

**COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA GAME COMMISSION**



**AGENDA
HARRISBURG, PENNSYLVANIA
July 10, 2026**

A handwritten signature in black ink that reads "Stephen P. Smith".

Stephen P. Smith
Executive Director

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Commonwealth of Pennsylvania
Pennsylvania Game Commission

Agenda

The Commission Meeting of the Pennsylvania Game Commission will be held on Friday, July 10, 2026 at 2001 Elmerton Avenue, Harrisburg, PA beginning at 1:00 p.m.

Call to Order

Pledge of Allegiance

Roll Call of Commissioners

Haley J. Sankey, President
Allen J. DiMarco, Vice President
Robert C. Schwalm, Secretary
Scott H. Foradora
Dennis R. Fredericks
Stanley I. Knick, Jr.
Kristen Koppenhafer
Michael F. Mitrick
Todd A. Pride

Approval of minutes of Commission meeting held April 11, 2026.

BUREAU OF WILDLIFE MANAGEMENT

ADOPTED RULE MAKING

C. Amend 58 Pa. Code § 139.18.

Commentary: To effectively manage the wildlife resources of this Commonwealth, the Commission, at its April 11, 2026, meeting, proposed to amend § 139.18 (relating to elk management area and hunt zones) to update and reorganize the elk management area elk hunt zones with current management data. This amendment is now before the Commission for final adoption.

Action:

Annex "A"

CHAPTER 139. SEASONS AND BAG LIMITS

§ 139.18. Elk management area and hunt zones.

(a) The elk management area is a broad geographical range used for management of the Commonwealth's elk population.

* * * * *

(d) The outline map of the elk management area sets forth the elk hunt zones.

BUREAU OF WILDLIFE HABITAT MANAGEMENT

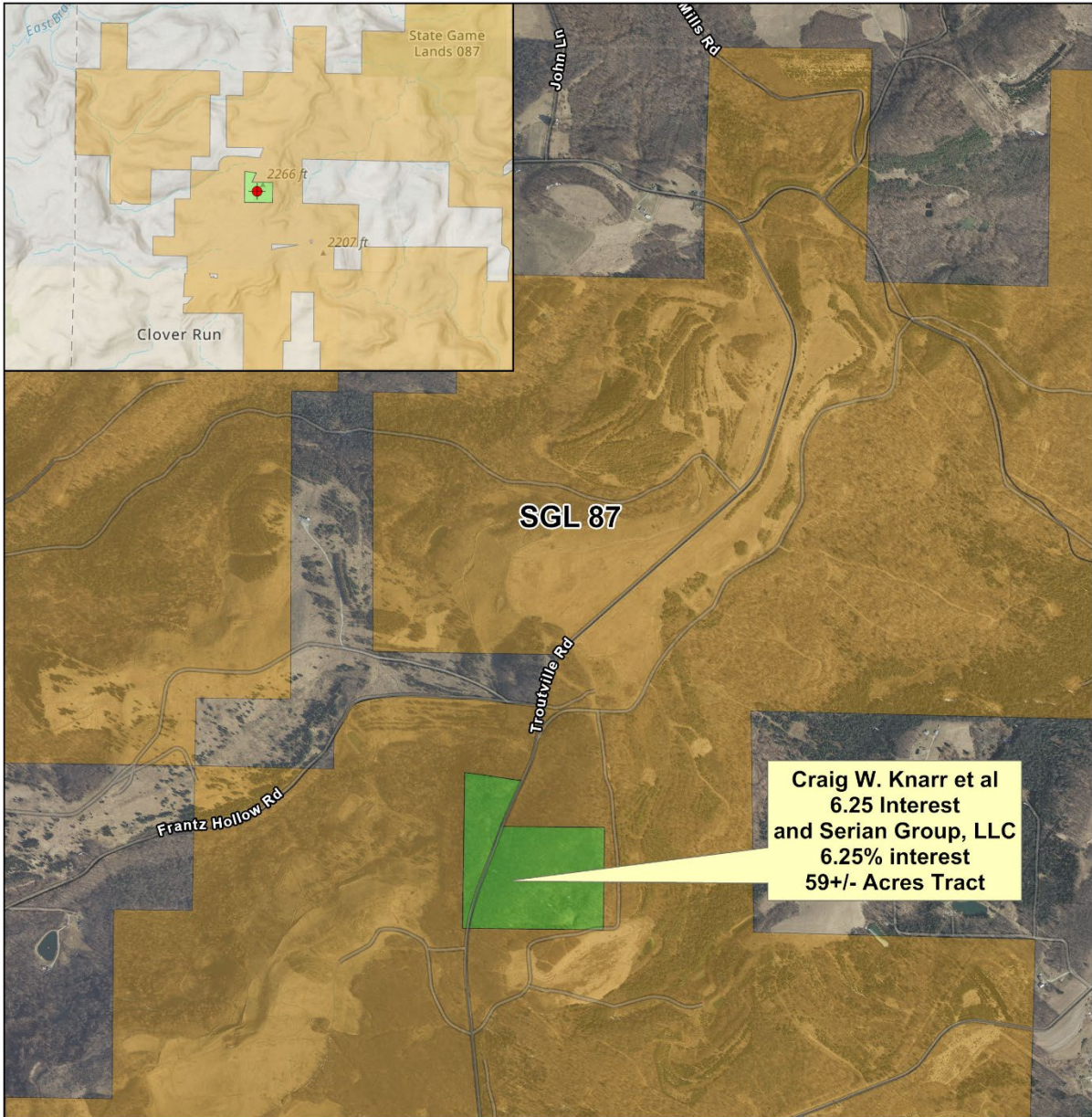
REAL ESTATE

A. Acquisition

Contract Nos. L-3937 and L-3938, State Game Land No. 87, Clearfield County

Commentary: A 12.5% interest in 59+/- acres of land in Bell Township, Clearfield County, an interior to State Game Land No. 87 (Exhibit RED 1) was offered for sale. Craig Knarr et al. and the Serian Group, LLC, are offering their respective 6.25% interests for \$11,062.50 each, with a total option price of \$22,125.00 lump sum. Payment will be from the Game Fund as authorized under Section 705(b) of the Game and Wildlife Code (34 PA.C.S. §705(b)). This parcel is a complete interior and is in a high priority grouse area. Subsurface interests were severed and reserved. The Commission approved acquiring an 87.5% interest in this tract in January 2026. These new acquisitions would confer 100% ownership of the tract in the Commission. Access is from Troutville Road.

Action:



— Public Roads



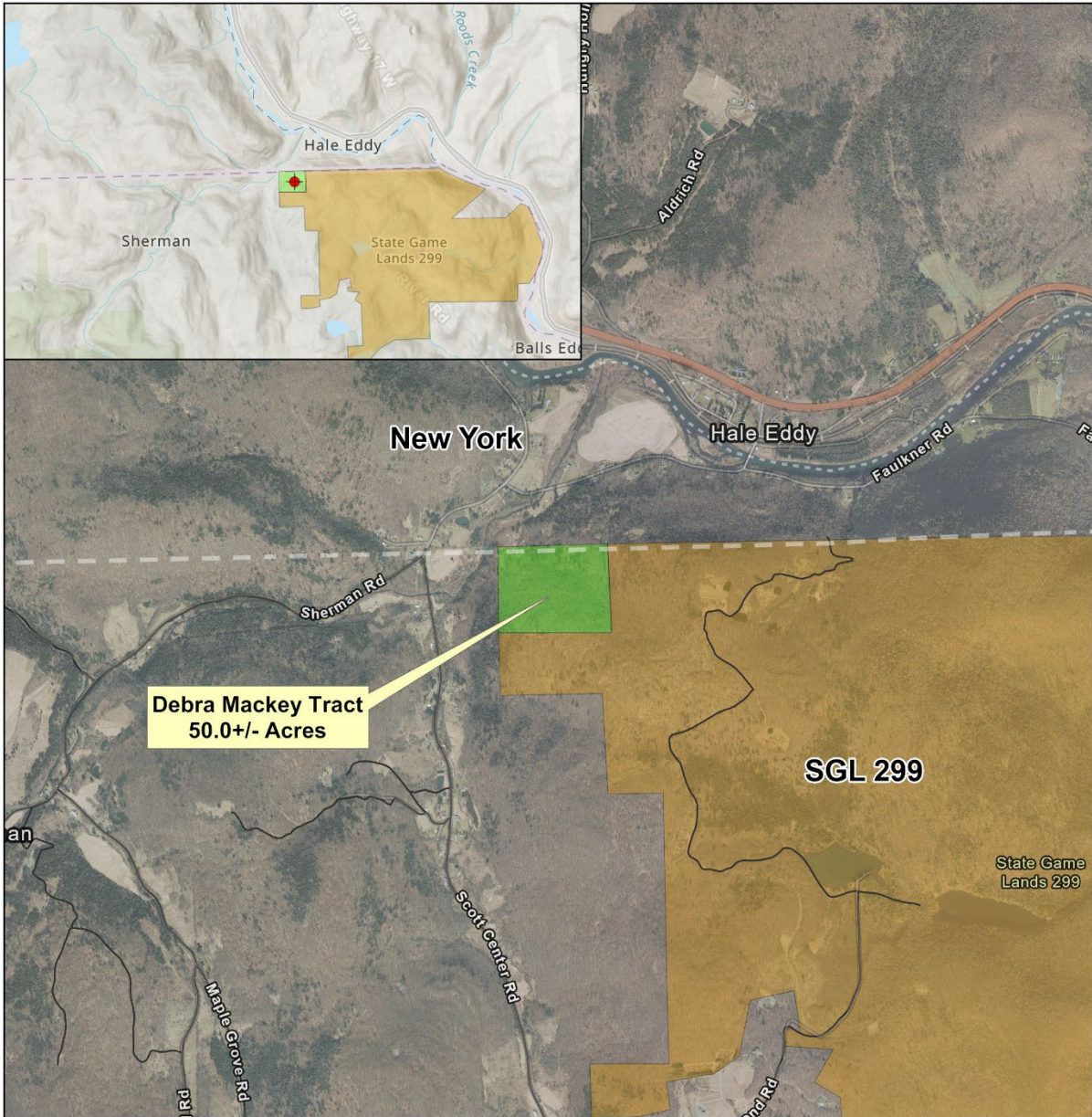
Exhibit RED 1
State Game Land No. 87

L-3937
 Craig W. Knarr et al 6.25% Interest
 L-3938
 Serian Group, LLC 6.25% interest
 59+/- Acres Tract
 Bell Township
 Clearfield County
 Northcentral Region

Contract No. L-3939, State Game Land No. 299, Wayne County

Commentary: Debra Mackey is offering 50+/- acres of land in Scott Township, Wayne County, adjacent to State Game Land No. 299 (Exhibit RED 2). The option price is \$50,000 lump sum to be paid from the Commission's restricted account, representing funds from third party commitments for compensation of habitat and recreational losses which occurred on state game lands from previously approved projects. This account represents other cost-sharing funds under Section 705(a) of the Game and Wildlife Code (34 Pa.C.S. § 705(a)) and therefore this acquisition may exceed \$400 per acre. This acquisition will improve boundary line maintenance and provide additional old orchard habitat. Access is through existing State Game Land No. 299.

Action:



— Public Roads

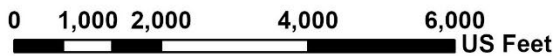


Exhibit RED 2

State Game Land No. 299

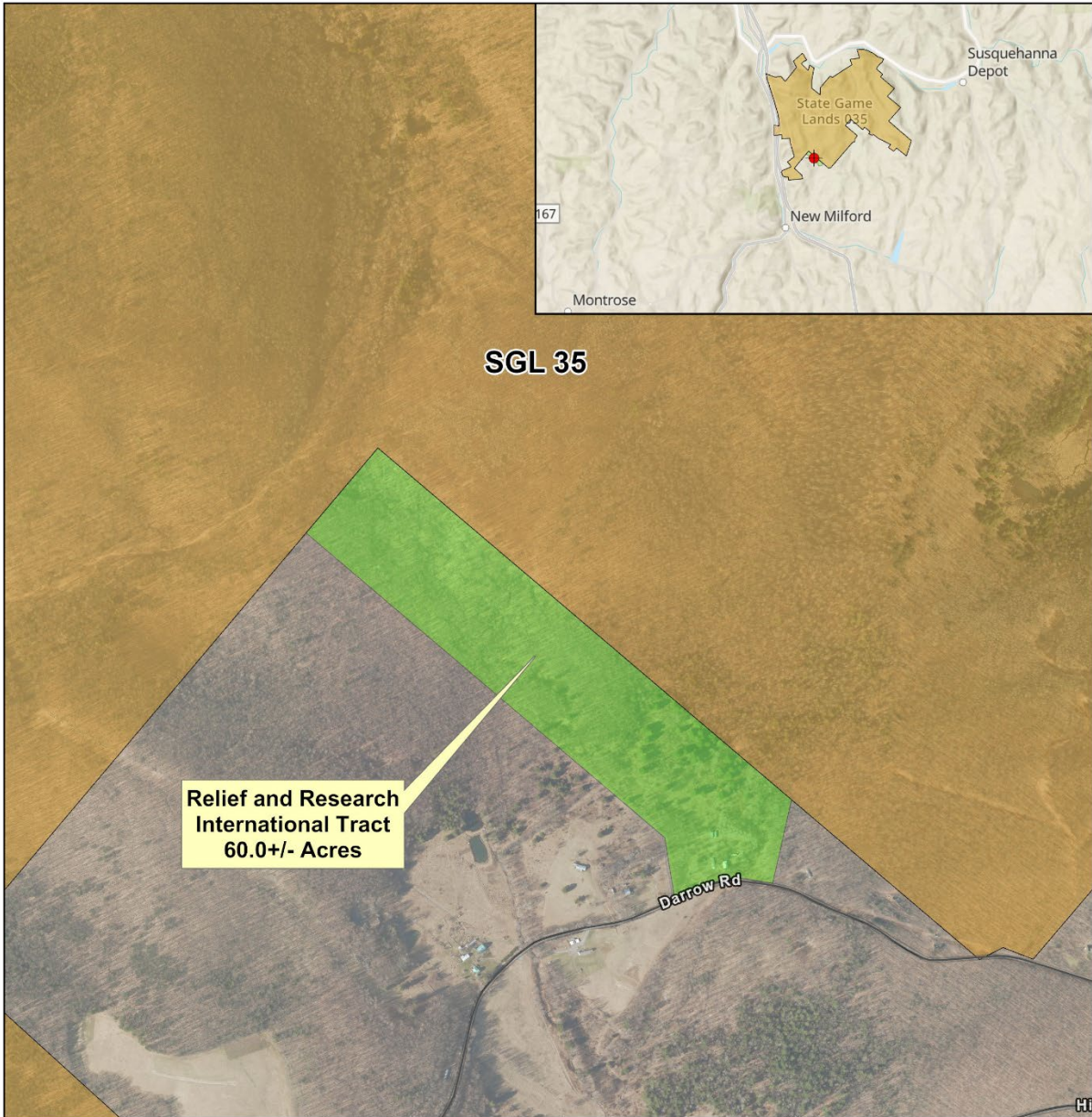
L-3939
Debra Mackey Tract
 50.0+/- Acres

Scott Township
 Wayne County
 Northeast Region

Contract No. L-3940, State Game Land No. 35, Susquehanna County

Commentary: Relief and Research International is offering 60+/- acres of land in New Milford Township, Susquehanna County, adjacent to State Game Land No. 35 (Exhibit RED 3). The option price is \$228,000 lump sum to be paid from the Commission's restricted account, representing funds from third party commitments for compensation of habitat and recreational losses which occurred on state game lands from previously approved projects. This account represents other cost-sharing funds under Section 705(a) of the Game and Wildlife Code (34 Pa.C.S. § 705(a)) and the acquisition may exceed \$400 per acre. This parcel will provide ideal grouse and woodcock habitat and an additional access point to the game land. Relief and Research International is excepting and reserving the oil, gas, and minerals, but not the right to use the surface of the property for any future OGM development. Access is from Darrow Road.

Action:



— Public Roads

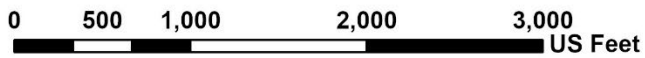


Exhibit RED 3

State Game Land No. 35

**L-3940
Relief and Research International Tract
60.0+/- Acres**

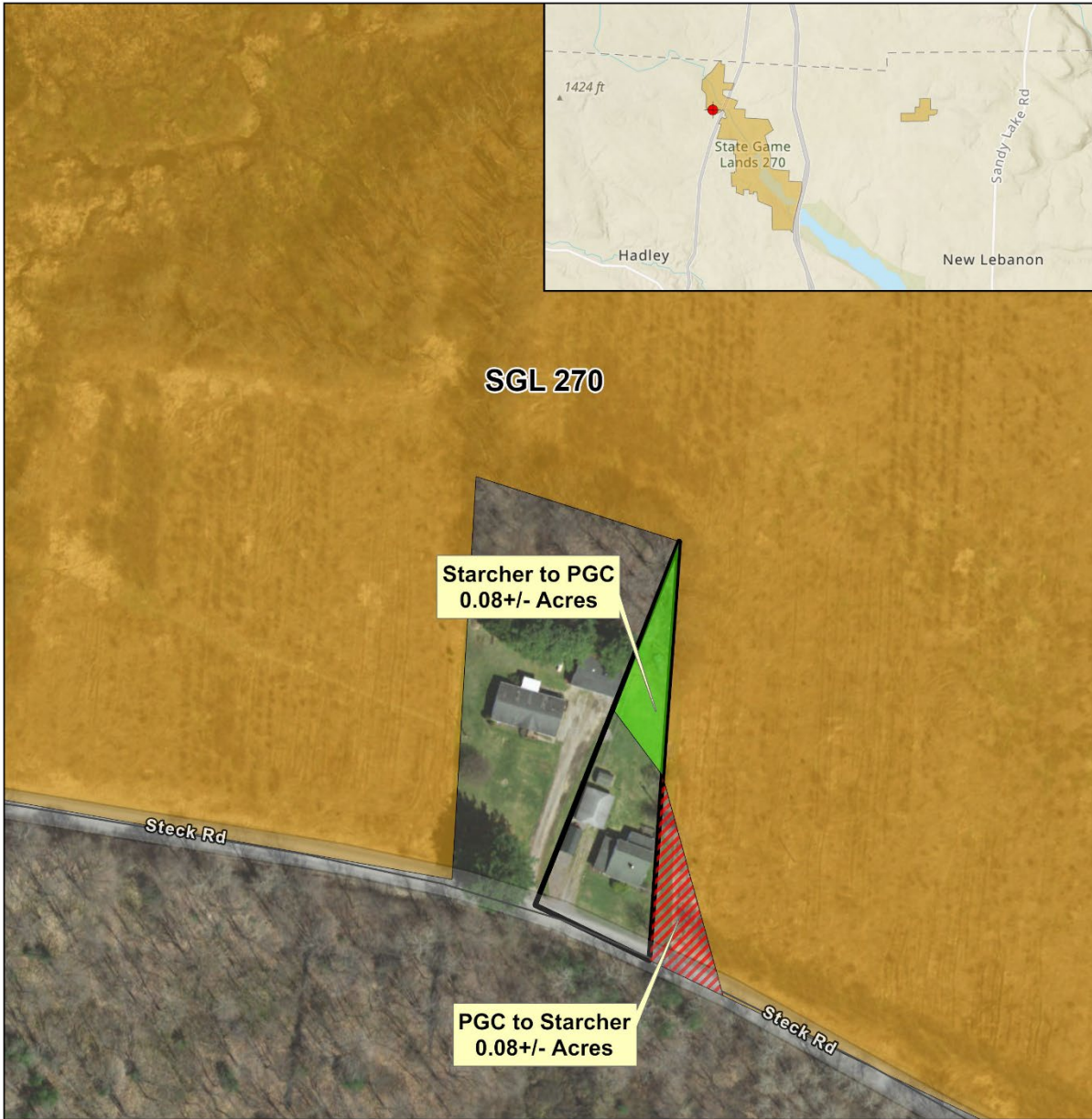
**New Milford Township
Susquehanna County
Northeast Region**

B. Information Item – Notational Vote

Contract No. L-3936, State Game Land No. 270, Mercer County


Commentary: On June 15, 2026, the Board of Commissioners approved, by notational vote, the offer from Tyler A. and Makenna L. Starcher of 0.08+/- acres of land in Sandy Creek Township, Mercer County, adjoining State Game Land No. 270 to the Commission in exchange for 0.08+/- acres of State Game Land No. 270 (Exhibit RED 1). Land exchanges are authorized under Section 723(1) of the Game and Wildlife Code (34 PA.C.S. §723(1)). The Starcher's house has an attached covered porch that extends beyond boundary and into State Game Land 270. This exchange will resolve the encroachment. The land to be conveyed to the Starchers was purchased with funds from the Project 70 Land Acquisition and Borrowing Act (Act 8 of 1964), and the General Assembly must approve its disposition. The land to be acquired by the Commission will be subject to Project 70 restrictions.


Action: This is an informational item only; therefore, no action is required.



— Public Roads

 Tyler & Makenna Starcher Property

 PGC to Tyler & Makenna Starcher

 Tyler & Makenna Starcher to PGC

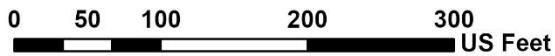


Exhibit RED 5
State Game Land No. 270
 Land Exchange
 L-3936
 PGC to Tyler & Makenna Starcher
 Tract 0.08+/- Acre
 Tyler & Makenna Starcher to PGC
 Tract 0.08+/- Acre
 Sandy Creek Township
 Mercer County
 Northwest Region

OIL/GAS & MINERALS

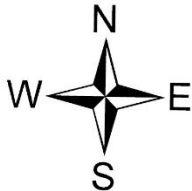
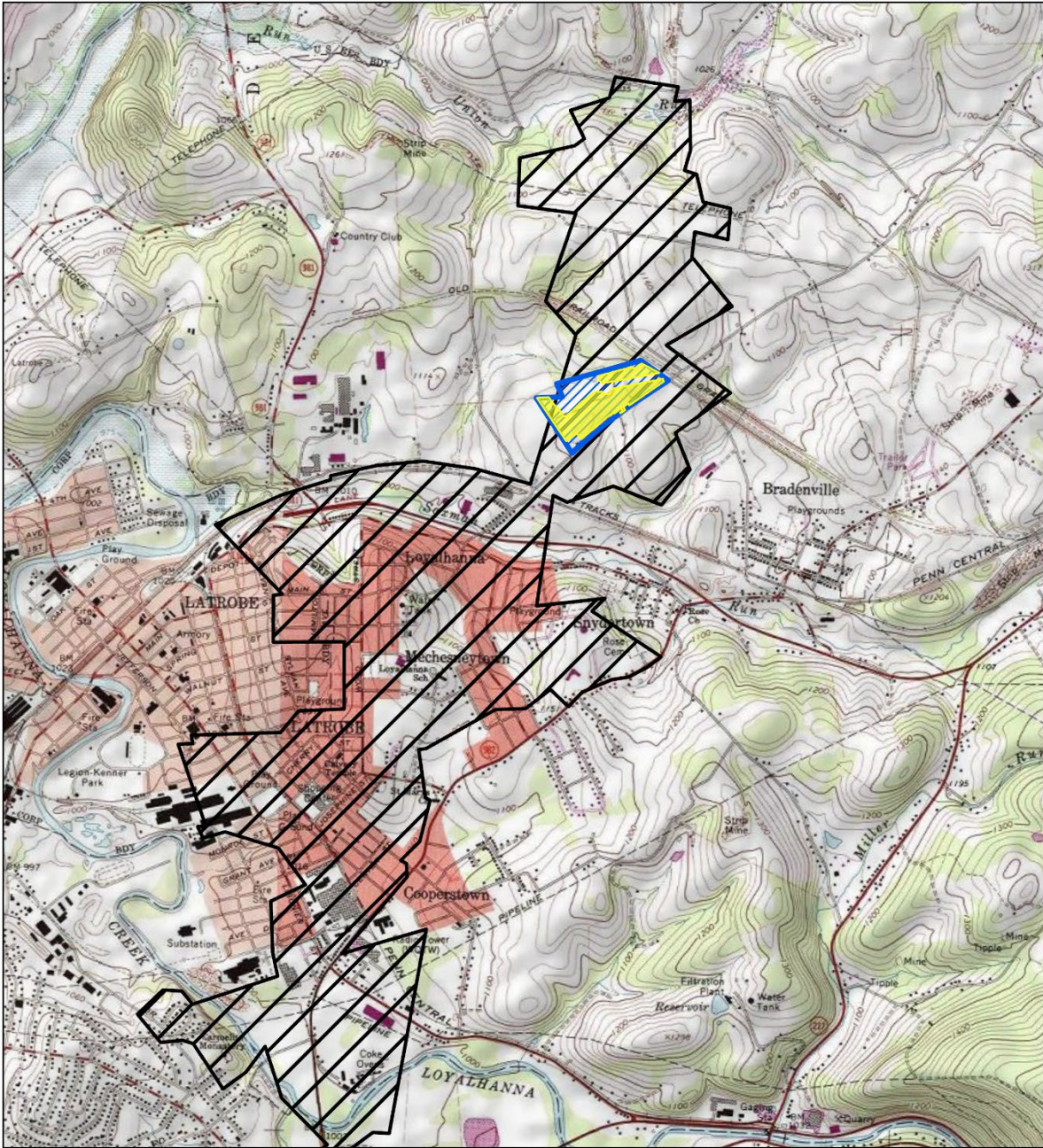
C. Waiver of Surface Use – Non-Game Land Cooperative Agreement

201 & 247 Pandora Rd, Derry Township, Westmoreland County PA 15627, Parcel ID#: 45-35-00-0-015




Commentary:

SR1 Captura Sage Holdco I, LLC, a Delaware limited liability company (hereinafter, “Captura”), requested a Limited Waiver of Surface Rights Agreement for parcel #45-35-00-0-015, under which the Commission owns mineral rights. The Commission does not own the surface. The intended land use is for solar development on approximately 27 of the 47.3-acre parcel located in Derry Township, Westmoreland County (Exhibit OGM 1). The terms of the Agreement are a twenty-five (25) year surface use agreement, during which time the Commission agrees not to use the surface (defined as the top 100 ft.) of these 27 acres to access any underlying minerals. In exchange, Captura will pay the Commission \$500 per acre for all acres affected – totaling \$13,500. Payments will be made according to the terms of the Surface Use Waiver Agreement. All payments made to the Commission will be deposited into the Game Fund.

Action:



Legend

-  Loyalhanna Coal Reserve (1,500 acres)
-  Site Parcel# 45-35-00-0-015 (43 acres)
-  Surface Use Waiver (~27 acres)

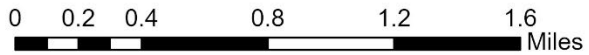


EXHIBIT OGM 1
201 & 247 Pandora Rd, Derry, PA
Waiver of Surface Use
27 +/- acres of
Parcel ID#: 45-35-00-0-015
Derry Township, Westmoreland County
Southwest Region

D. Non-Surface Use Oil and Gas Cooperative Agreement

Tract 259A-26, State Game Land No. 259, Armstrong County

Commentary:

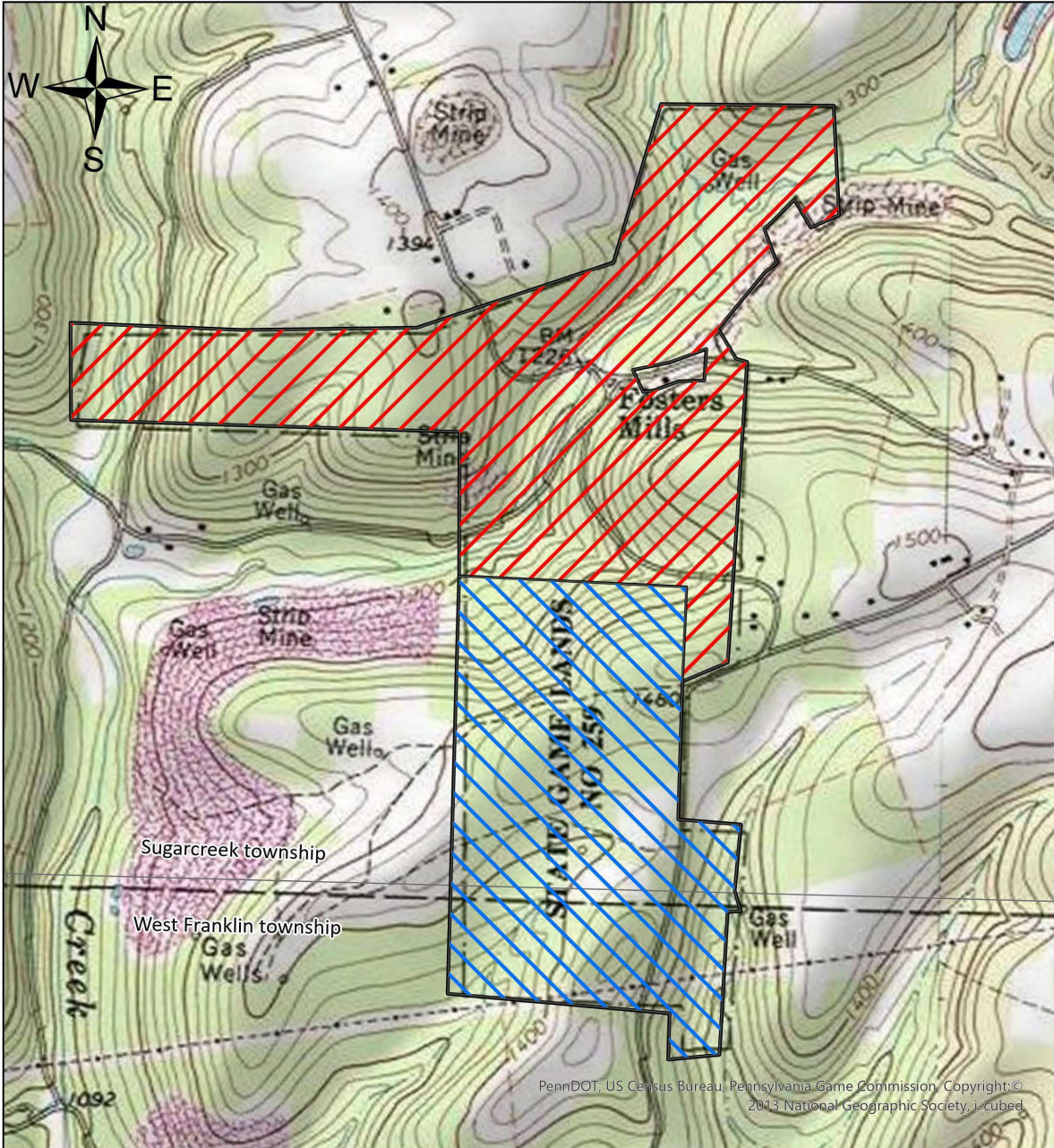
Snyder Brothers, Inc. (hereinafter, "SBI") of Kittanning, PA requested the Commission offer its oil and gas rights under portions of State Game Land No. 259 for non-surface use development. The proposed tract, containing approximately 206+/- net oil/gas acres, is located in Sugar Creek and West Franklin Townships, Armstrong County (Exhibit OGM 3).

SBI will access the 206-net acre reserves from its current and planned drilling operations on adjacent areas off SGL 259 by horizontal drilling with no additional surface use or disturbance to the Game Lands. The Commission negotiated the proposed terms of the agreement with SBI to prudently develop its oil/gas reserve and simultaneously protect the wildlife resources and recreational use of State Game Land No. 259.




The terms of the Agreement include a ten (10) year paid up non-surface use oil and gas agreement, a \$2,500 per net oil and gas acre bonus payment for all formation depths, and an 18% royalty for all oil, gas, and other liquids or condensates produced and sold from the proposed tract. The deal also includes an amendment to an existing 146-acre lease SBI holds on SGL 259 to restrict any future surface impacts on that parcel, with the exception of continued access to the existing Minter and Baker Enterprises well on this tract (Exhibit OGM 3).

The total bonus payment of \$515,500 will be due within 60 days of execution of the agreement. All bonus and rental payments will be deposited into the Commission's restricted account for the future purchase of wildlife habitats, lands, or other uses incidental to hunting, furtaking, and wildlife resource management. Future royalties owed the Commission will be deposited into the Game Fund. Oil and gas development will be regulated by the Commonwealth's oil and gas regulations and the Commission's non-surface use oil and gas cooperative agreement.

Action:



PennDOT, US Census Bureau, Pennsylvania Game Commission, Copyright: © 2013 National Geographic Society, I-cubed

-  Proposed Non-Surface Use Agreement for 206 +/- acres
-  Existing Leased Parcel 145 +/- acres
-  State Game Land Boundaries

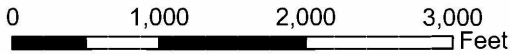


EXHIBIT OGM 3
State Game Land No. 259
Non-Surface Use
Oil and Gas Cooperative Agreement
Snyder Brothers, Inc.
Lease Tract 295A-26
206 +/- Net Acres
Sugar Creek and West Franklin Townships
Armstrong County, Southwest Region

E. Non-Surface Use Oil and Gas Cooperative Agreement – Amendment

Tract 095A-25, State Game Land No. 95, Butler County

Commentary: Laurel Mountain Energy, LLC (hereinafter, “LME”) of Pittsburgh, PA requested two amendments to the Non-Surface Use Oil and Gas Agreement - 095A-25 (dated December 11, 2025) as follows:

1) Add 48 +/- acres for drilling and hydrocarbon production from the Marcellus Formation (shown in Exhibit OGM 2), and,

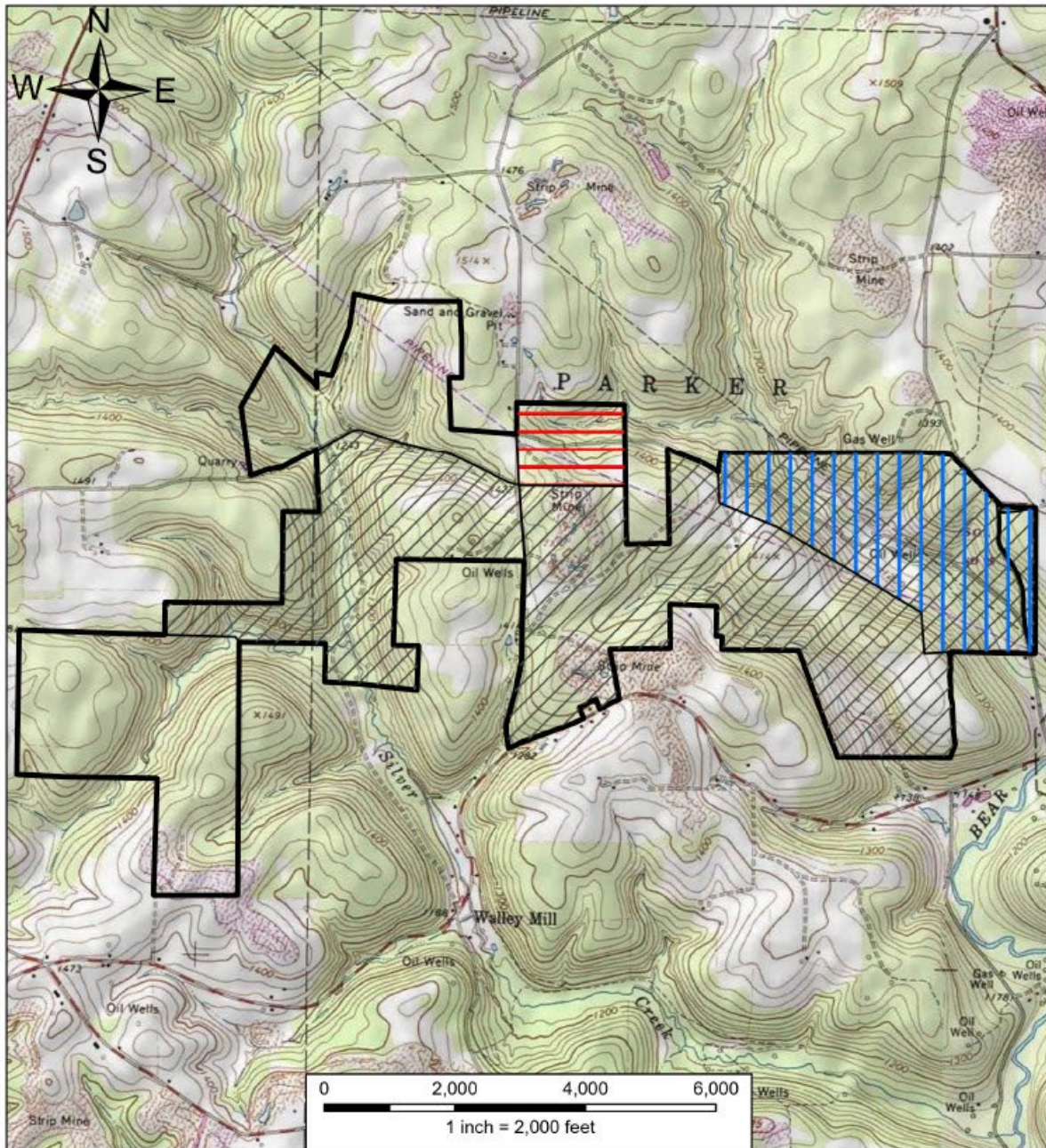
2) Add 214.39 +/- net acres for drilling and hydrocarbon production from the Burket Formation (shown in Exhibit OGM 2).

The original agreement was approved by the Commission at its April 12, 2025 meeting, and contained approximately 646+/- net oil/gas acres located in Washington and Parker Townships, Butler County. The Commission later approved an additional 107+/- acres by notational vote in November 2025. The 753+/- total net acres are approved only for development of the Marcellus Formation. This Amendment would increase the acreage within the Marcellus Formation to 801 total net acres and provides access to the Burket Formation on a subset of 214.39 acres.

The terms of this Amendment will include a \$1,250 per net oil and gas acre bonus on the additional 48+/- acres within the Marcellus formation and a \$250 per net oil and gas acre bonus on the 214.39 acres within the Burket formation. The total bonus payment of \$113,597.50 will be due within 60 days of execution of the amended agreement. The acreage proposed here will be subject to the same terms and conditions reflected in the original agreement.

All bonus, rental, and future royalty payments will be deposited into the Game Fund. Development will be regulated by the Commonwealth’s oil and gas regulations and the Commission’s non-surface use oil and gas cooperative agreement.

Action:



-  Existing Non-Surface Use Agreement 753 +/- Net Acres (December 2025)
-  Additional Proposed Marcellus Formation 214.39 +/- Net Acres (July 2026)
-  Additional Proposed Marcellus Formation 48 +/- Net Acres (July 2026)
-  State Game Land Boundary

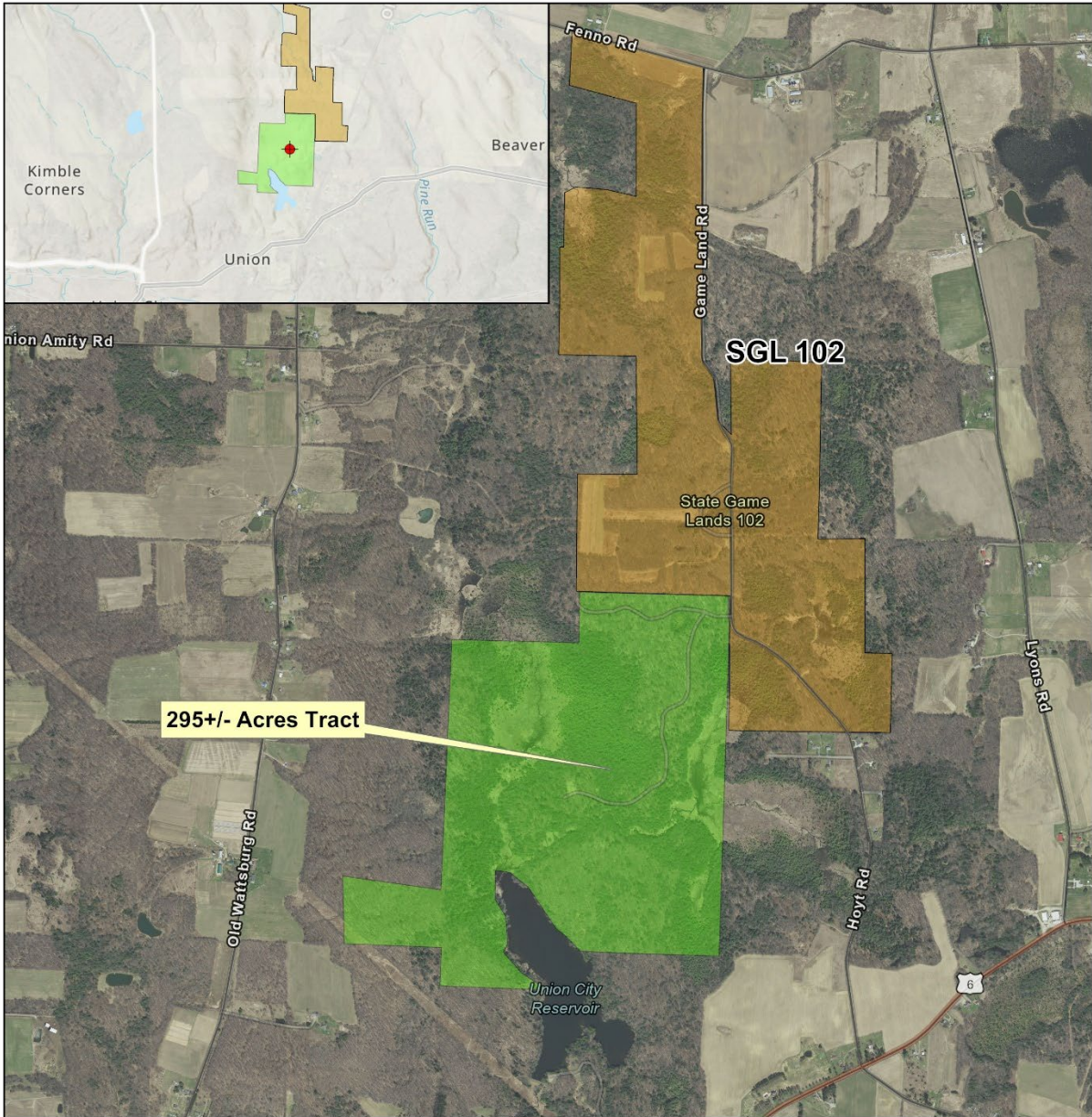
EXHIBIT OGM 2
State Game Land No. 095
Non-Surface Use
Oil and Gas Cooperative Agreement
Laurel Mountain Energy
Lease Tract 095A-25
753+/- Net Acres
Washington and Parker Townships, Butler County
Northwest Region

Tract 037A-24, State Game Land No. 37, Tioga County

Commentary: JKLM Energy, LLC (JKLM) of Sewickley, PA requested an amendment to their Non-Surface Use Oil and Gas Agreement – 037A-24, dated August 6, 2024, to change the method of their bonus payment to the Commission. The original agreement, approved by the Commission at its July 12, 2024 meeting, called for JKLM to pay a \$10,367,940 bonus in three installments, with 34% due the first year and 33% due in years two and three. The payments for year one and year two were received by the Commission.

In lieu of JKLM paying the final \$3,424,390.20 cash payment in year three of the agreement, they will cause to convey several parcels of land to the Commission totaling 1,516.5+/- acres as follows: 352.5+/- acres in Union Township, Erie County; 954+/- acres in Keating Township, McKean County; and, 210+/- acres in Clara Township, Potter County (as depicted in Exhibits OGM 4 – 6). Under Section 723(2) of the Game and Wildlife Code, the Commission is authorized to exchange oil and gas rights for suitable lands having an equal or greater value (34 Pa.C.S. §723(2)). As the value of the lands being offered by JKLM is not equal to the final installment, they will pay an additional \$250,000 to the Commission. That bonus payment will be deposited into the Commission’s restricted account for the future purchase of wildlife habitats, lands, or other uses incidental to hunting, furtaking, and wildlife resource management. Development will be regulated by the Commonwealth’s oil and gas regulations and the Commission’s non-surface use oil and gas cooperative agreement.

Action:



— Public Roads

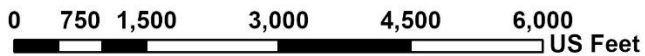
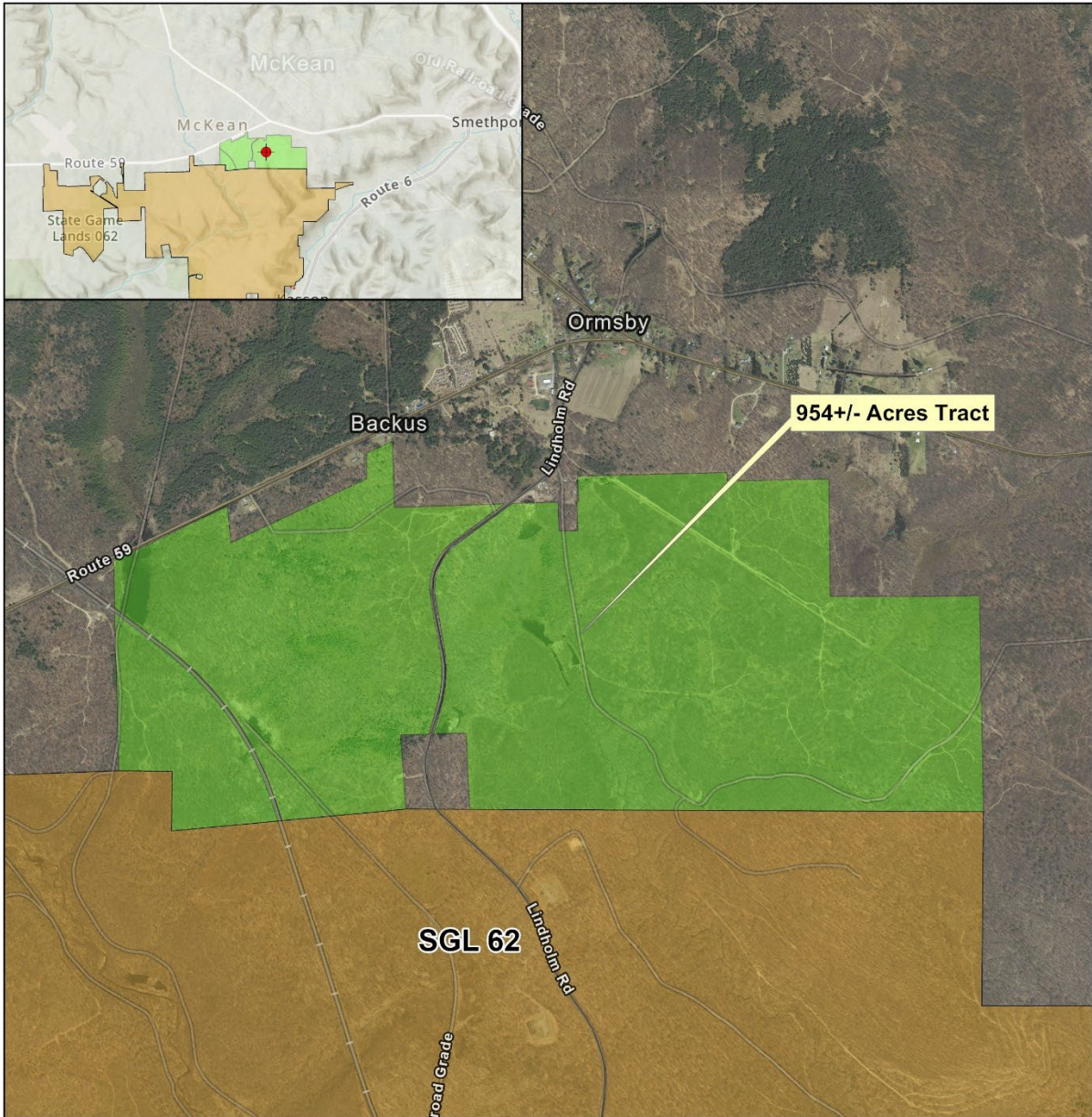


Exhibit OGM 4

State Game Land No. 102

L-3942
295+/- Acres Tract

Union Township
Erie County
Northwest Region



— Public Roads

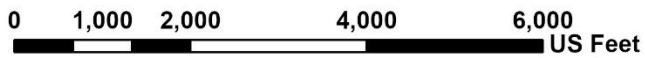
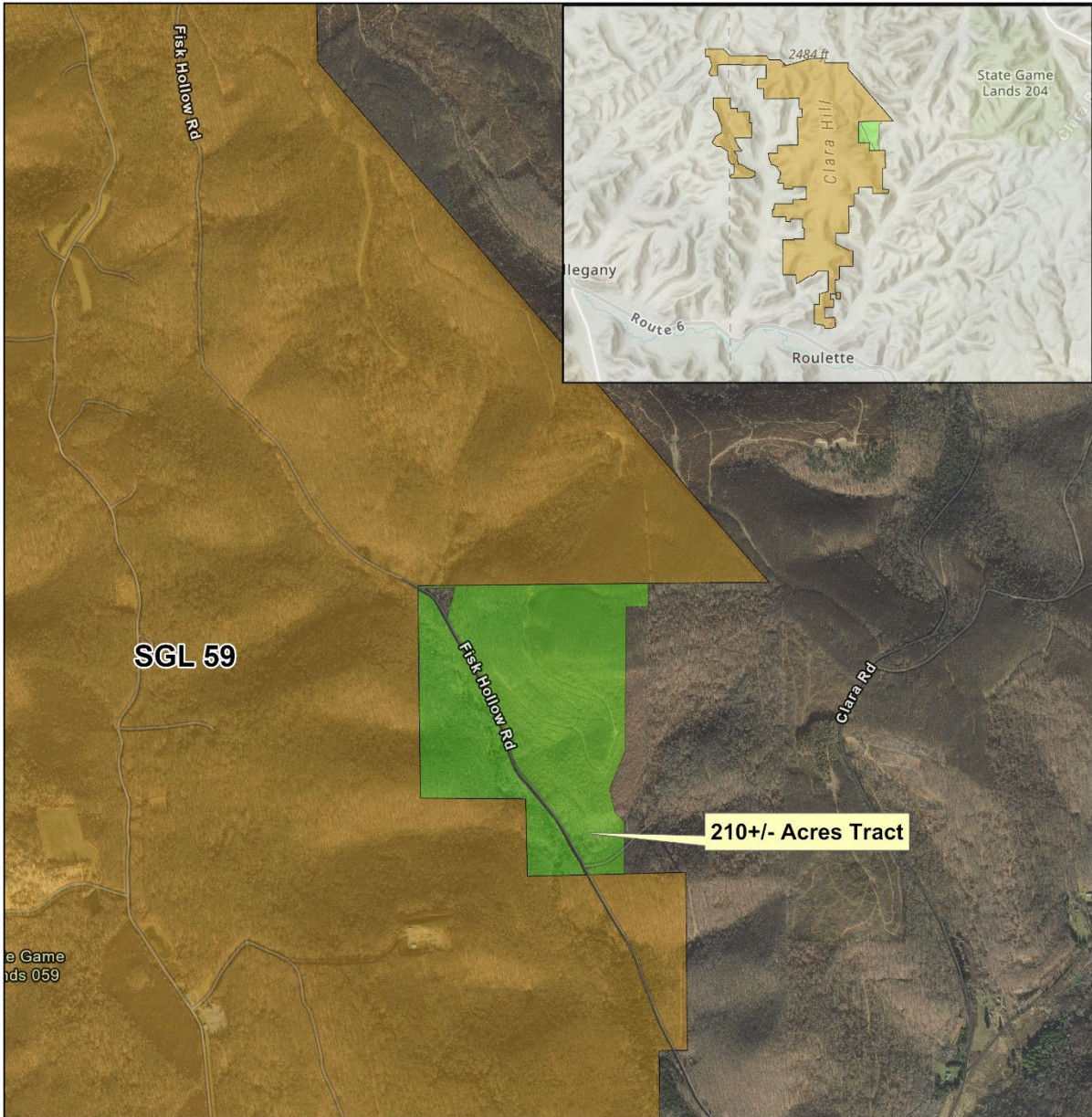


Exhibit OGM 5

State Game Land No. 62

L-3942
954+/- Acres Tract

Keating Township
McKean County
Northcentral Region



— Public Roads

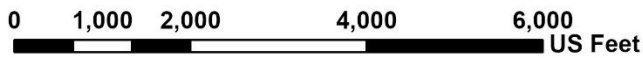


Exhibit OGM 6

State Game Land No. 59

L-3942
210+/- Acres Tract

Clara Township
Potter County
Northcentral Region

Other New Business

Next Commission Meeting – September 11, 2026.

Adjournment

