

# Stephon B. Bagne

## Member

**Stephon B. Bagne's** practice focuses upon eminent domain, real estate and commercial litigation.

Stephon has over two decades experience representing private property owners in eminent domain cases. His condemnation practice has resulted in him appearing in courts throughout Michigan. He has tried and won numerous condemnation cases before judges and juries and defended those verdicts on appeal. His eminent domain jury trial experience includes:

- Two jury verdicts compelling Lenawee County Circuit Court to acquire homes encumbered by avigation easements, where the County offered only nominal easement payments.
- A jury verdict in Oakland County awarding approximately 1,500% of what had been offered for a taking encumbering vacant development land.
- A jury verdict in Wexford County awarding approximately 2,500% of what had been offered for vacant recreational land after access had been limited by a highway project.
- The largest jury verdict in Wexford County that year for vacant agricultural and development land.
- Co-counsel in multiple jury trials in Wayne County Circuit Court involving acquisition of property in Detroit for Comerica Park and Ford Field.

In the last five years alone, Stephon has handled hundreds of utility condemnation cases brought by International Transmission Company, Michigan Electric Transmission Company, DTE, ET Rover Pipeline, Nexus Pipeline, and Wolverine Pipe Line Company in Wayne, Oakland, Macomb, Lapeer, Washtenaw, Lenawee, and Kalamazoo counties. These cases involved agricultural, vacant and improved residential property, apartment complexes, vacant and improved industrial property, and commercial property. Stephon also regularly handles matters brought by the Michigan Department of Transportation, county agencies, and municipalities. Stephon's breadth of experience across all aspects of real estate litigation and his ability to call upon the unique expertise of other Clark Hill attorneys is particularly helpful in identifying and litigating eminent domain cases.

Stephon is an expert in a wide variety of real estate litigation issues. Stephon regularly handles commercial lease enforcement matters, trespass issues, quiet title issues, joint tenancy disputes, zoning disputes, and issues involving interpretation of easements and other contracts in state district, circuit, and appellate courts as well as the Eastern District of Michigan and the Sixth Circuit Court of Appeals. Stephon's expertise includes both pursuing and defending claims for money damages and injunctive relief. Stephon has obtained injunctions preserving his clients' property rights in a wide variety of contexts.

Stephon also handles complex commercial disputes involving the interpretation of contractual documents.

Stephon has published numerous articles and has spoken at numerous educational seminars and trade group events. He also maintains a [Michigan Condemnation Blog](#) that discusses issues that arise in eminent domain law, matters that he is handling, and things that property owners confronted by a condemnation should consider.

Stephon has litigation experience in other areas, including property tax appeals, employment disputes, non-competes, construction disputes, Uniform Commercial Code issues, de facto takings, adverse possession, defamation, lawsuits seeking injunctive relief, and municipal defense involving zoning, wrongful demolition, police misconduct and wrongful termination.

Prior to practicing as an attorney, Stephon served as clerk to the Hon. Robert C. Anderson in the Oakland County Circuit Court and as an intern to several other judges of that Circuit. Stephon resides in West Bloomfield with his wife and three children. Stephon is an active supporter of The Roper School and youth baseball.



## Office

Birmingham

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## Education

J.D., University of Michigan Law School, Ann Arbor, Michigan, 1995  
B.A., cum laude, University of Michigan, Ann Arbor, Michigan, 1992

## State Bar Licenses

Michigan

## Court Admissions

U.S. District Ct., E.D. of Michigan  
U.S. District Ct., W.D. of Michigan  
U.S. Court of Appeals, 6th Circuit

## Practices, Industries & Services

Healthcare  
Litigation  
Municipal Law  
Real Estate

## Areas of Emphasis

Commercial Litigation  
Eminent Domain  
Property Owner Condemnation Services

## Memberships

- State Bar of Michigan

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- Oakland County Bar Association
  - International Counsel of Shopping Centers
  - International Right of Way Association