

# Receiver for Victory Finishing seeks approval for medical, research, office park in Providence Jewelry District

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PROVIDENCE -- A court-appointed receiver is working with the city to get master plan approval for a medical, research and office park on a parcel in the up-and-coming Jewelry District.

The site, about 7 acres, is the former home of Victory Finishing Technologies Inc., of 145 Globe St.

The jewelry plating company, owned by Edward Marandola Jr., is in receivership, a form of bankruptcy in which a court appoints a trustee to either liquidate a company or sell its assets to pay the debt.

On Sept. 30, Marandola's house, the historic Wyndham mansion in Newport, was sold at a foreclosure auction.

Receiver Vincent A. Indeglia said he has been working since June to get city approvals in place to make the property more attractive to a future developer. Indeglia said he would like to see the current restriction on building height lifted to enhance its marketability.

He said the site could yield 750,000 square feet of office space if the restriction was eased.

"We want to ensure there is an appropriate ... approval to develop medical office, medical research, office and manufacturing" space at the site, he said. Indeglia said he must also resolve existing environmental problems before any sale. There is no "below-ground" contamination, but some of the company's machinery is contaminated with cyanide, and there are a number of barrels of "sludge" there, he said.

"Nobody wants to buy that problem," he added.

But Indeglia said that the property also has the cachet of a location near Lifespan and Brown University's new medical school, in a district targeted by the city for economic redevelopment.

"This is really the only site in the entire state of Rhode Island that has any kind of sizzle to it" that could attract a major developer, Indeglia said.

In April 2008, Marandola had an agreement to sell the property for \$22.5 million to Commonwealth Ventures, a Massachusetts company, Indeglia said. In January 2009, the agreement was renegotiated to \$30 million in return for giving the buyer an extension, until 2011, to close the deal.

But earlier this year, TD Banknorth, which holds the first and second mortgages on the property, and is owed about \$9 million, moved to foreclose. The receivership prevented that action.

Indeglia said there are other liens on the property, including unpaid taxes. Other receivers, Allan M. Shine and Diane Finkle, have already sold some of the company's portable assets, including machinery.

Indeglia said he has worked closely with Richard C. Reed, the consultant hired by the city to help develop the Jewelry District, also promoted as the Knowledge District.

Thomas E. Deller, director of the city's Department of Planning and Development, said when the master plan is ready, it will have to be reviewed by the city Planning Commission.

[Mayor David N. Cicilline](#) and U.S. Rep. [Patrick Kennedy](#) have lobbied for federal grants to spur redevelopment of the site, he said.

Indeglia said Victory Finishing, founded by Marandola's father after World War II, foundered in recent years with the advance of foreign competition. In its heyday, the company had hundreds of employees, he said.

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