

"ARE YOU SURE YOU WANT TO DO THIS?"

Anyone who's ever worked with Pat McGuigan knows that question. It follows a suggestion he doesn't like and precedes a short discussion of the merits of whatever it is you want to do.... after which, without really knowing what happened, you no longer want to do it.

Pat asked me that question a few months ago, the day I told him the Council had decided to put his name on this building. I told him it wasn't just for him, and then got off the phone as fast as I could.

As many of you may know, we actually considered razing the building. As you may also know, in one very powerful appearance before the council, Betty Burke reminded us that this building isn't so much bricks and mortar as it is generations of Malvern citizens who loved this Borough, citizens like Pat McGuigan.

When Pat retired from the Army in 1982 to start a new career at Valley Forge Military Academy, he asked a relative to find him and his family a home. They found a place in Malvern, and he bought it, sight unseen.

When he got here, he saw a rusted bridge, sidewalks in disrepair, dark streets, an aging chemical plant, a dirty book store. He saw a town down on its heels.

Instead of hightailing it he decided to help improve Malvern. Over the next few years he served on the Planning Commission and became President of it, then served on the Council and became President of the Council. He became the Borough's first Emergency Manager and designed its first Emergency Plan.

In 1986, he initiated the multi-year rebuild of the Bridge Street bridge. In 1989, he persuaded the business community to upgrade their storefronts, the National Bank of Malvern to loan them the money, and the Council to pay the interest on the loans. He retired from Council 1989.

In 1992 the town stared bankruptcy in the face. Sam Burke, then Council President, and other town elders convinced him to become Town Manager. In matter of months, payroll was being met and bills were being paid--- albeit gingerly.

Within five years, he sold the aging Water System to Aqua for 5 million dollars, several times its assessed value, he put new sidewalks in the neighborhoods, new street lights around town. In 10 years he reduced taxes 4 times.

In the late 90's Malvern Prep, which owned the Paoli Battlefield, decided to sell it. Knowing



PATRICK J. McGUIGAN

precious history, including the grave of some of the country's original soldiers, might be bulldozed by developers, Pat fired up a whole slew of people, from town elders to school children to senators and congressmen. Even after Congress turned him down, he didn't give up. Three years later, Congress, the Commonwealth of Pennsylvania and Chester County joined Malvern's 3000 citizens and paid Malvern Prep \$2.6 million. And, to make sure the Battlefield would never ever be threatened again, Pat persuaded the US Congress to attach it to Valley Forge National Historical Park.

Pat, your name on the building and the story of what you did, is a daily reminder that no town is brick and mortar. It is people. Good people. Caring people. People like you.

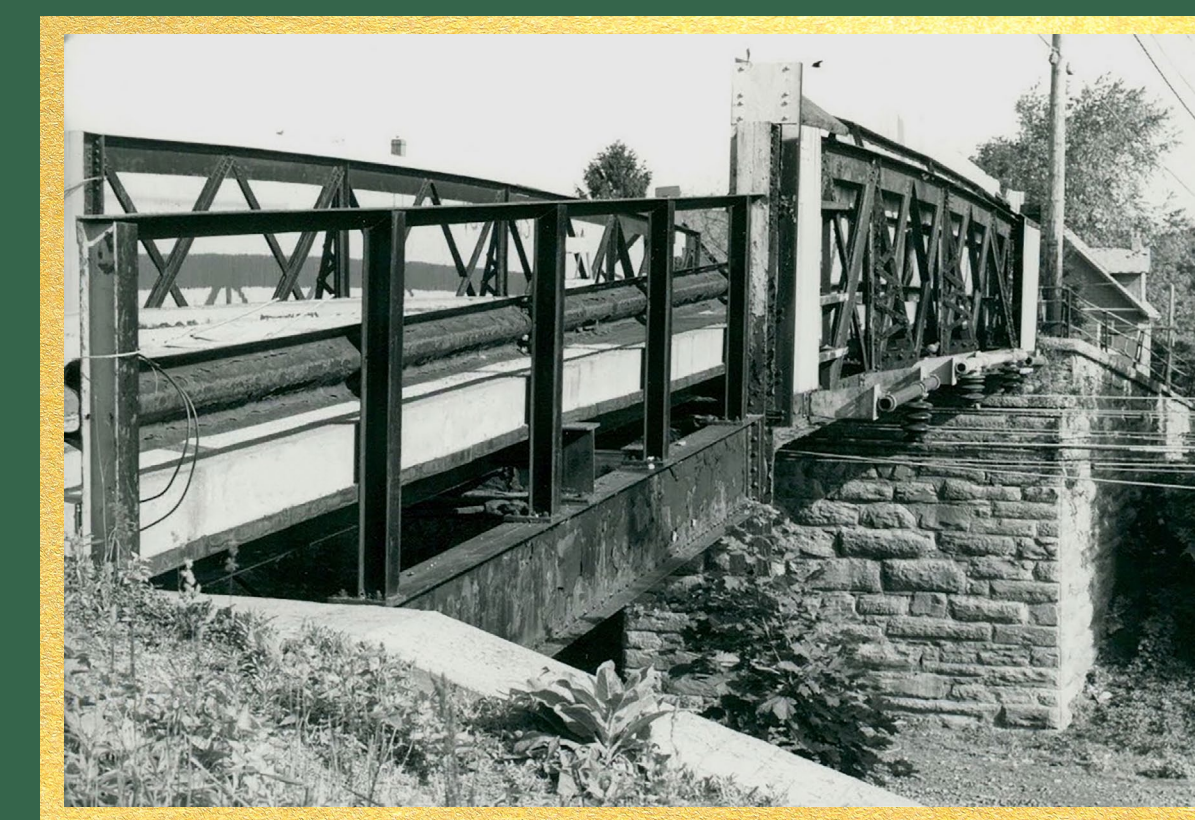
Are we sure we want to do this, Pat? Absolutely.

(Speech written and delivered by Henry Briggs on June 5, 2004.)

A FEW OF PAT McGUIGAN'S ACCOMPLISHMENTS



1996-1999 • Persuaded U.S. Congress, the State of Pennsylvania, Chester County and the city of Malvern to buy the Paoli Battlefield and attach it to Valley Forge National Park.



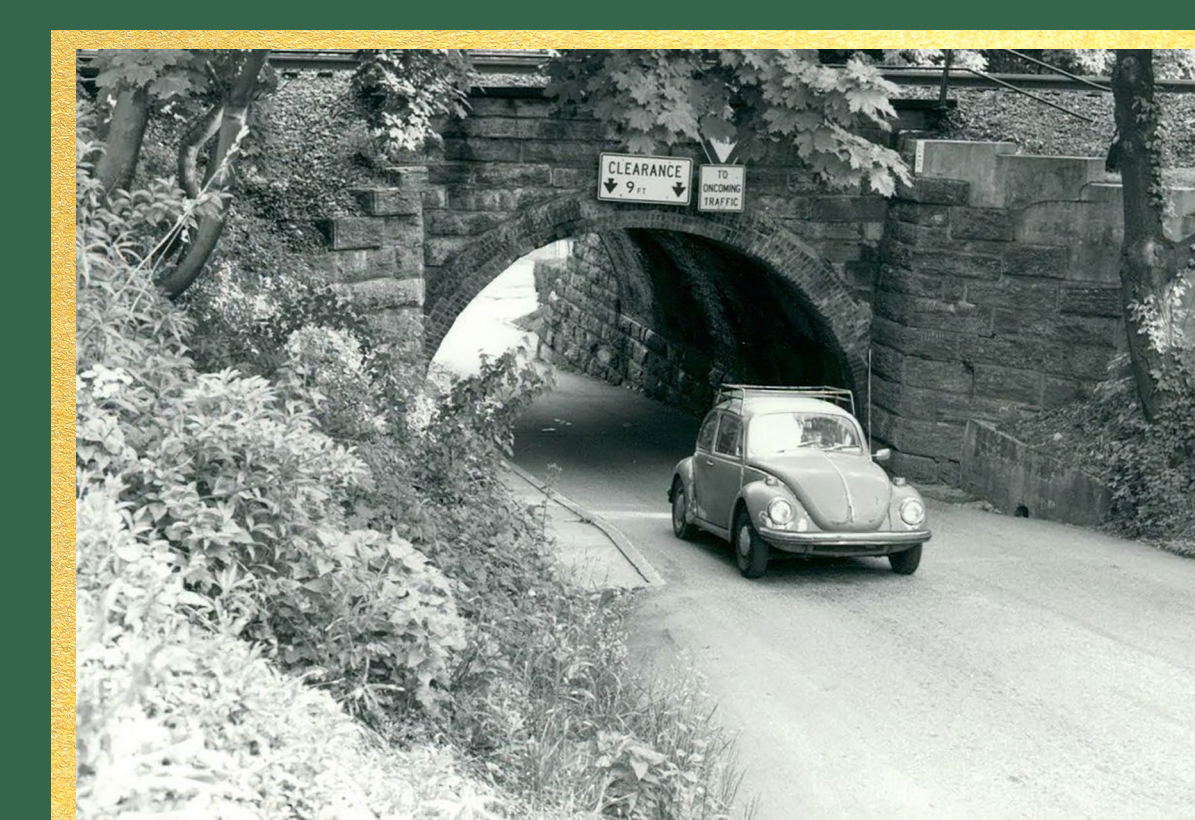
1991 • Rebuildt the Bridge Street bridge.



19?? -19?? • New sidewalks and curbs for neighborhood streets.



19?? • Tunnel walkway rebuilt inside the Bridge Street tunnel.



1995 • Put in new Victorian-style street lights and new curbing on King Street.

