

1896 September 17th

Minutes of Directors' Meeting held on Thursday 17th September 1896

at 3.30 p.m. at the Brewery offices.

Present: Messrs J. Dodds Chairman, H. Baehr, W. Gordon and J.D. Hutchison

The Minutes of the last meeting of 24th July were read and confirmed and the letter of 25th July and 11th September as per copies appended, which had since been written to Mr. Heckert in Germany were also read.

➤ Enlargement of Brewery

Enlargement of Brewery The Chairman reported that he and Mr. Baehr had again visited the Brewery and after considering the whole question thoroughly had come to the conclusion that in the absence of fuller information it would be wise to await Mr. Heckerts return. Mr. Von Mann had however reported that the Fermentation Room and the bottom of the Beer Boiler required immediate attention, and memoranda prepared by Mr. Von Mann and the Secretary in reference to these were read—as per copies appended. After consideration it was resolved to proceed at once with the extension and repair therein suggested and to allow the greater question of the Enlargement of the Brewery generally to stand over till Mr. Heckert came back, particularly in view of the Water Supply which even at present was little if anything in excess of requirements, and would not, without considerable addition, be sufficient to run the contemplated larger plant.

➤ Time Estimated for Stoppage of Brewing during Extension

Time Estimated for Stoppage of Brewing during Extension if carried out. Mr. Diack, who had attended by invitation, stated he now believed the period of stoppage need not exceed three weeks or so.

➤ Isono's Accounts

Mr. Isono's accounts It was reported that Mr. Isono had been one day late in payment of part of his account due on 3rd instant. In view of this fact and also of the great increase of business it was resolved to endeavour to obtain further securities from Mr. Isono, and the Chairman and Secretary were deputed to see what could be done in the matter.

The Meeting then closed at 5 p.m. the Directors afterwards spending some time in inspecting the new stables.

James Dodds

Chairman

Copies Letters addressed to Mr. Heckert

(1)

Via Canada

Yokohama

25th July 1896

Dear Sir,

Referring to my letter to you of the 3rd instant.

I am further instructed by the Directors of the Company to inform you that held a meeting yesterday to consider the telegram of the 20th instant just received in answer to Carl Rohde & Cos telegram of the 4th instant.

The Directors much regret that they are still without any written report from you, in the absence of which they are quite to act- the information contained in the telegram of the 20th being much too meager to render an possible. Had reasonable details from you accompanied the estimates prepared by the Germania Company work might by this time have been well in hand, and all the delay which has taken place is due solely to the absence of

these details. The Directors hope that on receipt of the telegram of 4th July you would at once write them fully and that your letter may shortly arrive here. The Directors think that had you furnished them with your ideas before you left Japan, as promised to do, they would have been of much value now.

I am &c

(Signed) Jas; Stewart

Secretary

(2)

Yokohama

11th September 1896

Dear Sir,

I last wrote you on 25th July and have since then received from Mr. Rohde of Hamburg new specifications IV and V prepared by the Germania Company, together with a copy of your letter accompanying them to Mr. Rohde. These have been carefully examined but the Directors feel that they are still without sufficient information to justify them in undertaking the large expenditure involved, and they have decided to await you're here before coming to a conclusion.

Besides the expenditure required under the various estimates from Germania there is a further outlay necessary, which, as you have never reported it, seems to have escaped your notice, ie an increase of the Fermentation Room, which is even now too small for the requirements of the Brewery. An estimate for extending it sufficiently to accommodate 28 more

vats has been prepared, the whole to cost about \$10,000, and the Directors intend to order the necessary materials from Germany and proceed with the work forthwith because, no matter what other improvements may or may not be adopted, this extension is already necessary.

The Directors do not understand the enormous increase of cost of Estimate IV over No:III. Taking No:III as a basis they think the increased cost of every single item No: IV should be made quite clear- especially why it should be necessary to increase the cost of the single items if they are placed in a room which is divided from the present room (as per estimate III only by a wall.

If the Directors are not mistaken in estimate IV everything will have to be provided new, and no part of the old beer-house will be utilized. Are there no means of taking advantage of any portion of the old plant which may still be good order and which can be transferred to the new place without stopping work for any length of time?

One great factor which must never be forgotten in considering any scheme for the increase of the Brewery is that of the Water Supply. As you well know this is limited. There is very little more than enough for present requirements viz: about 45 or 50 brews per month and there is little good in doubling the brewing plant unless a corresponding increase in the water supply can be arranged for at the same time.

I am, &c

(Signed) Jas Stewart

Secretary

The artesian boring has reached a depth of 960 feet without success. It is still being proceeded with.

(Sgd) J.S.

Copies of Memoranda referred to in Minutes of Meeting of 17th
September 1896

(1) 9.9.96

The present Brewing- House plant is capable of brewing twice daily with the exception of Sundays, or say 52 times per month.

Each brew= 880 gallons x52= 45,760 gallons per month.

After brewing, the beer ought to remain in the Fermentation Room 13 days-. The Fermentation Room contains 26 vats, 2 of which are required for each brew,- consequently after 6 1/2 days brewing at full speed (twice a day) all the vats are the vats are filled and as none will be empty until a week later brewing must in the meantime stop. Deliveries are, however, at least in summer, going on at the rate of from 43,000 to 45,000 gallons per month and the cellars are gradually being depleted of stock.

If the Fermentation – Room extension as proposed is adopted and carried out the accommodation will then be sufficient for full speed brewing on every week-day as well as, at a pinch, for one brew a day on Sundays or say altogether about 50,000 gallons per month which is about what can be worked with present cellarage capacity without difficulty.

(Sgd) J.S.

(II) 17.9.96

Cellars and Fermentation Room at present can Contain about 143,682 gallons and a stock of bottled beer in addition to this of about 2000 to 3000 gallons is generally on hand. The proposed extension of the Fermentation Room while providing for the use to the fullest extent of the present brewing-

plant (which cannot now be availed of) would also furnish storage for about 12,000 gallons more beer making the total 158,000 gallons. Starting the Summer months with a stock like this the Brewery could without difficulty deliver 52,000 gallons per month or rather more than 20% over the utmost demands yet made. To accomplish this and to ensure safety for two years an extension of Fermentation Room together with all requisites would cost \$10,000.00 and renewal of Beer Boiler Bottom say 2,500.00

Total \$12,500.00

If a double brewing plant is to be provided a double supply of water must also be arranged for, and, to make a profit, a double supply of orders as well.

At present the Brewery keeps pace with all demands.

Messrs. Von Mann, Watt and Diack all agree in the correctness of this statement.

(Sgd) J.S.