There’s a pandemic, but home prices are at record levels in Southern California

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Here’s how schools in other countries are handling reopening

## Scenario #2: Decisive Trump Victory



# **Scenario #3: Elections Results are Delayed and/or Contested**



# Crime Outlook

- 144 people have been shot in St. Paul in 2020
- 23 homicides
- 53% increase compared to this same time 2019
- 1,460 shots fired in 2020 vs. 633 this same time 2019
  - 240% increase
- Nationwide and local trends:
  - Criminal elements seize the current anti-police narrative
  - Assaults and robberies have increased
  - Pursuit of easy targets



# **Specific Risks to Commercial Real Estate**

- Rioting
- Looting
- Arson
- Vandalism
- Violence
- Molotov Cocktails
- Improvised Explosive Devices
- Attacks on Emergency Services
- Attacks on Communication Infrastructure
- Cyberattacks
- Reputational Attacks



***Risk***

**Transfer**

**Accept**

**Avoid**

**Mitigate**

**Determine Your Risk Strategy**

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# Security Planning

“Hope is not a good security strategy.”

“Strategy without tactics is the slowest route to victory. Tactics without strategy is the noise before defeat.”

- Key Security Plan Elements
  - Information
  - Operational Security (People, Procedures and Protocols)
  - Technology
  - Physical Measures

# Security Situational Awareness

- Be aware of known protests and large gatherings at all times.
- Consistently inform your building occupants.
- Plan pedestrian and vehicular routes that avoid the affected areas for your building occupants.
- Consider subscribing to a dedicated analyst-on-duty service.
- Proactively communicate to your tenants, employees and partners.

# Security Objective: Deterrence

- Appear as a challenging and **not desirable target**.
  - Self-assess the exteriors and remove unsecure objects that could be used as projectiles and barricades
  - Asses the exposure of your external critical infrastructure
  - Secure dumpsters
  - Remove external garbage receptacles
  - Secure parking ramps
  - Remove unsecure vehicles

# Security Objective: Deterrence

- Appear as a challenging and not desirable target.
  - Physical Measures:
    - Perimeter Protection
    - Covered Windows
    - Controlled and Hardened Access Points
    - Removal of Critical Physical Assets
  - **High visibility and quality security personnel**
  - No tenants or employees should be in the buildings after dark
  - Remove political stickers and signs and inform tenants and employees of associated risk to personal property

# Security Objective: Detection

- Early recognition of evolving threats
  - Active information sharing
    - Ramsey County Sheriffs Office
    - Hennepin County Sheriffs Office
    - State Fusion Center
    - Private Sector Dedicated Analysts
    - Shared Information Sharing Platform: WhatsApp; Slack
    - Shared Radio Communication
    - Threat Information Sharing Database
  - Shared surveillance capability



# Security Objective: Prevention

- Ability to intervene, delay and stop threat actors:
  - Ground level doors and windows
    - Panels
    - Film
    - Protective materials and shields
  - Concrete barriers and other vehicle calming features
  - Internal segmentation
  - Effective security personnel

# Security Objective: Response

- Neutralize the threat, minimize the damage and recover
  - Objectives: Life Safety + Scene Stabilization + Property Preservation
  - Update Emergency Management Plans to include Civil Unrest Plans
  - Train your staff, tenants and conduct internal TTX's
  - Develop Business Continuity of Operations Plan
    - Simple is good.
- Develop contingent transportation routes
- Test smoke detectors, sprinklers and fire suppression systems

# Action Items

Determine Risk Strategy

Maintain High-Level of Situational Awareness

Create Security Plan

- Information + Physical Measures + Technology + Operations

Create a Civil Unrest Emergency Response Plan

- Update Business Continuity of Operations Plans

*Saint Paul*

# COMMENTS



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