



# Brooklyn Park Police Department

## CPTED Approach To Reducing Crime In Privately Owned Apartment Complexes

Inspector Todd Milburn  
Sergeant Marcus Erickson  
Officer Tim Mitchell  
October 11, 2011

# Introduction

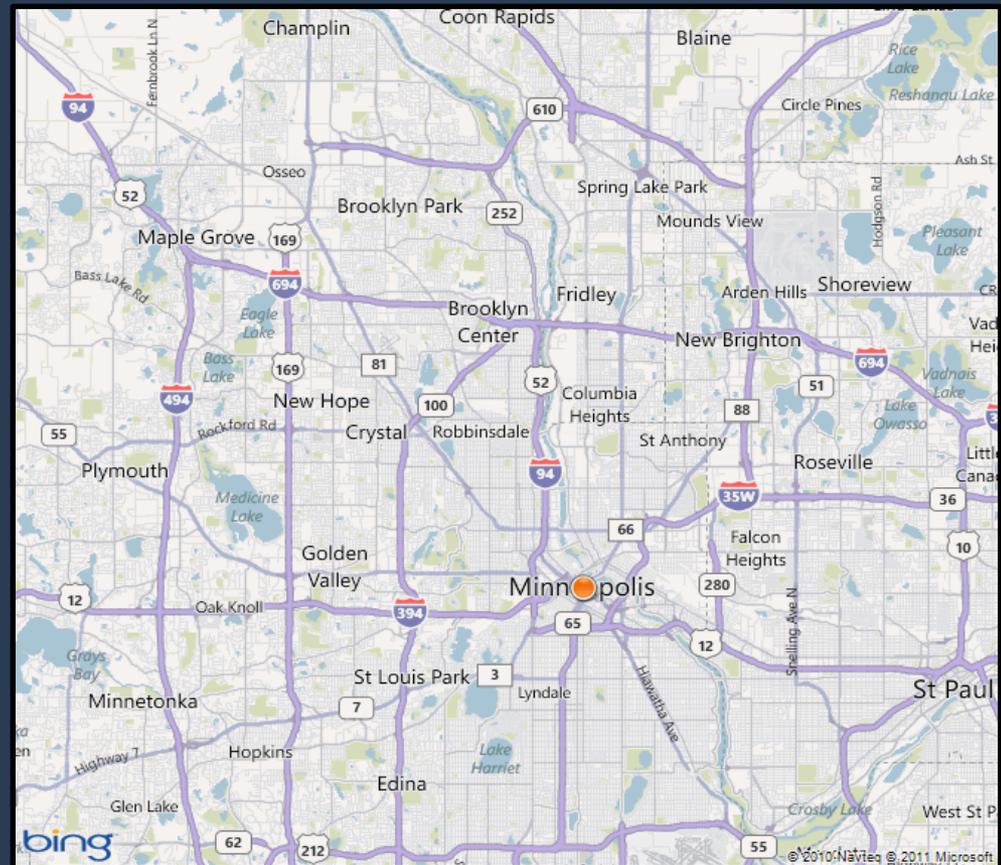


- Profile a Problem Property
  - Significant Increase in Crime
- Explain our processes to engage management
- Discuss various tools we applied
  - CPTED is one example of many
- This was not just about lower crime
- Looked at ways to improve quality of life for residents, improve communication, and build relationships
- Show you how this was successful!



# City of Brooklyn Park

- Approximate Population 75,000
- Suburb located just north of Minneapolis, MN



# Brooklyn Park Police Department

- 166 Employees
- 105 Sworn Officers
- 3 Divisions
  - Patrol
  - Investigations
  - Support Services



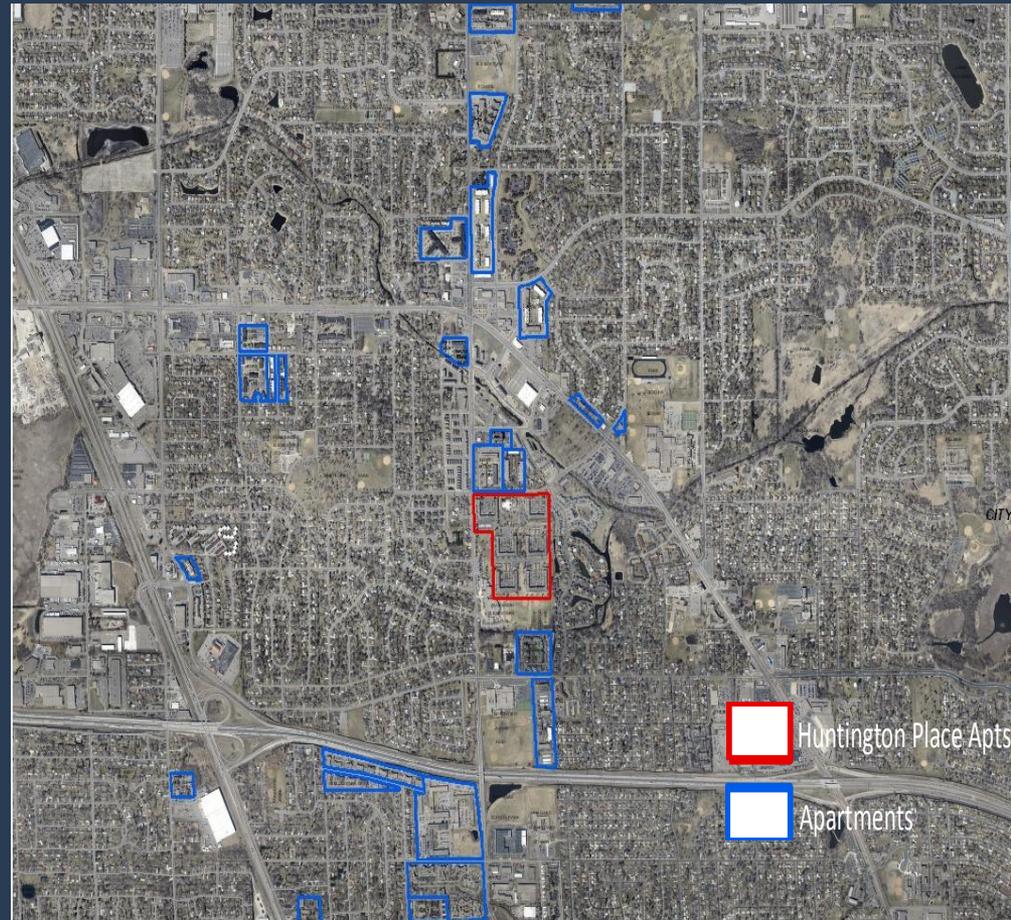
# Winter in Minnesota



# City of Brooklyn Park



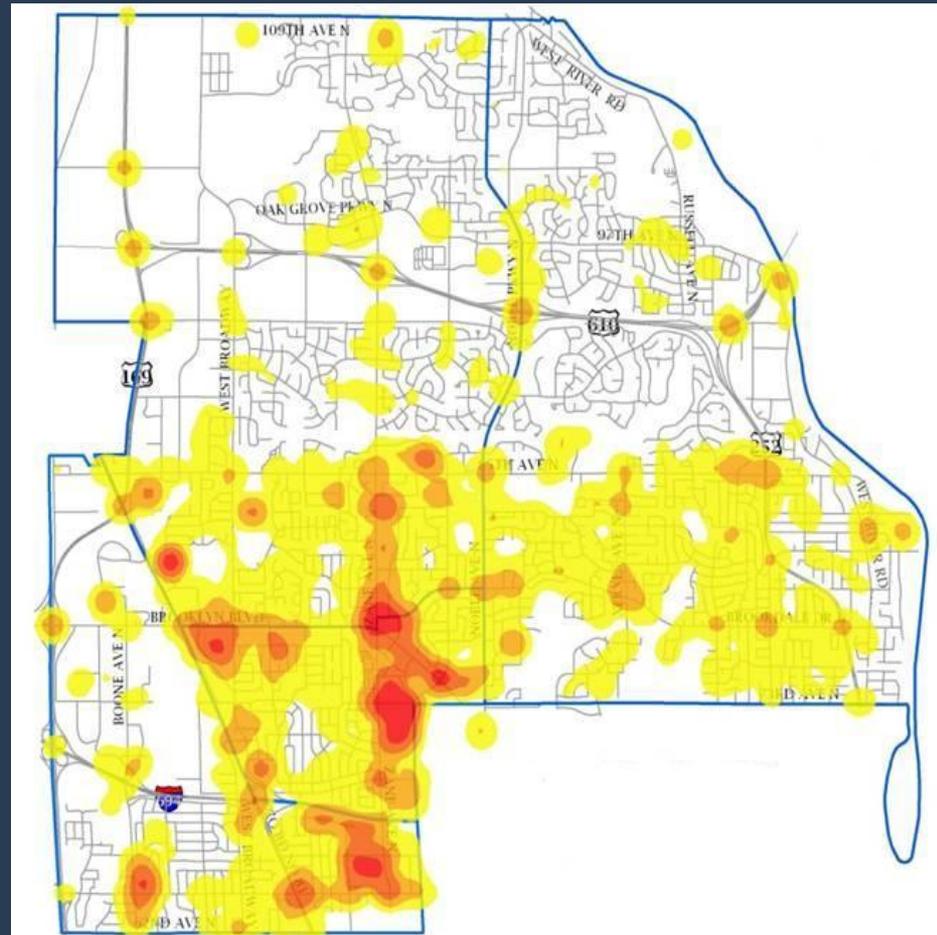
- Approximately 6000 Apartments
- Approximately 1800 Licensed Single Family Rentals
- ? Non Licensed Rentals



# Where Most of Our Resources Are Directed



- Zane Corridor
- Apartments
- High Density
- Foot Traffic





# Business Was Good

- Crime has decreased the last 5 years
- Since 2006 we have implemented a number of problem solving and collaborative projects to reduce crime.
- Engaged our youth and keep them busy
- Strategies have been successful which has lead to lower crime.
- One significant problem!

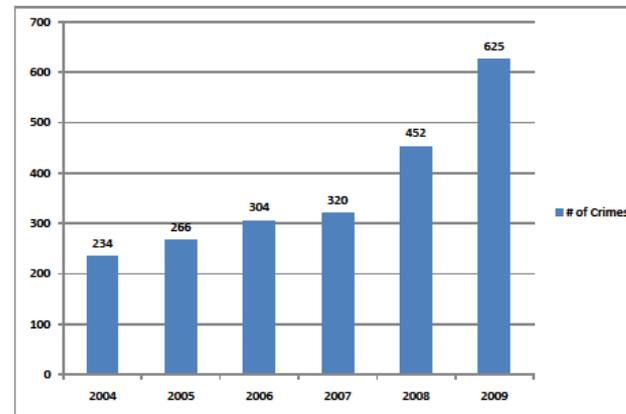
# The Problem



- Crime in 2009 and 2010 increased significantly
- Huntington Place Apartments
- 834 Unit Apartment Complex
- Built in the 60's
- Single Bedroom intended for singles working class
- Located in the center of the city

Brooklyn Park Police Department  
Crime at Huntington Place Apts by year

Appendix A



75% of the crimes reported in 2009 had an apartment number in the location field. The remaining 25% occurred in common areas such as parking lots, hallways, and laundry rooms.

# Huntington Place Apartments



# Contributing Factors



- Burglaries
- Robberies
- Narcotics
- Assaults
- Disorderly Conduct
- Trespassing



# Other Contributing Factors



- Door Locks
- Poor Lighting
- On site staff morale
- Lack of buy in with security
- Lack of cooperation by residents



# Short Term Responses



- Contract Overtime
- Police Saturations
- Foot Patrol
- Surveillance and Plain Clothes Operations
- Utilized Informants
- Search Warrants (Narcotics and Guns)
- Trespassed problem people
- Bike Patrol
- Warrant Sweeps
- Probation Visits
- Distribute Fliers



## ATTN: INFORMATION FROM THE BROOKLYN PARK POLICE

### BURGLARIES at Huntington

During the past several months there has been an increase in reported burglaries to the Brooklyn Park Police that have occurred at Huntington Place.

The following are crime prevention tips in securing your apartment.

- Always lock your doors and windows when you leave your apartment – even for a few minutes to get mail or go to the laundry room.
- Lock your windows regardless which floor you live on.
- Contact apartment management if your window has a damaged screen or is unable to lock.
- It is easy for a burglar to pry a sliding glass window from its track. To prevent this place a length of wood in the lower track. Make sure the wood fits snug in the track. Or, as an alternative, buy an inexpensive auxiliary lock.
- Keep your apartment doors locked even when home.
- Do not let anyone that you do not know into the secure exterior doors.
- Leave a light or some noise (T.V. or radio) on in your apartment, along with your blinds or window coverings closed, when you are not home to make it appear to an outsider that someone is home.

Please call 9-1-1 to notify us of any suspicious people or activity around your hallways and buildings. This includes individuals loitering or hanging around the rear areas of the buildings both during the day and at night.

If anyone has any information in regards to any burglaries or would like additional information on how to keep your apartment safe please contact Officer Mitchell at 763/493-8134.

**Please help keep this apartment community safe!**

**There is a \$750 reward for information leading to the arrest and charging of the suspect(s) responsible for recent burglaries at Huntington Place.**

# Short Term Responses



- On-going problems with doors not securing
  - Maintenance was very slow to repair
  - Locks often damaged days after being repaired
- Crime Prevention
- Neighborhood Crime Watch Meetings
  - Prevention and tips
  - Residents often complained about management, door locks, and poor lighting

# Why Did These Tactics Fail?



- Lieutenant of Special Operations – Citywide Responsibility
- Staff Meetings – Chief asked “Why cant they keep the doors locked?”
- My response – “Because that is the way it has always been”
- That did not go so well
- Something had to change!
- Short term plans lead to short term fixes
- Keep your money – Let’s find another way

# The Plan



- Meeting with police and other city staff
- Creative think tank
- I did not have all of the ideas
- Mapped out best practices from different perspectives
- Needed to come up with new ideas!
- Initiated Meetings with management



# SARA MODEL

How does it fit?



- Scan – Recognized that the persistent crime and livability problem existed
- Analyze – Examined the scope and causes of the problem and created documentation
- Response – Implemented an action plan with all levels of management
- Assess – Favorable crime stats and livability improvement

# Analysis (The Action Plan)



- Multiple meetings with on-site management in 2009
  - Inability to deliver results
  - Scope of problem – large
  - Budget constraints
  - Lack of decision making authority
- Met twice with regional management (Fall 2009)
  - Still found lack of decision making authority
  - Slow time scale – wait for annual budget finalization

# Action Plan



- Met with executive management (Spring 2010)
  - 1<sup>st</sup> meeting - Discussed current crime stats and problems
    - Brooklyn Park PD agreed to examine options, best practices, and give recommendations
    - Aggressive timeline
  - 2<sup>nd</sup> meeting – presented executive report

# Executive Report



- History of problem
  - Meaningful crime statistics
  - Past Law Enforcement Activities
    - Highlighted all of the proactive work that had been done to date
    - Was not working to reduce crime

# Historical Perspective



- Monthly Saturations (Intel based)
- Interaction with Management - reminder of past efforts
  - Ongoing dialog on problem tenants
    - Evicting problem tenants did not reduce crime
    - Revolving door syndrome



# Property Analysis

- Crime Prevention through Environmental Design (CPTED)
- Analysis performed by Crime Prevention Unit and Community Development
  - ✓ Exterior Security Doors
  - ✓ Fencing
  - ✓ Video Surveillance
  - ✓ Lighting and Walkways
  - ✓ Windows
  - ✓ Other Landscape and building improvements



# Entrances and Exits



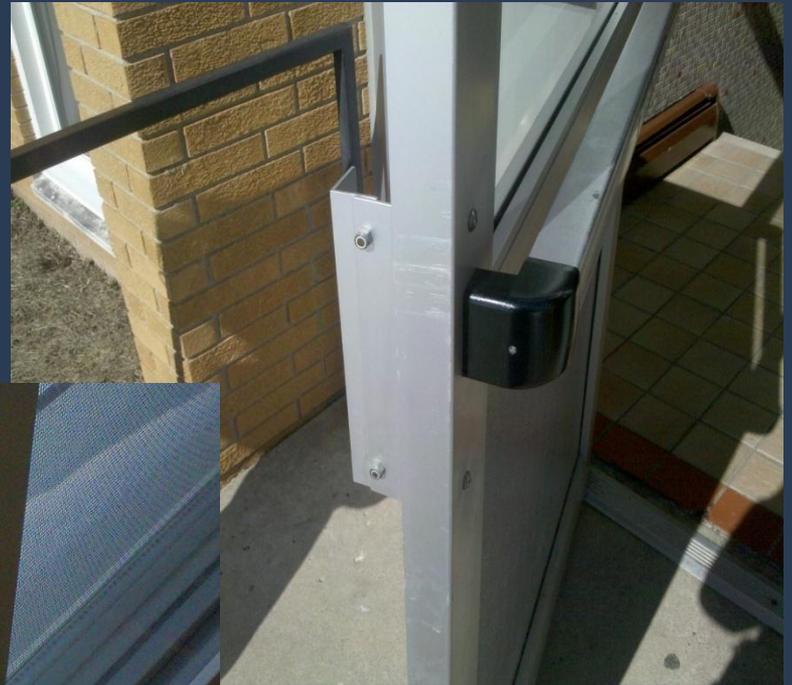
# Successful Solutions – Other Apartment Communities

## Fencing



# Successful Solutions – Other Apartment Communities

## Doors and Windows



Window  
Locks at  
Crossroads



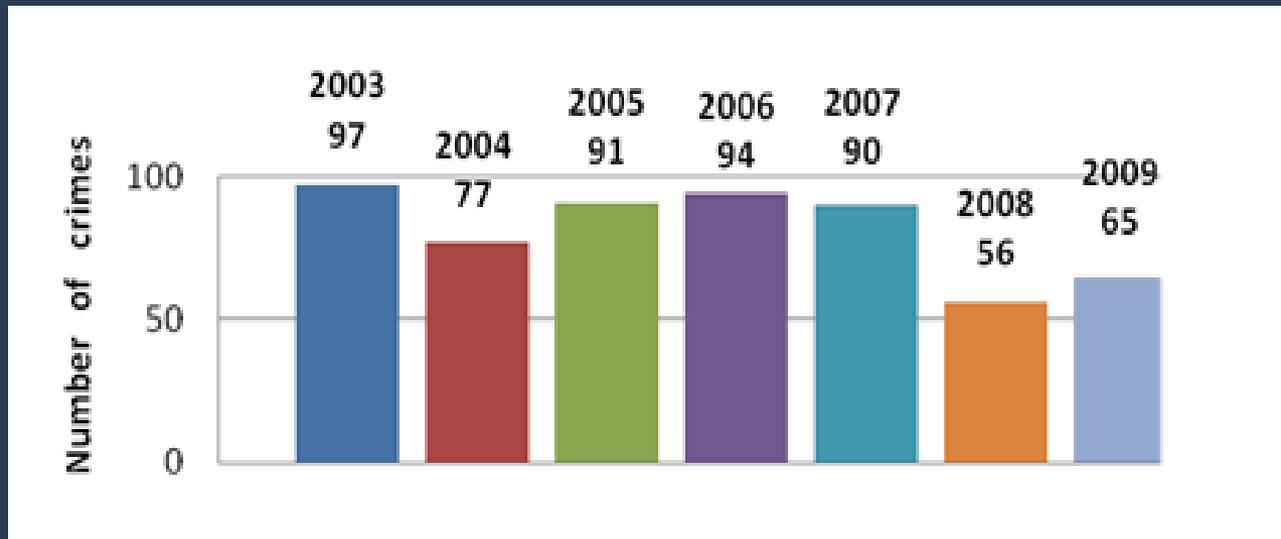
# Property Analysis



- Other Areas Examined

- ✓ Security Personnel - appropriate use and staffing
  - ✓ Failure to check and document doors
  - ✓ Failure to concentrate on core issues
- ✓ Tenant Selection and Occupancy
  - ✓ Comparison to other similar properties
  - ✓ Examination of Occupancy Rate/Credit Scores/\$\$\$\$\$
- ✓ Successful Solutions – Other Apartment Communities
- ✓ Research on Vendors

# Demonstrated Success At Another Local Apartment Complex



Perimeter Fence  
Installed in 2008



# Management Response



- 3<sup>rd</sup> meeting – Ownership and Upper Management Responded!
- They “bought in” to the process
- Why?
  - Recognized that city staff put time and energy into the proposal
  - Recognized persistence
  - Executive report, City Manager, Chief of Police participation

# How did they respond?

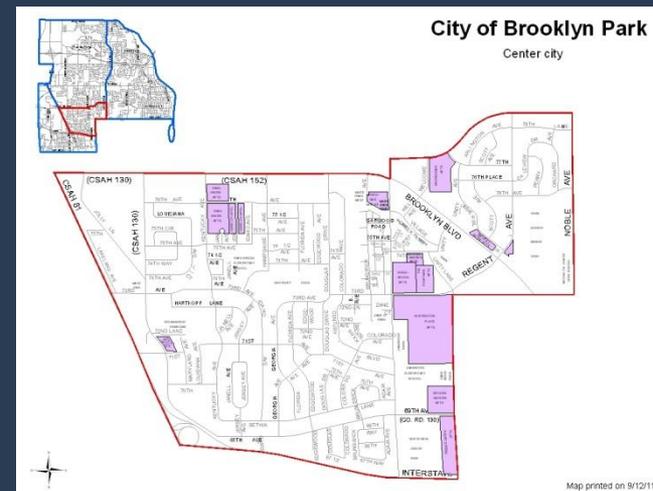


- Allocated Resources and Financial Commitment To Make Improvements
- Subsequent collaborative meetings with management and city staff occurred to design and implement improvements

# Where are we now?



- My role as a COPS Officer (Geographically Assigned)
- Focus on Problem Solving Efforts
- Reporting systems
- Communication
- Trespassing Implementation
- A number of Capital Improvements



# Reporting Systems



- Conduct on License Premise ordinance
- Behavior tied to licensed rental properties mandates accountability for the property
- Automated email notification
- End of month reports
- Ongoing interaction on key issues
- Patrol feedback/reporting

# End of Month Reports



## Huntington Place - June 2011

CaseAddress	Apt #	Case Number	Case Type	Reported Date Tim	Summary
5801 73RD AVE N		2011-00029826	Verbal Dispute Civil	06/01/2011 22:33:0	Civil matter. Report taken. No charges pending.
5801 73RD AVE N		2011-00030549	Verbal Dispute Civil	06/05/2011 02:56:00	Disturbance. Initial report of help, unknown problem. Female was screaming in parking lot. Spoke with female. Family dispute. Report for information only.
5801 73RD AVE N		2011-00031109	Verbal Dispute Civil	06/07/2011 23:19:00	Call from security that wanted two individuals trespassed. Forms were filled out. Individuals told to leave the property.
5801 73RD AVE N		2011-00031126	Drugs	06/08/2011 01:52:00	Subject stop. Officer stopped a male. Male ran on foot then stopped. Officer arrested male for PC Narcotics.
5801 73RD AVE N		2011-00032113	Warrant Arrest/Attempt to Ar	06/12/2011 18:36:0	Warrant. Individual arrested and booked on three outstanding warrants.
5801 73RD AVE N	1	2011-00034954	Verbal Dispute Civil	06/26/2011 15:20:00	Officers were dispatched to a verbal dispute. Dispute occurring between complainant and suspect. Suspect trespassed from property. No charges pending.
5801 73RD AVE N	120	2011-00034174	Medical	06/22/2011 15:43:00	Medical. Adult male transported by North Ambulance to North Memorial Hospital. No further action was taken.  DICTATED BY: Officer Haywood #183.
5801 73RD AVE N	120	2011-00035408	Miscellaneous Assist	06/28/2011 19:10:00	Assist. Caller wished to report a violation of a harassment order. I determined no violation had occurred. Officers cleared with no charges.
5801 73RD AVE N	141	2011-00033812	Loud Disturbance/Party/Noise	06/21/2011 02:11:00	Disturbance. Responded to loud walking in an apartment. No noises were heard. Officers made courteous call to lessee. Advised of complaint. We cleared with no charges.  Dictated By: Officer McComb #156 Squad 1578

Tuesday, July 19, 2011

Page 1 of 10

# Auto Emails To Management



## Brooklyn Park Police Department

Notice of police event at 5849 73RD AVE N 207

Case Number: 2011-00048966  
Call Type: Suspicious Activity  
Officer: 136 - Weeks  
Report Date Time: 8/30/2011 9:29:00 a.m.

Reporting party called 911 to report that the suspect in a previously reported assault was visible on the property near a vehicle. Contact was made with several males near the vehicle including a couple that matched the description. One suspect obstructed.

Name	Date of birth	Involvement	Home Address	City
Doe, John	01/01/1986	Reporting Party	5849 73RD AVE N 207	BROOKLYN PARK
Criminal, Jeffrey	unknown	Suspect		

8/31/2011



# Communication

- Daily meetings in person or by phone to discuss police events
- Creates accountability and ensures that problem tenants are removed from the property
- Intelligence sharing

# Trespassing



- Officer & security roles; management building monitors
- Valid 1 year after issuance
- Trespass list provided to management

HUNTINGTON TRESPASS LIST  
ADULT ONLY - UPDATED 04/29/2011



ADDY, PATRICK NMN  
\*Expires: 07/03/11



DELGADO-CARRION, OSCAR  
\*Expires: 07/15/11



BRAUN, ANDREW CHARLES  
\*Expires 01/27/12



EICHER, MELISSA MARIE  
\*Expires: 09/22/11

Page | 1

# Capital Improvements



- New washers/dryers
- Resident managers/building monitors
- New paint/carpet
- Building entry keys for area Police cars



# Capital Improvements



- Security cameras
- Web based
- Police staff have access to camera system



# Capital Improvements



- Fencing
- Door Locks
- Same day repair on broken door locks
- All locks have been re-keyed



# Capital Improvements



- Lighting

After

Before



# Eliminated Access



BEFORE

AFTER



\* Designed to bring traffic into camera view

# Proactive Response



- Patrol is more engaged
- Patrol participation in apartment events
- Continuation of past proactive activities
- Flow of communication is streamlined

# Police & Tenant Interaction

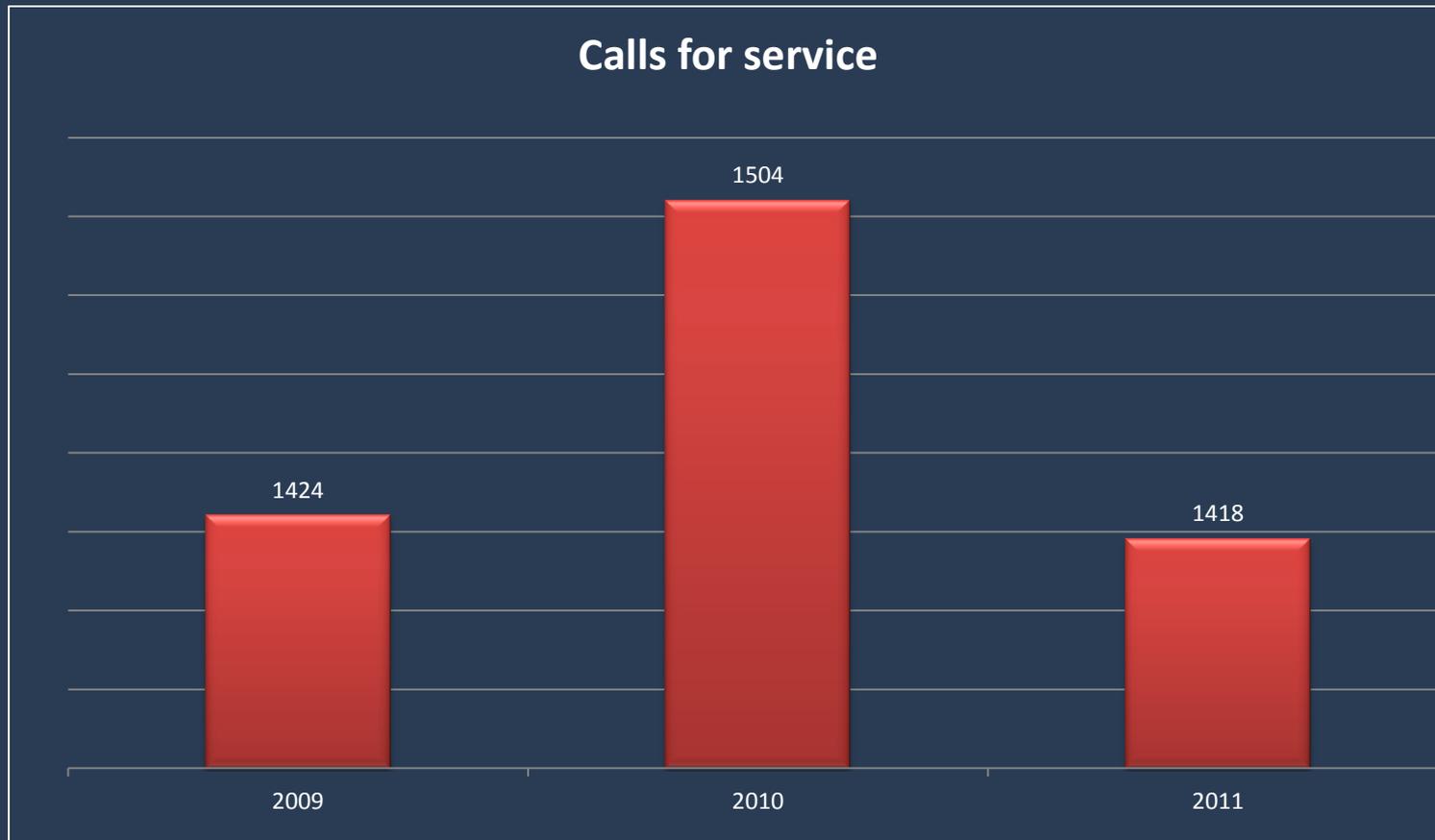


- Crime Watch Meetings
- Bike Rodeos
- Picnics
- National Night Out





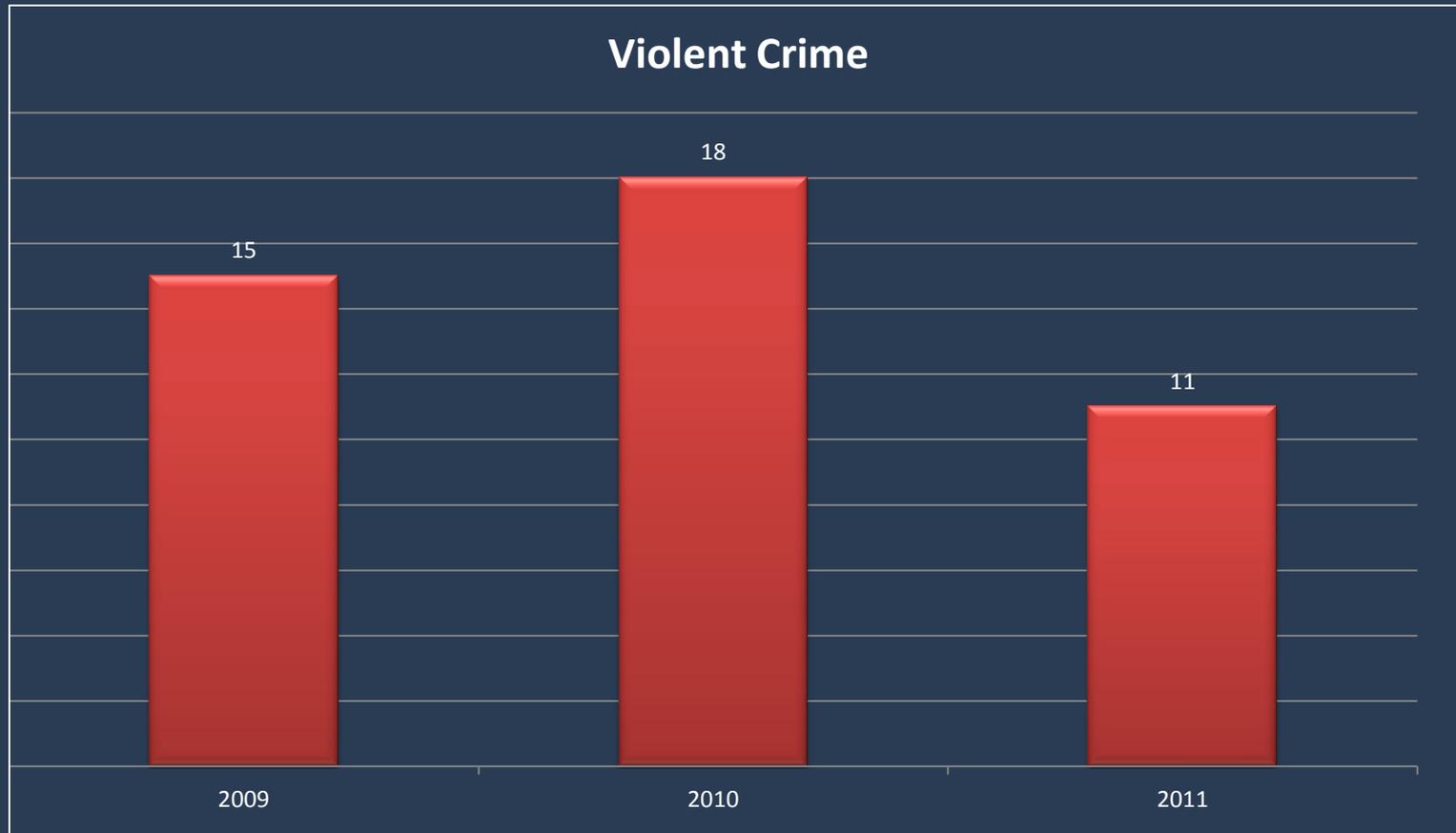
# Is It Working?



\* Year To Date Statistics (January-August)



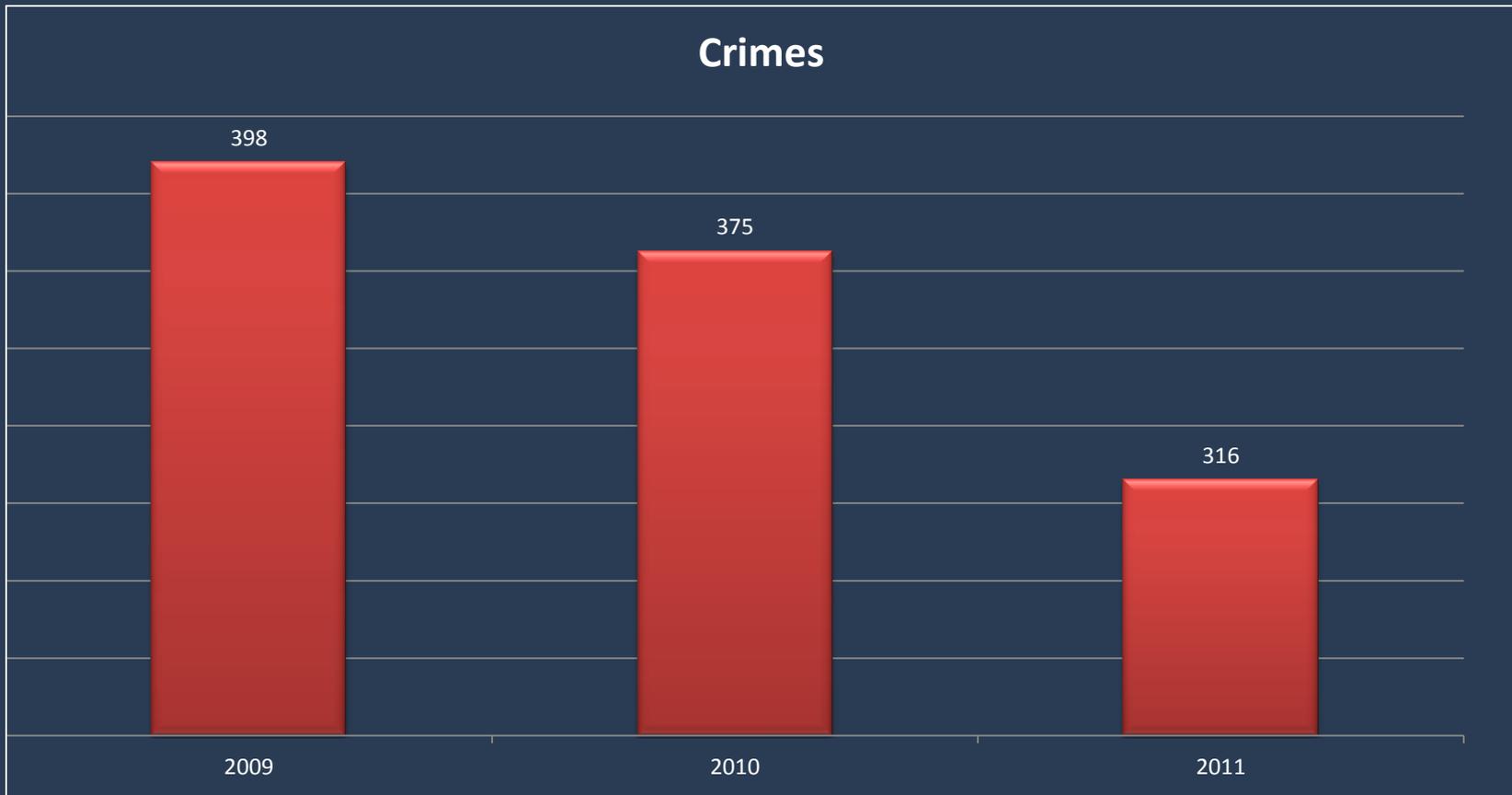
# Is It Working?



Year To Date Statistics (January-August)



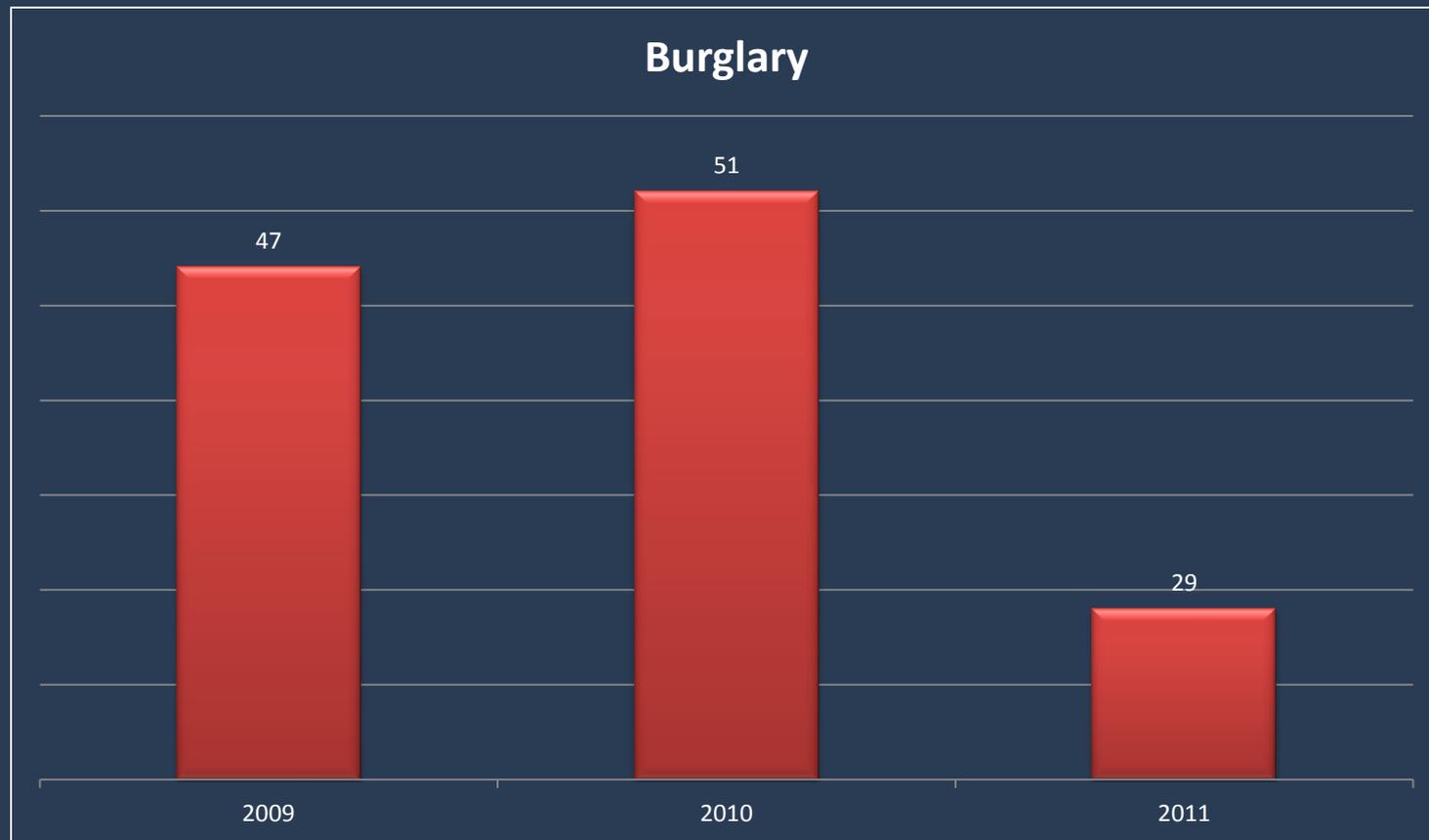
# Is It Working?



Year To Date Statistics (January-August)



# Is It Working?



Year To Date Statistics (January-August)



## Is It Working?

- In 2011 the project and results were presented to council
- Council, city staff, and community members were all very happy with the results
- Two media outlets reported on the project and positive outcome
- No additional expense to tax payers!
- Only staff time was invested on behalf of the city

# What Did We Learn (Assessment)



- Arrests and Citations Do Not Always Work
- Creativity
- All city staff are excellent resources
- Time and effort (Executive Plan)
- Connect with the decision makers
- Collaboration

# Ongoing Work



- Meet with Executive staff quarterly to discuss continued improvements
- Discuss any problems (Large or small)
- Brainstorm new ideas or ways of doing business on both sides
- Past barriers and lack of trust prevented movement
- Now information is transparent and meetings are productive

# Making Progress



- Feedback from the residents has been very good.
- Residents are very positive about the improvements
- On site staff happy to see investment
- Model plan. City staff have adopted this plan as the way to do business
- It was about improving the livability for those who live here!

# Questions?



## Contact Information:

- Inspector Todd Milburn  
Phone: 763.493.8234  
Email: [Todd.Milburn@Brooklynpark.org](mailto:Todd.Milburn@Brooklynpark.org)
- Sergeant Marcus Erickson  
Phone: 763.493.8293  
Email: [Marcus.Erickson@Brooklynpark.org](mailto:Marcus.Erickson@Brooklynpark.org)
- Officer Tim Mitchell  
Phone: 763.493.8134  
Email: [Timothy.Mitchell@Brooklynpark.org](mailto:Timothy.Mitchell@Brooklynpark.org)