Preparing Your Building For Civil Unrest

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• 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
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?

Scenario #1: Decisive Biden Victory
‘It’s going to be like war.’ Voters eye 2020 election outcome with fear and loathing

Scenario #2: Decisive Trump Victory

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

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

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

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

Here’s how schools in other countries are handling reopening
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
Determine Your Risk Strategy
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
  ▪ Assess 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
  • Information + Physical Measures + Technology + Operations
- Create Security Plan
  • Information + Physical Measures + Technology + Operations
- Create a Civil Unrest Emergency Response Plan
  • Update Business Continuity of Operations Plans