



Cornerstone Security Group met with TMT on July 7<sup>th</sup>, 2020 to discuss the current progress of the Delta Park Center and make adjustments as needed. One of the primary topics of discussion was TMT's Zero Tolerance Policy, which is a TMT policy used on all of their properties, and not exclusively for Delta Park Center. The meeting was represented by CSG Owner Matthew Cady and Director Rance Harris, and TMT Property Manager Henry Hornecker and Maintenance Manager Brian Hug.

The guidelines set forth by TMT for the Zero Tolerance Policy were as follows:

Any activity by a person, or persons, that is not a family friendly action is not tolerated and must be ended immediately or be trespassed/removed from the property.

Examples of Zero Tolerance Policy Violations put forth by TMT are: walking across the grass and landscaping, being behind buildings and unauthorized areas in which there is no business to conduct, cutting through the property by means of going through fencing/landscaping, littering such as throwing cigarette butts on the ground, loitering, illegal dumping, trash rummaging, urinating/defecating in public, use of controlled substances, public disruption, disorderly conduct, violence, illegal parking/camping, persons parking in other tenant parking spaces for the purpose of fraudulently returning bottles/cans from out of state (Washington).

TMT's stance for all above examples was for those persons to be immediately trespassed and removed from the Delta Park Center.

Cornerstone Security Group's stance was that, when applicable, a warning should be issued rather than immediate trespass so as to be in compliance with directives from the Oregon Department of Public Safety, Standards, and Training.

DPSST states that, when contacting a person, the officer needs to do the following: Make contact with the offending person(s), using clear and concise communication, offer a greeting, identify yourself, advise the reason/purpose for contact, educate on the correct course of action, and action needed, thank the person(s) for their level of cooperation, and end contact.

Enforcing TMT's Zero Tolerance Policy on its face doesn't allow Cornerstone Security Group the opportunity to comply with DPSST regulations and puts both Cornerstone Security Group and TMT in an awkward position that could result in liability due to strong push back from the general public. While taking a strong stance/heavy handed approach on the above listed activities works, it cannot be a linear approach without flexibility. Cornerstone Security Group's professional stance, is that the correct course of action needs to be educating the subject, and offering the subject the opportunity of corrective action. This should be conducted at the discretion of the contacting officer, and the situation at the time.



## **CORNERSTONE SECURITY GROUP OPERATIONAL PERSPECTIVE/CLIENT DISCUSSIONS**

In speaking with TMT Representatives, we went over the basic security needs of the commercial center and what the organization was initially wanting. One of the things discussed was that they believed that the corporate office wanted everyone unarmed while on duty. We advised them that their current security provider was working armed at night. Cornerstone Security Group is a full service security provider dedicated to reinventing the security industry here in the State of Oregon and abroad with professionalism, honesty, integrity, and loyalty. Our loyalty is not extended to just our clients but to our officers, and their families. We do not provide unarmed security services and here is some information on why that is.

In the current climate of attacks on Law Enforcement/Security Officers, it is paramount to officer safety that they have access to every possible tool in order to defend themselves and others from harm. Here in the State of Oregon, there have been 11 On-Duty Unarmed Security Officer Homicides. To this day, there have been 0 On-Duty Armed Security Officer Homicides in the state of Oregon.

Over the course of my 16 year career as a Security Professional here in the State of Oregon, I have been shot at a staggering 5 times, one of which by a transient with a gas powered pellet gun nearly hitting me in my eye. The most recent of which was 1 year, 4 months ago on a routine patrol through one of our apartment complexes, where two males came to the fence separating our property and fired 4 shots at me from a handgun. Thankfully I was unharmed in all incidents.

There are countless studies by all the leading law enforcement agencies that strongly support having an armed, and trained professional on location to prevent attacks against persons. Because of this, we simply cannot provide security services in an unarmed capacity. Cornerstone Security Group is owned by three individuals that believe in the value of life and a value that is instilled in each of our well trained, passionate officers.

Cornerstone Security Group's officers are all certified and trained through the Oregon Department of Public Safety, Standards, and Training (DPSST). Our officers have undergone several weeks of internal training in addition to what they have received by the Oregon DPSST. We also do weekly/bi-weekly training for our officers through multiple different avenues. As a company, we have had zero firearm related incidents related to neglect or improper use. Due to our very restrictive, careful hiring process, this is also extended to each officers' career as well.



## OVERVIEW OF CURRENT VARIABLES CONCERNING THE DELTA PARK CENTER

According to the Oregon Crime Statistics, Portland, Oregon's North Precinct District in one-year spanning from Sept-19 through Sept-2020 bring up concerning results of the following:

Assault Offenses: 9,446

Homicide Offenses: 53

Arson: 489

The statistics for the year 2020 concluded with 890 shooting incidents which is a significant leap from the 393 in the year 2019. The Delta Park Center is located within the North East District of Portland which has been the highest risk district of Portland for many years.

It has been well observed during the last year an "unprecedented" number of Portland Police Officers have resigned mid-career, opting to forego service time toward retirement, take lower-paying jobs in smaller towns, citing poor working conditions in Oregon's largest city. Due to this current effect the PBB provides six Police Officers for the District DPC resides. Those six Officers are assigned two per vehicle.

Currently our Delta park Officer at night is alone and solely relies on a Patrol Back up supplied by CSG. This Patrol back up is a CSG Officer that CSG ultimately covers the expense for in order to keep Officer safety at a priority. The CSG assigned Officer for the DPC relies heavily on the extra manpower of the CSG Officers assigned to the OBRC for many back up and high risk contacts conducted throughout the day

Over the duration of the time Cornerstone Security Group has provided protective services for the TMT Delta Park Center our Security Officers have been involved in, and/or witness to, numerous violent and offensive acts. These acts include but are not limited to:

Multiple assaults on CSG Officers, threats from improvised weapons such as sticks, clubs, sharpened tools, blunt objects, machetes etc.

(CSG has confiscated many of these dangerous objects during contacts at DPC)

Some of these incidents include a stabbing incident in which a tenant's (Fisherman's Marine & Outdoor) LP Officer was stabbed and the subject attacked the CSG Officer shortly after. Use of infected needles during an attack. Assault on a CSG Officer using a motor vehicle which resulted in the Officer being out of work and in physical recovery for a duration of nearly 3 months. Multiple arson attempts. Politically motivated attacks and doxing from Antifa and other radical groups.

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CSG has provided a numerous and expansive amount of incident and arrest reports for such activities. To highlight the above mentioned accounts, crime statistics, current situation of DPC's location, the collective transient camps that overwhelmingly surround the area, and the rising rate in crime the Delta Park Center experiences, it is considered an extremely high risk area. We firmly believe that two officers are needed 24hrs a day.

As such, Cornerstone Security Group maintains the stance that we will not offer any unarmed services or reduce manpower. We will not remove any other effective means and/or tools for keeping both the general public, tenants of the Delta Park Center, and CSG Officers safe.

Crime Statistic Cited at <https://www.portlandoregon.gov/police/71978>

## **CONCLUSION**

Because of our direct community focus method of providing security services, we have garnered praise from multiple walks of life ranging from several law enforcement agencies to persons we have taken enforcement action against while protecting properties and persons. We have incorporated the idea of community policing into our daily operations, which is an enforcement methodology invented by the Portland Police Bureau in the early 1980's. Through this style of enforcement, we have gained the respect of communities in which we work and it has been a big part of our success story. One of our aims is to improve the community and surrounding area of each location in which we provide our services.

We thank you for continuing to use us as your security services provider and we look forward to discussions in the future. We are happy to answer any questions you may have and desire to be a resource which you can call on to help with consulting matters in the future.

Respectfully,

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**TMT 1170**