

From: [K.R. Palmer](#)
To: [BPW Bids](#)
Subject: Fwd: Parcels Adjacent to Palmer's Funeral Home
Date: Tuesday, March 10, 2026 4:07:50 PM
Attachments: [image001.png](#)
[Notice to Bidders 3814 S Michigan St.pdf](#)
[Notice to Bidders VAC LOT 39 MICHIGAN.pdf](#)
[3814 S Michigan St Aerial.pdf](#)

Thank you for your patience! The Board of Public Works approved the two City-owned parcels adjacent to yours on S Michigan to go up for public bid at today's meeting.

Please send an email to the address below with your bid on each parcel, which cannot be less than the minimum bid of \$8,450 for Lot 39 and \$7,550 for 3814 S Michigan St, along with your name, address, and contact information by 4/14/2026 at 9am. I've included the Notice to Bidders and an aerial of the lots for reference!

Please accept my bid for the two lots as stated above. 8450 for Lot 39 and 7550 for 3814 S. Michigan St..
Thanks you.

K. R. Palmer

Palmer Funeral Homes

p: 574-289-2848 | Cell: 574-360-4977

www.palmerfuneralhomes.com



----- Forwarded message -----

From: Erin Michaels <emichaels@southbendin.gov>
Date: Tue, Mar 10, 2026 at 2:23 PM
Subject: RE: Parcels Adjacent to Palmer's Funeral Home
To: K.R. Palmer <kr@palmerfuneralhomes.com>
Cc: John Piraccini <johnpiraccini7@gmail.com>, Joseph R. Molnar <jrmolnar@southbendin.gov>

Good afternoon Mr. Palmer,

Thank you for your patience! The Board of Public Works approved the two City-owned parcels adjacent to yours on S Michigan to go up for public bid at today's meeting.

Please send an email to the address below with your bid on each parcel, which cannot be less than the minimum bid of \$8,450 for Lot 39 and \$7,550 for 3814 S Michigan St , along with your name, address, and contact information by 4/14/2026 at 9am. I've included the Notice to Bidders and an aerial of the lots for reference!

- bpwbids@southbendin.gov

If you have any questions just let me know!

Erin V. Michaels



Property Development Manager
Department of Community Investment
215 S. Dr. Martin Luther King Jr Blvd

Suite 500
South Bend, IN 46601

(574)235-5931

www.southbendin.gov

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From: K.R. Palmer <kr@palmerfuneralhomes.com>

Sent: Friday, February 13, 2026 10:37 AM

To: Erin Michaels <emichaels@southbendin.gov>

Cc: John Piraccini <johnpiraccini7@gmail.com>; Joseph R. Molnar <jrmolnar@southbendin.gov>

Subject: Re: Parcels Adjacent to Palmer's Funeral Home

Thanks much!

kindest Regards,

K. R. Palmer

Palmer Funeral Homes

p: 574-289-2848 | cell: 574-360-4977

www.palmerfuneralhomes.com



On Feb 13, 2026, at 10:29 AM, Erin Michaels <emichaels@southbendin.gov> wrote:

Good morning Mr. Palmer,

Thank you for confirming! We have reviewed the state statute and can confirm that the assessed value cannot be lowered at this time. However, if you were to purchase the property you could appeal the assessment with the County during the available window to do so.

I will work on drafting up the documents to bring these parcels to the Board of Public Works for open bid and once we have everything in place and a date set for the meeting I will be in touch!

Erin V. Michaels

Property Development Manager
Department of Community Investment
215 S. Dr. Martin Luther King Jr Blvd

<image001.png>

Suite 500
South Bend, IN 46601

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From: K.R. Palmer <kr@palmerfuneralhomes.com>
Sent: Wednesday, February 11, 2026 10:18 AM
To: Erin Michaels <emichaels@southbendin.gov>
Cc: John Piraccini <johnpiraccini7@gmail.com>; Joseph R. Molnar <jrmolnar@southbendin.gov>
Subject: Re: Parcels Adjacent to Palmer's Funeral Home

Erin,

If the assessed value cannot be lowered, we will still be interested in moving forward. Thank you.

K. R. Palmer

Palmer Funeral Homes

p: 574-289-2848 | Cell: 574-360-4977

www.palmerfuneralhomes.com



On Wed, Feb 4, 2026 at 11:35 AM K.R. Palmer <kr@palmerfuneralhomes.com> wrote:

Erin,

Thanks for the email. We would be interested. And without the parcels actually having an egress/ingress anymore, due to the proximity of the frontage to the round about, do you think the assessed value could be lowered? We have been maintaining the tree line and lawn since we have owned the other properties. Thanks for your consideration.

kindest Regards,

K. R. Palmer

Palmer Funeral Homes

p: 574-289-2848 | cell: 574-360-4977

www.palmerfuneralhomes.com

On Feb 4, 2026, at 9:26 AM, Erin Michaels
<emichaels@southbendin.gov> wrote:

Thank you for the connection John and nice to meet you Mr. Palmer!

The City would be interested in potentially selling these parcels adjacent to the Palmer's Funeral Home parking lot on S Michigan St. However, per state law we have to put them up for public bid at the Board of Public Works and the minimum bid price must equal the assessed values of the parcels which is \$16,700.

Also just a note, if the parcels were sold any development on the property must go through all necessary permitting approvals.

Please let me know if you would like to proceed with this request to purchase and Joe and I can work on determining when we could get on an agenda to place these parcels up for bid!

Erin V. Michaels

Property Development Manager
Department of Community Investment
215 S. Dr. Martin Luther King Jr Blvd

<image001.png>

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South Bend, IN 46601

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From: John Piraccini <johnpiraccini7@gmail.com>

Sent: Friday, January 30, 2026 1:56 PM
To: Joseph R. Molnar <jrmolnar@southbendin.gov>; Erin Michaels <emichaels@southbendin.gov>
Cc: K. R. Palmer <kr@palmerfuneralhomes.com>
Subject: Parcels Adjacent to Palmer's Funeral Home

Joe and Erin,

Per our previous conversations, I wanted to get you in contact with KR Palmer, the owner of Palmer's to facilitate the purchase of the lots adjacent to his parking lot at the Chippewa location. I reattached the aerial for convenience.

Thanks,

--

JOHN A. PIRACCINI

COLDWELL BANKER COMMERCIAL REAL ESTATE GROUP

1539 N. Ironwood Dr.

South Bend, IN 46635

Dir. Line: (574) 243-9522

Cell: (574) 360-6881

Fax: (574) 387-4331

CAUTION: This email originated from outside of the City of South Bend's network. Do not click links or open attachments unless you validate the sender and know the content is safe. Please report any suspicious emails to the CyberSecurity team by clicking the Phish Alert Button in Outlook.

Please note that we have moved to the new South Bend City Hall. Our new address is 215 S. Dr. Martin Luther King Jr. Blvd., South Bend, IN 46601. Please use this for all future correspondence.

[Learn more about the move](#)

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which arise as a consequence of E-Mail transmission. If verification is required, please request a hard-copy version.

NOTICE TO BIDDERS
SALE OF CITY-OWNED PROPERTY

Notice is hereby given that the City of South Bend, Indiana ("the City"), through its Board of Public Works (the "Board"), is offering for sale the following parcel of real estate located in South Bend, Indiana.

Address: 3814 S MICHIGAN ST, SOUTH BEND, IN 46614

Parcel No. 018-7148-5275

Legal Description: 150 Ft W End Lot 39 Ex 5 Ft N Side Chippewa Hts 2nd Plat

The City has received a petition to purchase the above-described parcel of property, which is held by the Board on behalf of the City pursuant to Indiana Code 36-9-6-3(a). The Board is offering the property for sale to the highest bidder in excess of the minimum offering price or otherwise in accordance with Indiana Code 36-1-11-5.

Tracts with an assessed value less than \$10,000.00 based on the most recent assessment of the tract are not required to be appraised. The tract's assessed value is \$7,900. for property tax purposes. The minimum offering price is \$7,550. Bidders will be responsible for the cost of advertising, a sales disclosure form, transfer, and recording upon a successful negotiation and sale of the tract. The cost of advertising is estimated at \$100, a sales disclosure form is estimated at \$20, transferring is estimated at \$10, and recording is estimated at \$26.

In compliance with Indiana Code 36-1-11-16, this parcel may not be sold to a person who owes delinquent taxes, special assessments, penalties, interest or cost directly attributable to a prior tax on a tract of real property listed under Indiana Code 6-1.1-24-1. An offer to purchase the parcel that is submitted by a trust must identify each beneficiary of the trust and settler empowered to evoke or modify the trust.

The address of the property as described above must be included in the subject line of the email to which you have attached your bid. The name of the bidder, address, contact email address and phone number must be included in the body of the email. Bids to purchase said parcel must include price bid for the property plus an explanation of the bidder's intended use of the property and be received electronically at bpwbids@southbendin.gov on or before:

(4/14/26 at 9:00 a.m.)

BOARD OF PUBLIC WORKS
Hillary Horvath, Clerk

Publish Two (2) Times:

(3/13/26

3/20/26)

NOTICE TO BIDDERS
SALE OF CITY-OWNED PROPERTY

Notice is hereby given that the City of South Bend, Indiana ("the City"), through its Board of Public Works (the "Board"), is offering for sale the following parcel of real estate located in South Bend, Indiana.

Address: VAC LOT 39 MICHIGAN, SOUTH BEND, IN 46614

Parcel No. 018-7148-5276

Legal Description: Lot 39 Ex W 150 Ft Chippewa Hts 2nd Plat

The City has received a petition to purchase the above-described parcel of property, which is held by the Board on behalf of the City pursuant to Indiana Code 36-9-6-3(a). The Board is offering the property for sale to the highest bidder in excess of the minimum offering price or otherwise in accordance with Indiana Code 36-1-11-5.

Tracts with an assessed value less than \$10,000.00 based on the most recent assessment of the tract are not required to be appraised. The tract's assessed value is \$8,800. for property tax purposes. The minimum offering price is \$8,450. Bidders will be responsible for the cost of advertising, a sales disclosure form, transfer, and recording upon a successful negotiation and sale of the tract. The cost of advertising is estimated at \$100, a sales disclosure form is estimated at \$20, transferring is estimated at \$10, and recording is estimated at \$26.

In compliance with Indiana Code 36-1-11-16, this parcel may not be sold to a person who owes delinquent taxes, special assessments, penalties, interest or cost directly attributable to a prior tax on a tract of real property listed under Indiana Code 6-1.1-24-1. An offer to purchase the parcel that is submitted by a trust must identify each beneficiary of the trust and settler empowered to evoke or modify the trust.

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(4/14/26 at 9:00 a.m.)

BOARD OF PUBLIC WORKS
Hillary Horvath, Clerk

Publish Two (2) Times:

(3/13/26

3/20/26)



E CHIPPEWA AVE

S MICHIGAN ST

3814 S Michigan St

Lot 39