

C.L.O.C.K. research sources

NOT supplied in DAAC's September 22 production

Prepared by C.L.O.C.K. Accountability | Public edition v4 | September 25, 2026

These four separately obtained public sources are comparison material. Their inclusion must not be counted as a record produced by DAAC in response to either request.

C01: June 2024 Carter appointment announcement, two pages. C02: January 2007 assessment cover and original PDF page 87, two pages selected from the full document. C03: one-page 2026 annual meeting schedule independently retrieved from the public website link. C04: three-page December 2, 2025 County minutes.

The annual schedule may be DAAC-authored, but its acquisition here was independent research, not the six-file response. Source origin and method of acquisition are different facts.

Facebook and webpage observations W1-W3 are dated and linked in the article; they are not reconstructed as document pages in this packet. Source links are provided in the article and its story and question guide.

Historical membership descriptions do not confirm today's voting membership.



Development Authority of Appling County Selects Matt Carter for President and CEO Position

(Baxley, Georgia – June 2024) The Development Authority of Appling County has selected Matt Carter, a professional economic developer with years of experience, as the organization's new president and chief executive officer. The announcement was made this week by David Douglas, chair of the authority and owner of Matrix Cabinets in Baxley. The Chason Group led the executive search for the development authority.

The Development Authority Board of Directors unanimously approved Carter's appointment at a meeting this week after the 14-day waiting period as required by Georgia law. His start date is set for early July.

"Economic development is extremely important to the growth of our community," according to Douglas. "The authority has been searching for a leader who has had success in rural areas to build upon the solid foundation we have in place in Baxley and Appling County. Matt has experience, strong relationships with state and national economic development leaders, and the knowledge to move our initiatives to the next level. He already knows many aspects of our community from working in partnership to form the Southeast Regional Development Authority, which Appling County is a member. The authority believes Matt is a great fit for Appling County."

Carter has served as executive director of the Pierce County Industrial Development Authority in Blackshear, Georgia since July 2011. He is a graduate of Georgia Southern University and earned his Certified Economic Developer certificate from the University of Georgia.

Other organizations Carter has held positions with include W&W Investment Properties and The General Store, both in Blackshear. Earlier in his career, he served in leadership roles for US Xpress, Inc. Chattanooga and J.B. Hunt Transport, Inc., in Atlanta and Albany.

"The opportunity to be a part of this economic development team of elected and appointed officials as well as volunteer leaders is extremely important to me," Carter stated. "The region of Appling, Bacon, Jeff Davis, and Pierce will have many chances over the next few years to capitalize on growth that is happening through the Georgia Ports Authority and Coastal Georgia. My goals are to become engaged in Baxley and Appling County; build a strategy that will serve as a blueprint for servicing the existing industries in the community and protect the jobs of those operations; and then seek companies that match our resources to invest here."



New Contact Information

Matt Carter
President and CEO
Development Authority
of Appling County
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Baxley, GA 31513
Office: 912.367.7731
Cell: 912.670.0016
daac@baxley.org
www.applingdevelopment.com

While serving in Pierce County, Carter was instrumental in working to attract several new companies, including Southern Ionics, LLC / Chemours, Inman Solar, and Triangle Ice. He also played a leading role in the Pierce County IDA joining the regional development authority. This partnership led to OneGeorgia funds being awarded to the joint authority for a rail spur in the Pierce County Industrial Park. Carter also worked closely with local and state government leaders to provide infrastructure support for several existing industries in Pierce County.

The president of the authority is accountable for recruiting business and industry to Appling County. The professional is responsible for building relationships with economic development partners at the local, regional, and state levels. This position also has oversight of a building and site inventory database for the county. Media relations, marketing and website management all fall within the executive's purview as well. Day-to-day operations of the office, accounting, and budgeting decisions are a part of the position.

Carter is replacing John Henry who spent almost two years with the economic development organization before relocating last fall to his hometown of Sylvania in Screven County, Georgia to take a similar position and be closer to family.

Other members of the development authority board, in addition to Douglas, include: Mickey Bass, LH Bass & Sons Electric; James Clark, Southeastern Gin & Peanuts; James Futch, Reddy Buffaloes Pump Company; Alex Johnson, J. Alexander Johnson, PC.; Charlie Leggett, Leggett Steel Buildings; Norma Nunez-Cortes, Appling County Board of Education; Andy Orvin, Triple O Enterprises; Jack Patton, Lewis Brothers Manufacturing; and Sidney Wildes, Waste 2 Solutions.

The Appling County Joint Comprehensive Plan

Community Assessment and Community Participation Program

A Comprehensive Plan for Appling County and the cities of Baxley,
Graham, and Surrency, Georgia
in accordance with the Georgia Planning Act of 1989

Prepared By:

The Appling County Comprehensive Plan Executive
and Local Planning and Coordination Committees

Heart of Georgia Altamaha Regional Development Center

January, 2007

Development Authority of Appling County
305 West Parker Street
P.O. Box 720
Baxley, Georgia 31515
Phone: (912) 367-7731 Fax: (912) 367-2073

The Development Authority of Appling County was constituted in 1973, and is a public authority founded by Georgia public law. This act set up an authority with nine board members appointed by the Appling County Commissioners who serve staggered four-year terms. Officers are elected from the members of the board. The Authority is funded by a 1/2 mill of property tax per year. This funding is to finance Authority activities, recruit new industry, and assist present industry. The Development Authority, along with the Chamber, has built a reputation as being an active player in local economic development efforts and is striving to continue to be effective. New developments in recent years include the location of Wal-Mart SuperCenter and Contender Boats to Baxley, as well as the location of a Department of Corrections Pre-Release facility to the Appling County Industrial Park West and a wood fuel pellet plant which is slated to open in the Tri-County Industrial Park.

Baxley/Appling County Board of Tourism
P.O. Box 537
Baxley, Georgia 31515
(912) 367-7731 Fax: (912) 367-2073

The Baxley/Appling County Board of Tourism was formed by the City of Baxley and Appling County in the early 1990s as a vehicle to promote tourism in the area. The Board is funded by a 5 percent motel/hotel tax. The funds are used for operation of the Board and to assist and promote tourism. The Tourism Board, along with the City of Baxley's Better Hometown Program, has been very active in promoting existing festivals and special events of the community, including the continuing development of the Baxley Tree Fest, the Altamaha River Rat Run Excursion, Fall Canoe Paddle, and the Celebration of Lights Christmas Parade and Winter Wonderland, as well as promoting other aspects of the county with appeal to visitors.

Appling County Development Authority
Regular Monthly Meeting Agenda
12:00 PM

- I. CALL TO ORDER
- II. INVOCATION
- III. MINUTES & FINANCIALS
- IV. OLD BUSINESS
- V. NEW BUSINESS
- VI. EXECUTIVE DIRECTORS REPORT
- VII. OTHER BUSINESS
- IIX. ADJOURN



Economic Development

“Organized efforts that support economic growth, the creation and retention of jobs and their improvement of the quality of life of a community”

2026 Meeting Dates

Monday: January 26, 2026

Monday: February 23, 2026

Monday: March 23, 2026

Monday: April 27, 2026

Tuesday: May 26, 2026

Monday: June 22, 2026

Monday: July 27, 2026

Monday: August 24, 2026

Monday: September 28, 2026

Monday: October 26, 2026

Monday: November 16, 2026

No Meeting: December 2026

**APPLING COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
December 2nd, 2025 @ 5:30 P.M.**

CALL TO ORDER/WELCOME/INVOCATION/PLEDGE

Appling County Board of Commissioners held the regular monthly meeting on Tuesday, December 2, 2025 at 5:30 PM in the Commissioners' meeting room of the Courthouse Annex.

The meeting was called to order by Chairman Leslie Burch and he welcomed all those in attendance. Jonathon Mann gave the invocation and Vice Chairman Chad Kent led the group in the pledge. Present were Chairman Leslie Burch; Vice Chairman Chad Kent; Commissioners Randy Sellers, Jakharis Jones, Daryl Edwards and Ricky Barnes. Also, present were County Manager Reid Lovett, County Attorney Tracy Brown and County Clerk Robyn Evans.

APPROVAL OF AGENDA

Commissioner Edwards made a motion to approve the agenda; Commissioner Barnes seconded; unanimously approved.

APPROVAL OF MINUTES

Commissioner Sellers made a motion to approve the minutes for the regular meeting on November 4th, 2025 and the called meeting on November 18, 2025.

PRESENTATIONS/SPECIAL GUESTS/ANNOUNCEMENTS

Appling Co. Parks & Recreation – Award

Steve Card, President of the Georgia Recreation and Parks Association (GRPA), was present to announce an award for the Appling County Parks and Recreation Department. Mr. Card stated that his office received over 230 applications for consideration of Agency of the Year award – sharing that Appling County has shown tremendous growth in leadership and serving the community. Their resilience and adaptability have been remarkable, sitting an example of creating the new program – Amazing Appling Athletes. Mr. Card shared that Appling Recreation is not only active in our local community but very active in regional and state GRPA activities, as well. He announced that Appling County Parks and Recreation was the worthy recipient of GRPA's Agency of the Year award.

Appling Healthcare System – Financial Update

Shanna Martin and Robin Crosby were present to give an update from Appling Healthcare System.

NEW BUSINESS

Adopt Resolution 2026 County Maintenance and Operation Millage Rate & Tax Levy

County Manager Lovett shared the rate and levy for County Maintenance and operations will be 10.943 mills, resulting in \$16,863,047.00 in taxes to be levied. Commissioner Barnes made a motion to approve the rate and levy; Commissioner Edwards seconded; unanimously approved.

Adopt Resolution 2026 County Fire & Rescue Millage Rate & Tax Levy

County Manager Lovett shared the rate and levy for County Fire and Rescue opera will be 0.47 mills, resulting in \$724,265.00 in taxes to be levied. Commissioner Kent made a motion to approve the rate and levy; Commissioner Sellers seconded; unanimously approved.

Adopt Resolution – 2026 County Election Qualifying Fees

Lovett read aloud, the qualifying fees to be set for the upcoming election, for the following positions.

Chairman, Board of Commissioners	\$ 324.00
Board of Commissioner, District 1	\$ 288.00
Board of Commissioner, District 3	\$ 288.00
Board of Education, District 1	\$ 420.00
Board of Education, District 3	\$ 420.00
State Court Judge	\$1752.46
State Court Solicitor	\$1441.09
Magistrate Court Judge	\$1693.55

Commissioner Sellers made a motion to adopt the qualifying fees as presented; Commissioner Jones seconded; unanimously approved.

2026 Local Maintenance & Improvement Grant (LMIG) Bid Award

County Manager Lovett shared the recent bid for projects on Russell Road, Dyal School Road, and Asbury Church Road has closed. The lowest bid received was from Georgia Asphalt Producers, Inc. in the amount of \$1,860,131.45. Commissioner Edwards made a motion to approve the lowest bid award; Commissioner Barnes seconded; unanimously approved.

Approval of Revolving Loan Fund (RLF) Application

County Manager Lovett shared the application from Appling Development Authority, stating funding is received from the state, allowing local businesses to develop or increase development in the County. If the monies are not utilized, it must be returned to the state. Harbor Fab, LLC, a metals fabrication and installation company, is requesting to borrow \$250,000 from these funds. Commissioner Edwards made a motion to approve the Revolving Loan Fund for the requested amount; Commissioner Sellers seconded; unanimously approved.

Approval to Drain Lake Mayers for Maintenance & Repairs

Lovett shared the need to drain Lake Mayers so owners could repair docks, adding that it would also help with algae. If approved, they will rent a pump and begin in approximately one week and drainage will take a minimum of one month. Commissioner Barnes shared the County was also doing repairs to the public areas of the Lake. Commissioner Barnes made a motion to approve the drainage, Commissioner Kent seconded; unanimously approved.

Heart of Georgia Regional Council Member – Annual Appointment

Heart of Georgia Altamaha Regional Commission Board appointment was postponed until the January meeting on a motion by Commissioner Edwards; seconded by Commissioner Kent; unanimously approved.

Various County Appointed Boards/Authorities w/Expiring Terms

Lovett shared that the Appling County Board of Assessors had one member expiring, currently held by David Eason, and that he is willing to serve another term. Commissioner Kent made a motion to approve this term renewal, Commissioner Edwards seconded; unanimously approved.

Lovett shared the seat held by the County on the Development Authority Board is reappointed every calendar year. This position is currently held by Commissioner Daryl Edwards and he expressed wishes to serve again. Commissioner Jones made a motion to approve; Commissioner Barnes seconded; unanimously approved.

Lovett mentioned the Board of Health County representative has been held by Commissioner Edwards for several years. O.C.G.A. guidelines state the Chairman, will serve on this Board and Chairman Burch stated he'd like to serve in this role. No vote was necessary for this appointment.

EXECUTIVE SESSION

None held.

COUNTY MANAGER'S REPORT

Lovett shared how proud he was of the Recreation Department and the overwhelming increase in participants. Lovett shared thanks to Public Works department for everything they've been doing; hauling sand and helping DNR, Department of Natural Resources, with the dock at Carter's Bight. Lovett stated new software had been installed at the Road Department and Carroll Weaver, Road Superintendent expressed how well it's working and was much needed.

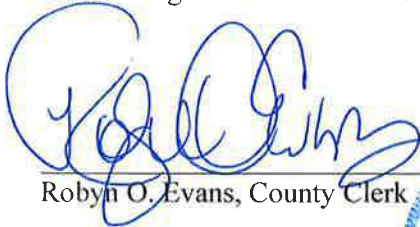
Chanda Teston, representing the Chamber of Commerce, announcing a Community Planning meeting at the Ag Center on 12/03/2025 from 8:00AM to Noon.

CHAIRMAN'S COMMENTS

Chairman Burch reminded the Board of the First Responder's dinner to be held at the Ag Center and thanked all those in attendance for the last meeting of the year.

ADJOURN

There being no further business or discussion, the meeting was adjourned at 6:15 PM.


Robyn O. Evans, County Clerk




Leslie Burch, Chairman