

In the biotech world, a glut of space

Building boom-bust cycle comes for seemingly invincible sector



DAVID L. RYAN/GLOBE STAFF

This Atlantic Avenue property was converted to lab space, but it is largely vacant.

By Catherine Carlock

GLOBE STAFF

Around this time three years ago, while most of us navigated pandemic life, real estate developers across Greater Boston looked to life-science laboratories and saw dollar signs.

The white-collar office workers who'd long filled downtown towers were largely staying home (unless they worked in commercial real estate). The future of cities had rarely been murkier.

But many biotech companies,

such as Cambridge's Moderna, were busier than ever, and growing fast. Life-science companies, and the lab buildings that house them, looked like a sure bet for investors. Money poured in to drug companies by the billions — from venture capitalists, the stock market, the National Institutes of Health. And big real estate investors followed, launching a wave of speculative lab development all over Greater Boston.

Now many of those buildings

LAB SPACE, Page A15

‘A lot of new construction is going to have a very, very hard time getting leased.’

MARK WINTERS, veteran life-science real estate expert and vice chairman with brokerage Newmark

A WARM EMBRACE FROM THE MAN IN CLOTH

An immigrant himself, Pastor Keke is a one-person welcoming center helping Haitians find their feet in their new land



Mireille Pierre comforted her son Marventz, 3, while Dieufort Fleurissant, a.k.a. “Pastor Keke,” spoke to a group of Haitians.

STORY BY NIKI GRISWOLD | PHOTOS BY CRAIG F. WALKER | GLOBE STAFF

It was just past 8:30 a.m. when a family of four exited the Roxbury recreation center where they’ve been living temporarily. The father, in a bright red beanie, pushed a stroller with his 3-year-old daughter nestled inside. He, his wife, and teenage son were bundled in black parkas and scarves, braced against the unfamiliar cold.

But their faces brightened immediately at the sound of a friendly greeting, called out in their native Haitian Creole.

The man who hailed them is Pastor Dieufort Fleurissant, but everyone calls him by his nickname — Pastor Keke (pronounced KEE-kee). He approached the family to introduce himself. Do they need help applying for work authorization? Are they interested in English classes?

Would they want to attend a church service he’s organizing for those at the Roxbury shelter this Sunday?

With Pastor Keke, no one is a stranger for long. He handed them his business card, one of roughly a thousand he gives away each month. On it: contact information for his church and nonprofit; right in the middle, in a larger font, his personal cell-phone number.

For many, those 10 digits are a lifeline.

As thousands of fellow Haitians flee the escalating humanitarian crisis gripping the Carib-



Pastor Keke sang along with the congregation during a service at Total Health Christian Ministries in Milton.

bean nation, Pastor Keke, 62, has lost count of the number of phone calls he’s received from new arrivals seeking help.

“It’s been constant,” he said. “They come on a daily basis, it doesn’t matter what time it is, day or night.”

Calls come from families who’ve just arrived at Logan Airport, desperate for a safe place to sleep. Others need help accessing MassHealth benefits, or finding jobs that align with their professional training. Sometimes, Haitian immigrants call him before they’ve reached Massachusetts,

PASTOR, Page A14

Disorder, crowding roil psych hospital

Tewksbury facility tested by patients from courts

By Jason Laughlin

GLOBE STAFF

TEWKSBURY — An influx of patients from the criminal justice system is overwhelming a Massachusetts psychiatric hospital, contributing to overcrowding and dangerous conditions at a facility ill-equipped to properly care for them.

►Unnecessary violence remains the norm at Bridgewater facility, report finds. B1.

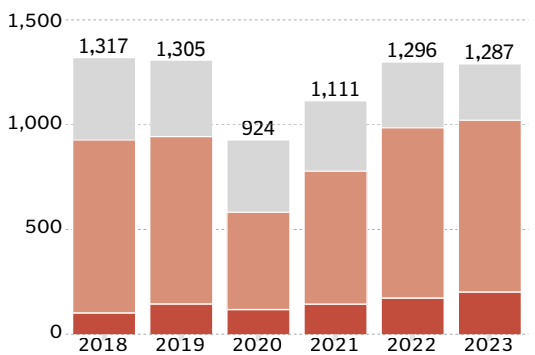
At Tewksbury Hospital, one of five residential psychiatric facilities run by the state’s Department of Mental Health, treatment sessions have been held in broom closets; staff complain of groping, threats, and assaults; and local police have responded to violent incidents and patients wandering off the property, according to town records, state data, and interviews with current and former workers.

The problems are not unique to the Tewksbury facility, said people familiar with the hospital’s operations, but rather are emblematic of an already

HOSPITAL, Page A15

Adult admissions to Mass. DMH hospitals and units

● Bridgewater transfers ● Forensic evaluations
● Other admissions



SOURCE: Massachusetts Department of Mental Health
• Includes admissions to DMH operated and contracted units: Fuller Hospital, Lemuel Shattuck Hospital, Taunton State Hospital, Tewksbury Hospital, Worcester Recovery Center & Hospital, Western Massachusetts Unit - Mountain View (contracted)

KIRKLAND AN/GLOBE STAFF

John Kerry is just not the retiring kind

Steps down from climate post at 80, but still open to offers

By Jess Bidgood

GLOBE STAFF

WASHINGTON — The cardboard box sat empty, expectant, below the soaring ceiling of John Kerry’s office, an art-moderne chamber that belonged to Secretary of State George C. Marshall after World War II.

It was Kerry’s last day in his role as President Biden’s top climate diplomat. There was a pile of cookies outside on an aide’s desk, with the initials “JK” frosted in dark green letters on a background of light green. After 28 years in the Senate, four as the secretary of state under President Barack Obama, and three in this role, the sprightly elder statesman of international climate policy was really, finally, definitely about to leave government for good.

Maybe.

“You know, if three years from now, or four years from now, or next year, President Biden as he begins his second term will say, ‘I’d like you to undertake some special project or something,’ I’d think about it — sure,”

KERRY, Page A12

