



STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

To: Scion
444 N. Michigan Avenue
Suite 2600
Chicago, Illinois 60611

From: Captain Jared Akins *JAK*
Statesboro Police Department
25 West Grady Street
Statesboro, Georgia 30458

Re: Incidents of violence and security features at Copper Beech, Cambridge the Pines, and Cambridge the Palms (Statesboro, Georgia)

Sir/Madam:

I respectfully submit to you a list of Dispatch logs for shots fired at Copper Beech (1400 Statesboro Place Circle), Cambridge the Pines (122 Lanier Drive), and Cambridge the Palms (130 Lanier Drive) since January 1, 2021. Those records, and the contents of this letter, are written in support of management at these three Scion-operated properties and their ongoing efforts to make their respective communities safer through security upgrades.

While I am fully aware of the fact that “safety” cannot be sold to consumers in the student housing industry, I am also aware of the difference security upgrades can make in decreasing the number of critical incidents on property. 2020 and 2021 have seen an uptick in violent incidents in the Statesboro area, with many occurring in student housing communities adjacent to Georgia Southern University. The student housing communities which have fared best are the ones which have spent precious funds on security upgrades and have partnered with local law enforcement to mitigate the problems.

In an effort to support properties which have made all reasonable efforts to decrease crime in their areas, our agency has begun awarding a Gold Star Property designation to certain complexes. The standards are simple. The property must have a free security survey conducted by a trained member of this department (which will then be provided to the property manager). The complex must maintain adequate lighting in the parking and common areas as part of their maintenance routine. The property must conduct effective pre-lease criminal background checks on perspective tenants and have a zero tolerance policy regarding overt gang and drug activity. Access control (vehicular and foot traffic) must be effective and a camera system, which the property is willing to share with SPD through our FUSUS system free of charge, must be operational. Our agency will re-inspect the property on an annual basis and provide signage to the property indicating that it is a Gold Star Property. Essentially, this program recognizes that incidents will happen, even in the best of properties, but that the efforts of management to provide for high levels of security are what we look for.



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In that vein, management at the three Scion-operated properties in Statesboro has always been fully supportive of our law enforcement mission. We have spoken extensively with the three property managers and the regional manager about including a program of security upgrades for all three locations. Our agency is convinced that a program of access control, camera sharing, and effective background checks can serve to turn even a troubled property around. A similar property, adjacent to the Cambridges, was plagued by violent crime for years until investing in fencing (to cut off foot traffic), gates (to limit vehicular access), cameras (to deter criminals), and heightened leasing standards to weed out troublesome tenants. For the past four years there has not been a recorded instance of violence at that property.

I understand that investing in facilities upgrades is expensive. So do your respective managers. It can, however, make all the difference in the level of crime on a property. The shots fired calls provided to you concern us, as they hopefully will concern you. We ask that you support your local management team in making the upgrades needed to the local Scion properties. We will assist in any way possible and will continue to patrol these properties as often as possible. It may be time, however, for a reset in terms of security. Each of the shots fired calls provided to you had the potential to have been a homicide, with all the civil and public relations problems inherent to such an event. Please consider upgrading the access control and camera systems at the properties and feel free to contact me with any questions.

Respectfully,

Captain Jared Akins 
Operations Bureau
Statesboro Police Department

COMMUNICATIONS

Call Time	Event ID	Rpt #	Street	Nature	Additi
05/10/2021 20	2021016243		122 LANIER DR	FIREARM DISCHAR	
03/30/2021 21	2021011513		122 LANIER DR	FIREARM DISCHAR	

COMMUNICATIONS

Call Time	Event ID	Rpt #	Street	Nature	Additi
05/09/2021 04	2021016099	202102217	130 LANIER DR	FIREARM DISCHAR	
05/09/2021 03	2021016098		130 LANIER DR	FIREARM DISCHAR	
04/18/2021 20	2021013615		130 LANIER DR	FIREARM DISCHAR	

COMMUNICATIONS

Call Time	Event ID	Rpt #	Street	Nature	Additi
05/09/2021 03	2021016096		1400 STATESBORO PLACE	FIREARM DISCHAR	
04/22/2021 22	2021014067	202101924	1400 STATESBORO PLACE	FIREARM DISCHAR	
04/17/2021 19	2021013514	202101841	1400 STATESBORO PLACE	FIREARM DISCHAR	
04/17/2021 02	2021013453	202101835	1400 STATESBORO PLACE	FIREARM DISCHAR	
01/31/2021 02	2021004009		1400 STATESBORO PLACE	FIREARM DISCHAR	
01/28/2021 18	2021003639		1400 STATESBORO PLACE	FIREARM DISCHAR	
01/01/2021 00	2021000003		1400 STATESBORO PLACE	FIREARM DISCHAR	



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02/10/21

From: Sergeant Sneed Collins, Patrol Bureau
Statesboro Police Department

To: Donya Moore
Manager, Cambridge at Southern-The Palms
130 Lanier Drive
Statesboro, GA 30458

Re: Site Security Assessment

Thank you for taking the time to meet with me and allow me access to the location to conduct a security assessment. This assessment was conducted on 02/09/21 before and after dark to check lighting and environmental factors. The remainder was conducted when we met in person on 02/10/21.

While doing so, I evaluated various aspects of the physical security of the complex, to include security cameras, door and window locks, lighting, and environmental factors that affect safety and security. For assessment purposes, I was allowed access to a display apartment.

Our recommendations are that certain aspects of security be strengthened, and others that are already in place continue to be adhered to.

During the assessment, several things were noticed that I was impressed by:

- The sign noting the business name and address was clearly visible from both directions on Lanier Drive.
- Most of the buildings have exterior lights that illuminate the courtyard areas.
- The window locks I observed appeared to be in good working order.
- The breezeways were well lit.

Several areas of concern that I observed (and would recommend improvement on) were:

- Hedges around most buildings (noted were 1, 2, 4, 6, 7, 8, 10, 11, and 12) were large and often obscured (or partially obscured) windows. Trimming them below the windows allows law enforcement easier visual



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access to the outdoor areas while patrolling, and limits where criminals may hide.

- There were no video cameras in the complex.
- Existing exterior lighting on some of the buildings was not functioning (primarily the elevated lights near the corners and some of the lights over the breezeways) were out. Repairing them would solve most lighting issues.
- The window locks appeared to be functioning well.
- The exterior patio doors open outward, generally making it more difficult to break into.
- The strike plates on the door latches were secured with short, less than one inch screws.
- The signs marking the building numbers were small, not illuminated, and were not displayed on all sides of the buildings.

Additional recommendations:

- Add fences and gates to limit unauthorized access.
- Add surveillance cameras near entrances, and to cover parking lots.
- Add cameras to breezeways.
- Add large metal strike plates to door frames, and secure with longer screws to prevent unlawful entry.
- Repair non-functioning exterior lights, and add lighting behind buildings that are located on the edges of the complex.
- Mark each building number conspicuously, with illumination.
- Mark breezeways with which units are in those breezeways.

If you have any questions about this assessment or the suggested actions, please feel free to contact me at the Statesboro Police Department.

Regards,

Sergeant Sneed Collins



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02/10/21

From: Sergeant Sneed Collins, Patrol Bureau
Statesboro Police Department

To: Pat Lynch
Manager, Cambridge at Southern-The Pines
122 Lanier Drive
Statesboro, GA 30458

Re: Site Security Assessment

Thank you for taking the time to meet with me and allow me access to the location to conduct a security assessment. This assessment was conducted on 02/09/21 before and after dark to check lighting and environmental factors. The remainder was conducted when we met in person on 02/10/21.

While doing so, I evaluated various aspects of the physical security of the complex, to include security cameras, door and window locks, lighting, and environmental factors that affect safety and security. For assessment purposes, I was allowed access to a vacant apartment.

Our recommendations are that certain aspects of security be strengthened, and others that are already in place continue to be adhered to.

During the assessment, several things were noticed that I was impressed by:

- The sign noting the business name and address was clearly visible from both directions on Lanier Drive.
- Most of the buildings have exterior lights that illuminate the courtyard areas.
- The window locks I observed appeared to be in good working order.

Several areas of concern that I observed (and would recommend improvement on) were:

- Hedges around most buildings (noted were 2, 3, 4, 5, 7, 8, 9, 10, and 11) were large and often obscured (or partially obscured) windows. Trimming them below the windows allows law enforcement easier visual access to the outdoor areas while patrolling, and limits where criminals may hide.



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- There were no video cameras in the complex.
- Existing exterior lighting on some of the buildings was not functioning (primarily the elevated lights near the corners and some of the lights over the breezeways) were out. Repairing them would solve most lighting issues.
- The window locks appeared to be functioning well.
- The exterior patio doors open outward, generally making it more difficult to break into.
- The strike plates on the door latches were secured with short, less than one inch screws.
- The signs marking the building numbers were small, not illuminated, and were not displayed on all sides of the buildings.
- There was virtually no lighting between buildings 3 and 4, buildings 8 and 9, or the east side of building 11.

Additional recommendations:

- Add fences and gates to limit unauthorized access.
- Add surveillance cameras near entrances, and to cover parking lots.
- Add cameras to breezeways.
- Add better lighting around fences for parking lot security.
- Add large metal strike plates to door frames, and secure with longer screws to prevent unlawful entry.
- Some of the breezeway overhead lights were non-functioning
- Repair non-functioning exterior lights, and add lighting behind buildings that are located on the edges of the complex.
- Mark each building number conspicuously, with illumination.

If you have any questions about this assessment or the suggested actions, please feel free to contact me at the Statesboro Police Department.

Regards,

Sergeant Sneed Collins

From: Jared Akins <jared.akins@statesboroga.gov>
Sent: Wednesday, April 19, 2023 3:20 PM
To: Michael Weaver <mweaver@thesciongroup.com>
Cc: Mike Broadhead <mike.broadhead@statesboroga.gov>
Subject: Safety improvements and site surveys

We do understand that Scion has agreed to participate in the Raven program sponsored by GSU and appreciate you doing so. That said, I've attached the two security assessments completed by our agency for both Cambridges in 2021 at the request of the then-managers. The officer made certain recommendations regarding access control and camera placement, none of which to my knowledge have been attempted. I've also attached a survey of all apartment complexes located near GSU which rates incidents of violent and property crime from 2020 to current. This report was completed internally with publicly available data. As you can see, three Scion properties occupy places within the top four of reported violent incidents.

We are committed to partnering with multi-family housing to improve their communities. We are willing to do free safety assessments of the locations, network camera systems for free into our Fusus video system, and respond promptly to drug and gang complaints in them. What we cannot do, however, is fund needed infrastructure improvements. Access control and surveillance act both as a deterrent to crime and a force multiplier to solve it.

The numbers I cited above speak for themselves, and this isn't a problem that started this week. The three Scion properties are only beaten out in terms of violent crime by an apartment complex which is low income and historically the most violent in the entire City. Contrast that with the numbers for the Axis (133 Lanier Drive). That property is directly across from the Cambridges and has one of the lowest crime rates in the City. Several years ago, it was the scene of exactly the same level of violence now being seen in the Cambridges, including a homicide. Access control, surveillance systems, and a zero tolerance policy towards lease violations fixed that. The same result is possible with the Scion properties. We are willing to fully partner with you in making that happen.

If you would like any additional statistics or have any further questions on our end, feel free to call me.

Captain Jared Akins

Statesboro Police Department

Operations Bureau

25 W. Grady St.

Statesboro, GA 30458

Office (912)531-8854

Fax (912)764-8363

Mon, Jun 7, 2021 at 3:35 PM

Eric Short <eric.short@statesboroga.gov>
To: Jared Akins <jared.akers@statesboroga.gov>
Cc: Patrick Harrelson <patrick.harrelson@statesboroga.gov>

Capt,

Per our conversation, I wanted to advise you that SGT. Saxon and I had a sit-down meeting with property managers Domya Moore and Patrick Lynch of Cambridge the Palms and the Pines.

We covered recent gang issues and firearm discharges, including the most recent shooting (#2021-02632). We spoke about the lack of security cameras, answered questions and gave some guidance on how non-tenants can be severed by criminal trespass (during certain situations). A printout of (**only**) discharge of firearm calls that were dispatched since 01/01/21 (nine for the Pines and six for the Palms).



Senior Detective Eric Short
Criminal Investigations Bureau
Statesboro Police Department

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Michael Weaver <mweaver@thesciongroup.com>
To: Jared Akins <jared.akers@statesboroga.gov>
Cc: Mike Broadhead <mike.broadhead@statesboroga.gov>

Wed, Apr 26, 2023 at 6:26 PM

Gentlemen,

Thank you for your response. While we agree that additional measures may be prudent in light of recent events, I do want to point out the following:

After the February 2021 assessments conducted by Statesboro Police, we made several corrections, including:

- Hedges around buildings at Pines and Palms were drastically reduced in March – April of 2021 by R&R Landscaping; this is an annual spring project.

<https://mail.google.com/mail/u/0/?ik=ecb3c8906d&view=pt&search=all&permthid=thread-a:r2091915747950042041&simpl=msg-a:r611518211807802...> 1/3

4/27/23, 9:18 AM

City of Statesboro Mail - Safety improvements and site surveys

- Existing Lighting that was not functioning – all breezeway and existing exterior lighting were audited and replaced in March 2021
- At Pines we added wall packs to buildings 4, 9 and the east side of 11 in October 2021
- Better lighting around fences and illuminating building sign – additional pole lights and wall packs were installed around both properties for additional lighting needs.
- Strike plate on door latches secured with short, less than 1-inch screws – numerous door strike plates have been reinstalled with 3-inch screws.

We acknowledge and continue to consider implementing other suggested changes and we look forward to working with you in our continuing efforts to address this problem. Thank you.



Michael Weaver
VP, Legal Affairs
The Scion Group

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Chicago, IL 60611

