

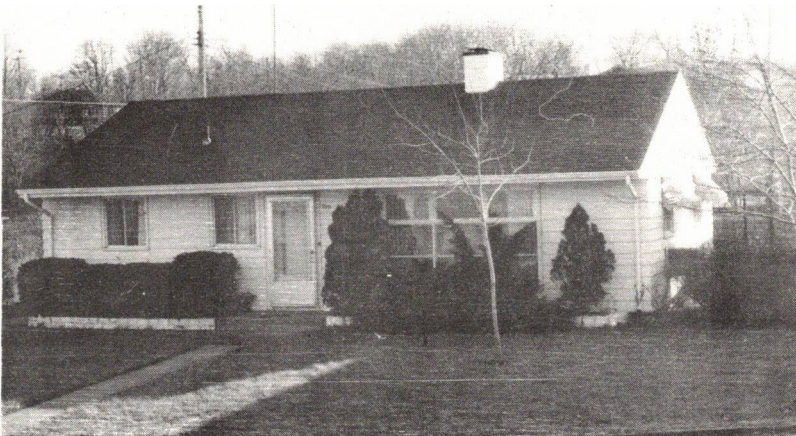


646 S. Lake Street
Gary, IN 46403
(219) 938-1188
(219) 938-1189
www.MillerBeach.com



**YOU WON'T BE BORED THIS SUMMER,
THAT'S GUARANTEED**

NAME "THIS OLD HOUSE"...



This is picture from many years ago of a home in Miller. The first person to call the office 9am - 5pm Mon.-Fri. and give the correct address will win a \$50.00 gift certificate to their choice of Miller Pizza Station, 18th Street Brewery, Tiny's Coffee House, Flamingo, Caribbean Roots, Estella's Cantina, Dels.

Sorry, the present owner and family cannot win. You'll have a chance next newsletter.

... AND WIN \$50.00

To sign up to receive our newsletter electronically, email us at info@millerbeach.com.
You can also view our newsletter online at www.MillerBeach.com



SPRING
2026

OUR HISTORY IS WORTH KNOWING

Some might consider this installment of the Realtor Viewpoint a tricky subject to write an article about. For me, it is simply recalling my career as a young Realtor and resident of the Miller Beach neighborhood of Gary Indiana.



Growing up in the neighborhood in the 1950s and 1960s, the community was a white enclave in a racially diverse city. By 1970 the population of Gary was 53% African American. Richard Gordon Hatcher had started his term as the first black mayor in January 1968. It was the votes from precincts in Miller Beach that pushed him over the other candidates to a win. His election accelerated white flight from the city. Other neighborhoods had stronger negative reactions than Miller Beach. The Emerson neighborhood was particularly affected. Leaders in Miller Beach community said "We are not going to let that happen here in our community". The Miller Citizens Corporation (MCC) was founded in 1971 with three co-presidents, Fred Eichorn, Mose Dilts, and Clarence Borns, with the goal to make Miller Beach a desirable neighborhood for a wide spectrum of people. The organization took specific steps to counteract white flight.

1. Banning "For Sale" signs.

In some neighborhoods around the country and certainly in Gary-for sale signs on residential real estate could be a visual signal of neighborhood panic even when it was just a normal motivation and not flight. The MCC had the posting of real estate for sale signs banned by an ordinance enacted by the city council.

2. Interrupting white flight through education.

A hotline was established to answer questions about why people were leaving i.e. a job transfer, moving closer to family, etc., not flight. Was there a fight at the middle school that was racial motivated or typical 12 & 13 year old boys scuffling. The hotline helped keep the lid on daily living and offered information in black and white .

Environmental preservation, and zoning

An anti-sand mining ordinance was passed. Ayers Realtors encouraged vacant duneside lot owners to donate their lots to preservation groups. The biggest environmental win was the fierce, sometimes controversial, advocacy for the Indiana Dunes National Lakeshore Park expansion into the Miller Beach neighborhood by teaming up with other environmental groups.

Community Oriented Policing

The MCC was a proponent of and provided volunteers to staff a small space on Lake Street built out by resident Tom Collins who also donated the rent.

Community Events Were Organized

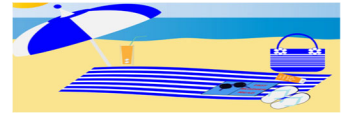
In 1980 the MCC started the first Valentine's Day dance at the Marquette Park Pavilion to get neighbors out and meet with each other in the winter months. In 1982 the MCC organized LakeFest in Marquette Park. It was patterned after Chicago Fest and had 24 vendors, free music, a beer tent, and other activities. Hundreds of people attended and no incidents were reported.

Historic preservation

Not the MCC directly but members organized to save the Gary bathhouse from demolition in 1986. The building is now known as the Aquatorium and the restored building draws people regularly to have events there. The collected rent pays for maintenance on the building. People come from all over the region and Chicagoland to enjoy the architecturally significant building on the southern tip of Lake Michigan.

Today Miller Beach is a socioeconomically and racially integrated mix of residents. It is also a beacon of successful integration that is still a delicate flower that requires constant, careful watering. The MCC and numerous other active community organizations are the gardeners whose members are proud to call themselves Millerites.

BEACH BITS



- **18th Street Brewery, 5725 Miller Ave.:**
First Friday, May 1 Jericho
Saturday, May 2 Boots on Lake Street Line Dancing 1:30 to 3:30
Wednesday, May 6 Popup Karaoke
Thursday, May 7 The Soulful Musiq Open Jam Session
hosted by Just Joey
Friday, May 8 Soiree Knight Trio
Saturday, May 9 Boots on Lake Street Line Dancing 1:30 to 3:30
Sunday, May 10 Closed for Mothers' Day
Wednesday, May 13 Popup Karaoke
Thursday, May 14 Speak your Peace Spoken Word **hosted by Just Joey**
Friday, May 15 Keith Jackson Triple Dose Band
Saturday, May 16 Boots on Lake Street Line Dancing 1:30 to 3:30
Wednesday, May 20 Popup Karoke
Thursday, May 21 Donnie Williamson and the Fabulous Kings Band
Friday, May 22 Jessie Hernandez and the Bandits
Saturday, May 23 Boots on Lake Street Line Dancing 1:30 to 3:30
Wednesday, May 27 Popup Karaoke
Thursday, May 28 Donnie Williamson and the Fabulous Kings Band
Friday, May 29 Marco Villarreal
- **Miller Pizza Company, 622 1/2 Lake St. :**
Friday, June 12— Chad Burton 6 pm to 9 pm
Friday, July 10— Donnie Boy & The Fabulous Kings 6 pm— 9 pm
- **Tiny's Coffee Bar, 555 S. Lake St. :**
Sat., May 2nd & every Sat. — Shut & Write 10:15 am—1:15 pm
Sat. May 2nd, Sat. May 23rd, Sat. Jun. 6th & Sat. Jun. 20th— Marco Villareal 7 pm—10 pm
Wed., May 6th & every Wed. — Steve Villagran 6:30 pm— 9 pm
Thurs., May 7th & Every other Thurs. — Trivia Night w/ Benny 6:30 pm—8:30 pm
Sat., May 9th— Verses & Vibes Open Mic **hosted by Deidre Dixon**
Fri. May 15th— Birds of a Feather 5 pm—8 pm, Artist talks, Art Market, Bird Themed Cocktails

Is the Market Stabilizing? Let's see

The statistics included in this section of the newsletter are from the Greater Northwest Indiana Association of Realtors MLS. Because the high priced houses and the lower priced houses in all neighborhoods are included, the average for your specific neighborhood will be substantially different.



The 2026 first quarter statistics are now available for the area within the Indiana Dunes National Park, defined by the Lake on the North, County Line Road on the East, Ash Place on the South, and Gibson Street on the West. This Market Facts report will start with historical details of the units sold in the first quarter. As noted many times over the years, the first quarter reports a low number of statistical data points sometimes causing unreliable conclusions/results. This year in the first quarter sales units were up from last year with 12 closed units. Last year had 10 closed sales and 2024 just 7 in the first quarter of the year. In 2023 in the first quarter sales were back up to 10 sales. In 2022 there were 13 houses sold. Looking further back in 2021 there were 6 sales in 2020, there were 17 units sold, 2018 had 21, and in 2017 there were 10. It's good to see sales volume a bit higher. Home buyers are continuing to adjust to the higher rates. Which seemed to stabilize at around 6 %.

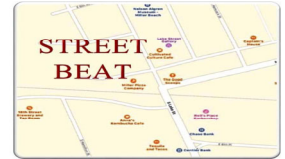
The average listing price at the time of sale in the first quarter was \$317,042. The average selling price was \$302,676. The average selling price in the first quarter has varied greatly from one year to the next. This year's list price in the first quarter was a bit higher than 2025, which was listing \$309,330. The selling price of \$306,480 was lower, however. This unusual occurrence happened because the list sold ratio was 101.21% in 2025 and 98.875 in 2026. More on this later. These first quarter statistics with the historical perspective of the low inventory or high inventory for a 1st quarter. Following are sales price numbers: 2024—\$354,335, 2023—\$259,590, 2022—\$241,977, 2021—\$365,000 (another low inventory year), 2020—\$144,500, a little further back 2019—\$145,797, 2018—\$105,741.

The bargaining statistic, that is the reduction from asking to selling price percentage, supports the price and inventory statistics. In the first quarter of 2020, before we jumped out of the slump, the bargaining statistic was very high at 12.82% when customarily it ranged over many between 4% to 6%. In 2021 the bargaining percentage was 2.8%. In 2022 the bargaining percentage was 1.6%. In 2023 it was an all-time low at 1.6%. In 2024 it was still very good news at 2.73% and 2025 there was no average bargaining as reported above because sellers lowered asking prices and then sold over asking. For our market this year's 1st quarter bargaining percentage is at 4.13%.

Thank you Miller for a Century+ of serving the community!

WOW! WHAT A SUMMER THIS IS GOING TO BE!

May 1 – Opening reception at the Miller Beach Arts and Creative District Gardner Center from 6 PM until 8 PM. Three artists exhibit "A Shared Territory in Imagination."



May 2 – A "pitch in" opportunity! Join the Miller Garden Club at the Aquatorium and "pitch in" for their annual spring cleanup of the grounds. 9 am to 11 am.

May 6 – Registration for the Beachfront Dance School six week summer program starts today. You will be able to dance off both your shoes in 6 weeks or less. <https://www.beachfrontdance.org/>

May 7 –Pecha Kucha Night Miller. 7 PM at the Gardner Center, \$10. You may have never seen anything like this before. People share 20 photos/images for just 20 seconds each and say something or don't, also you'll learn how to pronounce the event name!

May 9 – The Miller Citizens Corporation annual spring cleanup. Fun? Maybe. Depends on who you recruit to work with. Rewarding? Absolutely! Show up at Grand Boulevard and Miller Avenue between 7 and 10 AM to get an assignment or report where your crew is going. Thanks, Marcella Gregory for organizing this again. Sorry, Miller Avenue from 18th St. Brewery to Kids Play Stuff is already taken by Gene & Judy.

– The annual Miller Garden Club Plant Sale will be held at the Aquatorium on Saturday May 9th from 9 am to 3 pm. Where everything will be coming up perennials and annuals bushed and shrubs <https://www.millergardenclub.org/>

– The Douglas Center in cooperation with the Art Barn School of Art kicks off their classes for kids 6 and up accompanied by an adult. Also happens on June 13 and July 11.

– Top off your incredibly busy Miller Beach Saturday by joining the Saturday Night Song Club at 7 PM at the Gardner Center. It was a smash hit last time. \$10

May 11- MCC Board of Directors 7 PM Marquette Park United Methodist Church lower level. All are welcome. Stop by and pay your dues!

May 16 – The Miller Community Theatre is holding Auditions for their next presentation Urinetown: The Musical at 2 PM at the Gardner Center.

– Did you know there was such a thing as the International Vintage Store Day? 2nd annual starts at 11 AM to 6 PM at the Miller School Shops & Spaces.

May 18 – Saint Mary of the Lake food pantry distribution to all with a Lake or Porter County ID. Monday, May 18th, 9 am to 11 am at Lessard Hall, 6060 Miller Ave.

May 21 – Always wanted to see the Sparkle House? You can kill two birds with one broken piece of ceramic tile and see the house by supporting the Miller Beach Community Theatre from 6 to 8:00 PM with a \$15 donation.

May 23 – the Miller Beach Water Safety Group will be dedicating a second lifejacket loaner station at noon at the Aquatorium parking lot.

– Did you know there are 66 miles of hiking trails in the Indiana Dunes National Park? Today is the day the challenge to hike all of them this summer kicks off at the Douglas Center parking lot. You'll be better for your effort if you just do one, so don't be concerned. <https://www.nps.gov/thingstodo/1966-hiking-challenge.htm> or call 219-395-1882.

June 2 – Rose Garden talk at the Woodson library at 2 PM Razvan Bancos, who donated the rose bushes, will be the presenter.

June 3 – Friends of Marquette Park are celebrating their 10th anniversary with a with a special event at the Marquette Park Pavilion. Join a large group of Miller citizens and city dignitaries for food, fun, music, trivia, and much more, \$50. It's a fundraiser! No tickets at the door. Get them online at www.friendsofmarquettetepark.org/first-decade . Or the usual cooperating businesses, including Ayers Realtors.

June 4 – Temple Israel spring Nosh and Paint party 6 pm to 8 pm. Join Deb Weiss and Temple of Israel Sisterhood. \$40 includes supplies and snacks. RSVP to templeisraelmiller@gmail.com or call 219-938-5232.

June 6, 20, July 11, 25, Aug 8, 22 – Join Ken Parr at his Build a Bike Workshop 10 AM to noon at the Farmers Market lot.

June 13 & 14- 1:00-6:00 Lake Effekt 2026. 2 Days of mural painting with the artists of CISA-Crazy In. Style Artists. This was a very big deal when it happened many years ago on Lake Street. Be sure to mark this on your calendar. It is a great family event. Check out the website <https://millerbeacharts.org/events/lake-effekt-2026-777/> .

June 14 – Beachfront Dance School 22nd spring performance at Indiana University, Northwest Theatre, <https://www.beachfrontdance.org/>

June 20 and 21 – the 23rd annual Miller Beach Garden Club garden walk. "Take a Walk on the Wild Side". Walk begins on Lake Street at the Gardner Center, visitors are encouraged to visit local shops and restaurants. <https://www.millergardenclub.org/>

Sporting a New Faux Hawk, Tats and Piercings, Columnist Convinces Spouse to 'relax and wax'

The moral of this story is that one should avoid going to a hairstylist, barber or cosmetologist soon after Chicago's Annual America's Beauty, Face & Body Conference & Expo that is held at McCormick Place every March where 400 exhibitors demonstrate their products and services and where salon owners like Violet, the woman who has cut my hair for 33 years, go to learn new tricks of the trades.

On a Tuesday morning a few weeks ago as I waited for Violet to arrive for my appointment, I knew she had very recently attended the conference by the bags of products in her shop still unpacked and the stack of brochures and informational handouts from the convention.

Violet's shop is in her home and she is always late to arrive so I have learned to bring reading material and to certainly never schedule another appointment or make plans for anything anytime soon after my appointment - which on a good day can take 1 ½ - 2 hours. She attends to my hair cut and hairstyling needs like a baboon tends to the social grooming of it's mate or a fellow baboon. It has been pointed out that I may be the one with the problem to allow such unprofessional behavior to go on for more than three decades and that may well be true. However, Violet is very talented, charming with her Croatian accent and has come to be a dear friend whom I know more about than she knows of me since she does most of the talking.

While waiting on the day of my most recent appointment I picked up a handful of Violet's brochures from the beauty conference. There were handouts on topics and services for face and body products, salon and spa services, make up, nail art and haircutting trends. There were seminars for everything from clogged pores and acne management, brightening and

tightening skin with a product called "Peel and Reveal" to a flyer for "Relax and Wax - The No Scream Cream to Increase Your Bottom Line and Perfect Your Brazilian Waxing Technique. I knew Violet was going to be fired up and would have unsolicited testimonials about all these products and services.

Managing to get a word in edgewise before she began to cut my hair, I asked if she could reshape the back of my hair that seemed a little flat and needed attention. She saw what I was trying to convey and with scissors in hand she set about clipping and chatting. Hours later when all was said and done, she, as always, handed me a mirror to view the results of her efforts. I hardly ever pay serious attention to this part of the ordeal because she always does a good job. However, this time what I saw in the mirror was what was referred to in the haircutting trend brochure I had seen earlier as the rear view of a style called "The Half Hawk - a little something for the edgier client". Ranting and raging on my part ensued. Try as she did to convince me it was the current style and my friends were going to like it, I wouldn't be convinced. I reminded her of my age and that there isn't a part of my being that falls into the edgy category. I have no bondage pants, no studs, tattoos or piercings and I have no clothes that sport band logos. She got my message and having also attended the texturizing seminar at the recent conference, she went to work clipping and snipping and was able to undo my short-lived life as a possible poster person for an antiestablishment way of living as an alternative senior citizen. The end result looked a bit like I had taken a tangle with the aforementioned baboon. However, as with baboons and the social grooming they use to provide reconciliation, conflict resolution and even restore trust, all has been forgiven and I have scheduled another appointment for next month. The punky part of my hair should be grown out by then, I'll need another haircut and I'm thinking about convincing Gene we should take a trip to Brazil. Wink Wink.

So you've had a hair raising day! Things just didn't go as planned.



FARMER'S MARKET ROASTED POTATO SALAD ALMONDINE

1 pound small new potatoes,
cut in uniform pieces
juice of 2 lemons
½ pound green beans
garlic powder to taste
1 cup slivered almonds
salt and black pepper to taste

½ cup extra virgin
olive oil olive oil for drizzling
4 hard-boiled eggs, chopped
2 shallots, minced
2 heaping tablespoons Dijon
mustard

Roast potatoes in 425° oven for 15-20 minutes after drizzling with olive oil and sprinkling with salt and pepper.

Roast green beans after snipping ends in 450° oven after drizzling with olive oil and seasoning with salt and garlic powder. After roasting snip beans into easy to eat pieces.

Toast almond slivers until light brown.

Whisk oil, lemon juice, shallots and mustard; mix thoroughly with potatoes, green beans and almonds. Gently fold in hard boiled eggs and adjust seasoning with salt and pepper it needed.

Serve warm or at room temp.

Leftovers are good chilled.





The Friends of Marquette Park

10 YEAR CELEBRATION

Join us for a fun evening to celebrate our many accomplishments over the past 10 years. Enjoy dinner, music, entertainment, live and silent auctions. Cash bar.

Tickets \$50 before May 21

\$55 May 21 - 29th

Available @ Ayres Realty, Lake Street Gallery, Tiny's Coffee Bar & Flamingo Pizza or use the QR code

JUNE 3 2026 6 - 9:00PM
MARQUETTE PARK PAVILION
1 N GRAND BOULEVARD GARY IN

Summer Chic Attire Requested



SCAN TO
PURCHASE
TICKETS



Run, don't walk, tickets are selling fast!!!!