

Board Energy Resources & Customer Services Committee Meeting and Special SMUD Board of Directors Meeting

Date: Wednesday, February 18, 2026

Time: Scheduled to begin at 6:00 p.m.

Location: SMUD Headquarters Building, Auditorium

6201 S Street, Sacramento, CA



Powering forward. Together.



AGENDA
BOARD ENERGY RESOURCES &
CUSTOMER SERVICES COMMITTEE MEETING
AND SPECIAL SMUD BOARD OF DIRECTORS MEETING

Wednesday, February 18, 2026
SMUD Headquarters Building, Auditorium
6201 S Street, Sacramento, California
Scheduled to begin at 6:00 p.m.

This Committee meeting is noticed as a joint meeting with the Board of Directors for the purpose of compliance with the Brown Act. In order to preserve the function of the Committee as advisory to the Board, members of the Board may attend and participate in the discussions, but no Board action will be taken. The Energy Resources & Customer Services Committee will review, discuss and provide the Energy Resources & Customer Services Committee's recommendation on the following agendized item(s):

Virtual Viewing or Attendance:

Live video streams (view-only) and indexed archives of meetings are available at:
<https://www.smud.org/Corporate/About-us/Company-Information/Board-Meetings/Watch-or-Listen-online>

Zoom Webinar Link: [**Join Board Energy Resources & Customer Services Committee Meeting Here**](#)

Webinar ID: 160 817 0713

Passcode: 279860

Phone Dial-in Number: 1-669-254-5252 or 1-833-568-8864 (Toll Free)

Verbal Public Comment:

Members of the public may provide verbal public comment by:

- Completing a sign-up form at the table outside of the meeting room and giving it to SMUD Security.
- Using the “Raise Hand” feature in Zoom (or pressing *9 while dialed into the telephone/toll-free number) during the meeting at the time public comment is called. Microphones will be enabled for virtual or telephonic attendees when the commenter’s name is announced.

Written Public Comment:

Members of the public may provide written public comment on a specific agenda item or on items not on the agenda (general public comment) by submitting comments via email to PublicComment@smud.org or by mailing or bringing physical copies to the meeting. Email is not monitored during the meeting. Comments will not be read into the record but will be provided to the Board and placed into the record of the meeting if received within two hours after the meeting ends.

DISCUSSION ITEM

1. Emily Bacchini Discuss adoption of a resolution declaring the following properties identified by Assessor's Parcel Numbers (APNs) as surplus and exempt from the notice and disposal requirements of the **Surplus Land Act (SLA)**:
 - a. RP 085 (Sacramento APN 265-0173-009-0000, 4,356 SQFT/0.10 Acres), **Alamos**, a former substation site;
 - b. RP 158 (Sacramento APN 061-0051-036-000, 11,761 SQFT/0.27 Acres), **Amador-Power Inn West TAP**, former unused parcel; and
 - c. AR/RP 038 (El Dorado APN 012-070-023, 0.74 Acres), **Ice House Highland Day Use Area**.

Presentation: 8 minutes
Discussion: 7 minutes

INFORMATIONAL ITEMS

2. Public Comment
3. Gregg Fishman Summary of Committee Direction.
Discussion: 1 minute

ANNOUNCEMENT OF CLOSED SESSION AGENDA

1. Conference with Legal Counsel - Anticipated Litigation.

Significant exposure to litigation pursuant to paragraph (d)(2) of Government Code section 54956.9: one case.

Members of the public shall have up to three (3) minutes to provide public comment on items on the agenda or items not on the agenda, but within the jurisdiction of SMUD. The total time allotted to any individual speaker shall not exceed nine (9) minutes.

Members of the public wishing to inspect public documents related to agenda items may click on the Information Packet link for this meeting on the smud.org website or may call 1-916-732-7143 to arrange for inspection of the documents at the SMUD Headquarters Building, 6201 S Street, Sacramento, California.

ADA Accessibility Procedures: Upon request, SMUD will generally provide appropriate aids and services leading to effective communication for qualified persons with disabilities so that they can participate equally in this meeting. If you need a reasonable auxiliary aid or service for effective communication to participate, please email Toni.Stelling@smud.org, or contact by phone at 1-916-732-7143, no later than 48 hours before this meeting.

BOARD AGENDA ITEM

STAFFING SUMMARY SHEET

TO				TO			
1.	Scott Martin	6.	Suresh Kotha				
2.	Jose Bodipo-Memba	7.					
3.	Frankie McDermott	8.					
4.	Brandy Bolden	9.	Legal				
5.	Lora Anguay	10.	CEO & General Manager				
Consent Calendar	X	Yes	No <i>If no, schedule a dry run presentation.</i>	Budgeted	X	Yes	No <i>(If no, explain in Cost/Budgeted section.)</i>
FROM (IPR)	DEPARTMENT			MAIL STOP	EXT.	DATE SENT	
Emily Bacchini	Safety, Environmental & Real Estate			B209	6334	01/23/26	

NARRATIVE:

Requested Action: Adopt a resolution declaring the following properties identified by Assessor's Parcel Numbers (APNs) as surplus and exempt from the notice and disposal requirements of the Surplus Land Act (SLA):

- RP 085 (Sacramento APN 265-0173-009-0000, 4,356 SQFT/0.10 Acres), Alamos, a former substation site;
- RP 158 (Sacramento APN 061-0051-036-000, 11,761 SQFT/0.27 Acres), Amador-Power Inn West TAP, former unused parcel; and
- AR/RP 038 (El Dorado APN 012-070-023, 0.74 Acres), Ice House Highland Day Use Area.

Summary: Per the SLA (AB1486), all parcels meet the guidelines for exemption due to the size being less than half an acre or not contiguous to land owned by a state or local agency that is used for open space or being transferred to another public agency for their use.

The Alamos and Amador properties have been offered to other departments at SMUD through the SMUD Real Property Asset Management Committee but received no interest. The Committee approved designating the properties as surplus land not needed for SMUD's operational use.

Ice House High Point parcel was acquired from Sierra Pacific Industries for the specific purpose of building a public day use area as required by our Federal Energy Regulatory Commission (FERC) license. SMUD will transfer title of the property to the United States Forest Service (USFS) via the standard federal transfer mechanism.

- APN 265-0173-009-0000** (RP 085, decommissioned Alamos Substation): The parcel is located at 1220 Alamos Avenue, Sacramento. It is vacant and measures 4,356 sq. ft./ 0.10 acres in size. It is in the residential area of north Sacramento, south of Alamos Ave., north of Amaranth Alley. The adjacent landowner has expressed interest in purchasing the property.
- APN 061-0051-036-000** (RP 158, vacant parcel): The parcel is located at 7901 Amador Ave., Sacramento. It is a vacant lot and measures 11,761 sq. ft. / 0.27 acres in size. It is in the industrial and mixed-use zone east of the Union Pacific Railroad, west of Power Inn Road and north of Amador Avenue. The City of Sacramento expressed interest in acquiring the property for its safe parking program to address unsheltered populations.
- APN 012-070-023** (AR/RP 038) a portion of this parcel which is located adjacent to Ice House Reservoir in El Dorado County. Zoning is Timber Reserve, and measures .74 acres. There is a road running through a portion of the parcel.

Board Policy: Board-Staff Linkage BL-10, Delegation to the CEO with Respect to Real and Personal Property
(Number & Title)

Benefits: Eliminate need to expend funds on non-functioning and non-performing SMUD assets that are no longer necessary to SMUD's operational needs while simultaneously providing sales revenue to offset ongoing

acquisition costs. Sales will activate new public and private uses. Additionally, the Highland Point parcel puts SMUD in compliance with FERC license requirements.

Cost/Budgeted: Highland Point was acquired for \$11,250.00. None for Amador or Alamos.

Alternatives: Continue to own and maintain the Amador-Power Inn West TAP and Alamos substation properties. Do not build the public day use are as required by SMUD FERC license.

Affected Parties: Board of Directors, Executive Office, Real Estate Services

Coordination: Organization-wide

Presenter: Emily Bacchini, Interim Director, Safety, Environmental & Real Estate Services

Additional Links:

SUBJECT	ITEM NO. (FOR LEGAL USE ONLY)
Request for Exempt Surplus Land Findings	

ITEMS SUBMITTED AFTER DEADLINE WILL BE POSTPONED UNTIL NEXT MEETING.

SSS No. BOD 2026-003

BOARD AGENDA ITEM

STAFFING SUMMARY SHEET

Committee Meeting & Date

ERCS - 2026

Board Meeting Date

N/A

TO				TO			
1. Brandy Bolden	6.						
2. Frankie McDermott	7.						
3. Lora Anguay	8.						
4. Suresh Kotha	9. Legal						
5.	10. CEO & General Manager						
Consent Calendar	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> X	No If no, schedule a dry run presentation.	Budgeted	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/>	No (If no, explain in Cost/Budgeted section.)
FROM (IPR) Marythony Sohl / Crystal Henderson	DEPARTMENT Board Office			MAIL STOP B304	EXT. 5424	DATE SENT 12/18/25	
NARRATIVE:							
<p>Requested Action: A summary of directives is provided to staff during the committee meeting.</p> <p>Summary: The Board requested an ongoing opportunity to do a wrap up period at the end of each committee meeting to summarize various Board member suggestions and requests that were made at the meeting to make clear the will of the Board. The ERCS Committee Chair will summarize Board member requests that come out of the committee presentations for this meeting.</p> <p>Board Policy: (Number & Title) Governance Process GP-4, Board/Committee Work Plan and Agenda Planning, states the Board will focus on the results the Board wants the organization to achieve.</p> <p>Benefits: Having an agendaed opportunity to summarize the Board's requests and suggestions that arise during the committee meeting will help clarify what the will of the Board.</p> <p>Cost/Budgeted: Included in budget.</p> <p>Alternatives: Not to summarize the Board's requests at this meeting.</p> <p>Affected Parties: Board of Directors and Executive Office</p> <p>Coordination: Board Office</p> <p>Presenter: Nancy Bui-Thompson, Energy Resources & Customer Services (ERCS) Committee Chair</p>							

Additional Links:

SUBJECT	Summary of Committee Direction – Energy Resources & Customer Services (ERCS) Committee	ITEM NO. (FOR LEGAL USE ONLY)
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ITEMS SUBMITTED AFTER DEADLINE WILL BE POSTPONED UNTIL NEXT MEETING.